

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 19th March 2024 at 6pm

**Attending: Councillors, Richard Freeman (Chairman) Hywel Jones, Penny Learmonth,
Clive Perrins and Roy Ramm.**
In attendance Clare Schorah - Assistant Clerk

1. Apologies for Absence

There were apologies for absence from Cllr Andrew Parker

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 13th February meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered

[UTT/24/0411/FUL](#)

Princes Halfyards Stebbing Road

Proposed demolition of stables/outbuildings. Construction of 2 no. dwellings and conversion of barn 4 to an annexe to Plot 2.

No Comment

[UTT/24/0352/FUL](#)

Glan Howy Bannister Green

Demolition of garage and shed. Erection of 1 no. dwelling (revised scheme to that approved under UTT/23/0515/FUL)

Comment: UTT/23/0515/FUL was approved but included the statement (item 10) “ The development hereby approved shall not commence until an agreement between Uttlesford District Council and the agent or applicant has been reached, securing a right of access to the site along the driveway from Burnstie ”

Application UTT/24/0352/FUL includes a letter from the applicant that has the statement (again, item 10) “Right of Access has been Granted by Kerry Clifford Planning Director as long as no materials are left outside the gates – all vehicles/traffic would follow the guidelines in GEN1 & GEN2 Uttlesford Local Plan (adopted 2005).”

Felsted Parish Council can not see amongst the documents an official confirmation that the right of access has been granted, so although it may not necessarily object to the plan's revisions, it does not have the evidence it needs to either support or object to the application at this time.

[UTT/24/0660/HHF](#)

The Beeches 11A Station Road

Proposed replacement Oak Porch

Comment: Felsted Parish Council believes that the proposed plan would be an enhancement to the building and be in keeping with the conservation area, and as such it supports this application.

[UTT/24/0721/FUL](#)

Land North Of Milch Hill Willows Green

Change of use of agricultural land to residential, construction of 1 no. dwelling and associated landscaping.

Clerks Note: This application was uploaded to the portal on the day of the Planning Committee Meeting. The Assistant Clerk will apply for an extension to the deadline for comments so that the Planning Committee can properly consider it at the next scheduled meeting.

6. Decisions received since 13th February

[UTT/23/3218/PAQ3](#)

Agricultural Building R/o The Mole Hill Hollow Road

Prior Notification of change of use of agricultural building to 1 no. dwelling

Permission Granted - 2nd February 2024

[UTT/23/2548/FUL](#)

Barns At Princes Halfyards Stebbing Road

Change of use of land and conversion of barn to 2 no. dwellings including garage additions and landscaping following approval of UTT/22/1570/PAQ3

Permission Granted - 2nd February 2024

[UTT/23/2802/FUL](#)

The Swan Hotel Station Road

Section 73A Retrospective application for works to the garden including decking and a pergola

Permission Refused - 20th February 2024 *'Due to lack of information submitted about the impact of development on neighbouring properties to ensure that the development would not have a materially adverse effect on the reasonable occupation and enjoyment of residential property or cause disturbance to nearby properties.'*

[UTT/23/3007/OP](#)

Land East Of Watch House Green

Outline application with all matters reserved except access for the construction of 5 no. detached dwellings and garages using existing access off the Braintree Road

Application Withdrawn

[UTT/23/2759/HHF](#)

Springmead Stebbing Road

Proposed Annexe

Permission Granted - 1st March 2024

[UTT/24/0031/FUL](#)

Blackleys Farm Milch Hill Lane

Building works, including extensions, to the existing Nissen Hut and Cart Shed and conversion to form 1no. residential unit.

Permission Refused - 4th March 2024 *'The application site lies outside the defined settlement development limits of any village or town... The proposals by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area. There is no substantive justification for the proposal specifically relating to the developments needs to take place there, or being appropriate in the countryside... The application fails to account for the sensitivities of the site... The proposal would provide substandard and unacceptable living conditions for future occupiers of the dwelling that would be harmful to their amenity.'*

[UTT/23/2810/PINS](#) Submitted under section 62A directly to PINS due to UDC currently being designated (under special measures)

Land To West Of Chelmsford Road Hartford End

S62A/2023/0028 Outline application for construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access

Permission Refused - 5th March 2024 *'The proposed development, by virtue of its unsustainable countryside location, effects on the character and appearance of the area, lack of information in relation to drainage proposals, and effects on highway and pedestrian safety would significantly conflict with the Local Plan and the policies within the Framework when taken as a whole.'*

7. Draft Local Plans - [Uttlesford DC](#), Braintree DC

It was noted that Cllr Freeman and Cllr Ramm are due to attend a meeting with Uttlesford District Council to discuss allocations of housing in the Local Plan.

8. Other Urgent Planning Business and Future Dates

Next Meeting is 23rd April

.....23rd April 2024 Chairman

Residents wishing to make comments on Planning Applications or view other comments submitted can go to the Uttlesford District Council Website:

<https://publicaccess.uttlesford.gov.uk/online-applications> To find out more about Appeals please go to the Planning Inspectorate Website: <https://acp.planninginspectorate.gov.uk>