

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 18th March at 6pm

Attending: Councillors, Richard Freeman (Chairman), Graham Harvey, Clive Perrins and Roy Ramm. In attendance Clare Schorah - Assistant Clerk

1. Apologies for Absence

There were apologies for absence from Cllrs Hywel Jones and 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 11th February meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/25/0222/HHF](#)

Limeen 25A Station Road

Construction of single storey home office in place of existing shed to match previously approved rear extension and oak gazebo with tiled roof to match existing house.

No Comment

[UTT/25/0433/HHF](#)

18 Ravens Crescent

Detached double garage.

No Comment

[UTT/25/0448/LB](#) / [UTT/25/0447/HHF](#)

Cromwell House Willows Green

Proposed renovations, removal of modern rear and side extensions, proposed rear extension, removal of existing garage and proposed replacement garage and entrance gates.

No Comment

[UTT/25/0536/LB](#) / [UTT/25/0535/HHF](#)

Camsix Farm Hartford End

For C20th window upgrades and new window to rear with internal minor re-ordering. Privy room to house boiler plant.

No Comment

[UTT/25/0546/HHF](#)

Stratton Lodge 15A Station Road

Proposed single and two storey extensions, internal alterations and minor reposition of garage.

No Comment

[UTT/25/0527/HHF](#)

35 Station Road Felsted

First floor gable ended extension to form new bedroom with en-suite bathroom over existing ground floor dining room, office and living room. New bedroom to be have void space over living area to form double height living space with new full height gable end glazing. New dormer window to front elevation, to form new en-suite bathroom at first floor level. New front entrance porch lined up with existing dormer window at first floor level. New external private terraces to be formed in pitched roof over living room and kitchen to rear side of building, bi-fold doors to form access from bedrooms to private terrace areas. New full height glazing to gable end, new full height glazing to side elevation to double height living area.

No Comment

[UTT/25/0557/HHF](#) / [UTT/25/0558/LB](#)

Chaffix Farmhouse Braintree Road

Demolition of rear lean-to. Construction of rear lean-to and rear porch. Replacement windows, insulation and render. Alterations to windows, doors, stair and internal partitions. Construction of pedestrian bridge.

No Comment

[UTT/25/0655/HHF](#)

Catbells Garnetts Lane

Proposed single storey rear extension, two storey side extension and associated alterations.

No Comment

[UTT/25/0649/HHF](#) / [UTT/25/0650/LB](#)

Cressages 2 Cressages Close Bannister Green

Single storey rear extension to existing kitchen

No Comment

6. Decisions received since 11 February

[UTT/24/3238/HHF](#)

Holly House Causeway End

Replacement single storey front porch extension. The conversion of the existing garage and a new side extension roof with front pitched roof, rooflight and rear dormer window. The removal of existing rear conservatory and new single storey rear extension with room in roof and side facing rooflights. New front and rear dormer windows to replace existing flat roof dormers. External fenestration alterations.

Permission Granted - 14th February 2025

[UTT/24/2899/FUL](#)

Land East And North Of Clifford Smith Drive

S73 application to vary condition 9 (M4(3 and M4(2) compliance) of UTT/19/2118/OP (Outline application with all matters reserved except for access for the erection of up to 41 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping) - amend the wording of condition 9 to "5% of the dwellings approved by this permission shall be built to Category 3 (wheelchair user) housing M4(3)(2)(a) wheelchair adaptable. The remaining dwellings (excluding Plot 8, first floor maisonette) approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition."

Permission Granted - 14th February 2025

[UTT/24/0912/FUL](#)

Lansdowne Bannister Green

Demolition of existing dwelling and outbuildings and construction of replacement dwelling and garage outbuilding.

Permission Granted - 14th February 2025

[UTT/24/2564/LB](#) / [UTT/24/2563/FUL](#)

Razza Braintree Road

Proposed change of use from restaurant to children's nursery with rear outdoor play area and installation of fences for security.

Permission Refused - 17th February 2025 *'Insufficient information has been provided to demonstrate that there is a need for the nursery facility and that the need can be met within development limits of Felsted...The proposed change of use would greatly diminish the setting of the designated heritage asset. The proposed development would, by virtue of location, layout and design, cause significant harm to the character and historic importance of the Grade II listed building. The proposal fails to provide adequate parking provision and drop off/pick up facilities, which could lead to conflict with users of Braintree Road, inappropriately parking on the highway and associated verge, detriment of highway and pedestrian safety.'*

[UTT/24/1413/LB](#)

Cressages 2 Cressages Close

Replacement of metal and timber windows with timber windows

Permission Refused - 19th February 2025 *'The information submitted does not meet the requirements of Paragraph 207 of the National Planning Policy Framework (2024). In the absence of a satisfactory level of information, the proposal would conflict with Policy ENV2 of the Uttlesford Local Plan (adopted 2005), Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (2021)*

[UTT/24/3025/FUL](#)

Agricultural Building Rear Off The Mole Hill Hollow Road

Proposed demolition of existing agricultural building and erection of 1 no. dwelling, new access and associated development,

Permission Refused - 26th February 2025 *'The proposal would introduce a sizeable new development to an area of open countryside. 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 proposals would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects and failing to perform the environmental role of sustainability.'*

7. Chelmsford City Local Plan Pre-Submission Document

No Comment

8. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment

9. Other Urgent Planning Business and Future Dates

Next Meeting is 22nd April 2025 online using Zoom.

..... 7 May 2025 Chairman

Planning Information for Residents

Residents wishing to make comments on Planning Applications or view other comments can go to the Uttlesford District Council Website: <https://publicaccess.submitted.uttlesford.gov.uk/online-applications>. To find out more about Appeals please go to the Planning Inspectorate Website: <https://acp.planninginspectorate.gov.uk> Visit <https://felsted-pc.gov.uk/planning/> to find out more about the Planning process.