

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 21st May 2024 at 6pm

**Attending: Councillors, Richard Freeman (Chairman), Graham Harvey, Hywel Jones,
Andrew Parker and Clive Perrins.**
In attendance Clare Schorah - Assistant Clerk

1. Election of a new Chairman

It was proposed by Cllr Graham Harvey seconded by Cllr Hywel Jones and unanimously agreed to appoint Cllr Richard Freeman as Chairman of the Planning Committee.

2. Apologies for Absence

There were apologies for absence from Cllr Roy Ramm.

3. Declarations of Interest

There were no declarations of interest.

4. Public Forum

There were no members of the public present.

5. Approval of Minutes of Previous Meeting

The minutes of the 23rd April meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

6. New Applications to be considered

[UTT/24/1078/OP](#)

Watchouse Farm Bannister Green

Outline application with all matters reserved except access for the erection of 4 no. dwellings.

No Comment.

[UTT/24/1096/CLE](#)

Land East Of Poplars Gransmore Green

Use of existing building as a single dwellinghouse.

No Comment.

[UTT/24/1174/FUL](#)

Land Off Stevens Lane

S73 application to vary condition 2 (approved plans) of UTT/23/2556/DFO (Details following outline application UTT/23/0047/OP for 1 no. dwelling - details of appearance, layout and scale) - position of dwelling.

No Comment.

[UTT/24/1151/FUL](#)

Reekie Building At Felsted School Braintree Road

Installation of flush conservation accredited PV panels to the South- West facing roof slope of building and associated works including reroofing remainder of building in a natural slate.

Comment: Felsted Parish Council supports this application.

[UTT/24/1189/FUL](#)

Brookville, Stebbing Road

Proposed conversion and linking of existing outbuildings to form 1 no. dwelling.

Comment: Felsted Parish Council has no objection to this proposed development providing that it meets the requirements of policy HN6 of the Neighbourhood Plan. It must remain an annexe to the host building for occupation by person or persons with a familial connection and not become an independent dwelling.

[24/00695/FUL](#)

**Land South East Of Banters Lane Business Park, Banters Lane Great Leighs
Chelmsford**

Construction of 115 residential dwellings including affordable housing (Use Class C3) plus provision of residents car parking, open space including childrens play space, a new shared pedestrian/cycle route, enhancements to existing routes, hard and soft landscaping, highways works, external lighting, new drainage basin, and all associated infrastructure works.

No Comment.

7. Decisions received since 23rd April

[UTT/24/0239/FUL](#)

Tarcquita Braintree Road

Demolition of existing bungalow, outbuildings and hardstanding areas, and erection of 2 no. bungalows with additional landscaping

Permission Granted - 25th April 2024

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

The Beeches 11A Station Road

Proposed replacement oak porch

Permission Granted - 2nd May 2024

[UTT/23/2526/FUL](#)

Land To The West Of Chelmsford Road

Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access.

Permission Refused - 29th April 2024 *'The proposed development would result in an intensification in the built form within the immediate area that in turn would alter the character of the surrounding locality and have an urbanising effect that would be out of context with the existing pattern of development harmful to the setting, character and appearance of the countryside.'*

[UTT/24/0729/HHF](#)

22 Oxney Villas

Proposed vehicular dropped kerb crossover to enable creation of on site parking area.

Permission Granted - 8th May 2024

[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)

Permission Granted - 13th May 2024

8. Appeals to Consider

[UTT/23/1245/OP](#)

APP/C1570/W/24/3339429

Land East Of Watch House Green

Outline application with all matters reserved except access for 5 no. dwellings and garages.

Comment: Further to our objection to this development, following the December 2023 revisions to the National Planning Policy Framework which gave elevated material weight to Neighbourhood Plans less than 5 years old, which applies to the Felsted Neighbourhood Plan as it was fully "made" on 25th February 2020, we reiterate that this application is in conflict with Policy FEL/HN5 (Residential Development outside Development Limits).

9. To consider the Chelmsford Local Plan

No Comment

10. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment

11. Other Urgent Planning Business and Future Dates

The following Application will be considered at the next Planning Committee Meeting:

[UTT/24/1314/HHF](#)

New detached single garage

Post Office House Hartford End Felsted Essex CM3 1JY

The following Appeal will be considered at the next Planning Committee Meeting:

[UTT/22/2743/FUL](#)

APP/C1570/W/24/3343058

Erection of 1 no. Dwelling complete with all related works including access.

Land East Of Oaklea Causeway End Road

Next Meeting is 18th June

..... 18th June 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>