

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 17th October 2023 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 19th September meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered

[UTT/22/3513/FUL](#)

Land East Of Chelmsford Road Felsted Essex

A mixed-use development comprising a relocated and improved village convenience store, incorporating a Post Office, together with area for farmers market, cafe, three first floor offices with dedicated parking facilities and multi use overspill area. Together with nine dwellings comprising a 1 bedroom apartment, two 2 bedroom houses, two 3 bedroom apartments, two 4 bedroom semi detached houses, one 4 bedroom detached house, and a 5 bedroom chalet style bungalow with dedicated 2m footpath routes.

*Comment: Felsted Parish Council is concerned that this revisited application continues to be submitted in the name of "Linsell's of Felsted and Felsted Place Limited", despite an earlier response dated 5th March 2023 (included in the representation letters list as "Post Office Comments") from the owners and proprietors of "Linsell's of Felsted", Mr & Mrs Silcock, categorically stating **"This application was made entirely without our consent. There is no agreement between the parties to form the basis of this application"**.*

There are also serious procedural questions as it is unclear why UDC has accepted at such a late stage the submission of "material changes" to an application, many months after the public consultation period has closed (in February 2023) and UDC's published "determination deadline" of 17th February 2023 has long expired. This is both inexplicable and wholly unacceptable as many local residents who have previously submitted objections are unaware that this application has been re-established.

Why has the disingenuous and misleading claim of a direct association with Linsell's of Felsted not been corrected? Surely, a more appropriate process would have been for the applicant to have withdrawn the original misrepresentative application and to have submitted an alternative, ingenuous version?

Felsted Parish Council submitted a comprehensive response (dated 26th January 2023) to the original application and all of our previous comments robustly objecting continue to be valid, we are therefore restricting new comments to the recent additional late submissions from the applicant following the unexpected and unexplained resurrection of this unwanted and unsupported application.

However, whilst our new comments are restricted to the newly submitted documentation, we have appended a copy of our original submission as it is important that all of our original objections to numerous aspects of this unwanted development, are taken into account.

As clearly stated in our original response, Felsted does not want or need another village shop, post office, additional café or new offices all of which could be extremely damaging to our existing village businesses and we certainly do not want a “farmers market” in such an inappropriate location with a serious potential for the generation of completely unrestrained traffic and parking on the residential Chelmsford Road.

New and additional comments.

The applicant’s submissions now include what is described as a “MCA Stage 1 Road Safety Audit”, with a site visit carried out on August 4th 2023.

A number of conclusions are drawn from this “Road Safety Audit” but Felsted Parish Council would question the validity of such an audit, undertaken on August 4th 2023 when both Felsted public School was closed (24th July to 31st August) and Felsted Primary school was closed for summer recess?

It is hardly surprising that on page three, the report states “Traffic conditions were moderate at the time of the site visit”. But they still use the report to draw conclusions!

Factual traffic information relating to Felsted (and in particular the Chelmsford Road).

To explain the significance of the completely inappropriate timing and consequential questionable value of the so called “Road Safety Audit” it is important to understand that Felsted School, located less than a mile away in the centre of Felsted village, has around 1300 pupils (many of them day pupils, driven in and out daily) and around 300 employees. In addition, Felsted Primary School has over 260 pupils and 20+ Staff.

With the parish also having a population of around 3000, business and school commuting on a typical weekday in Chelmsford Road (B1417) will generate daily vehicle movements (including Saturdays for many of Felsted School activities) in the region of 3,000 vehicles. Such volumes of traffic will obviously not be evident with both schools closed and during the holiday season for residents.

It should be noted that the traffic numbers quoted by Felsted Parish Council are accurate and proven figures. By way of proof, whilst not recent, the Department of Transport (DoT) undertook a daily vehicle count on the B1417 Chelmsford Road just a few hundred meters from this site (DoT reference - Site Number: 941152) in 2008 which even then identified an annual average daily flow of 2766 vehicles and being way back in 2008, realistically, it is probably now closer to 3500 daily vehicle movements.

To reiterate, these are Department of Transport figures taken a few hundred meters away not some fanciful disingenuous and conveniently speculative guesswork.

See link: <https://roadtraffic.dft.gov.uk/manualcountpoints/941152>

We would add, that normal vehicle volumes in Felsted village are so high on school term weekdays that Felsted Parish Council and Felsted School jointly fund visits by the North Essex Parking Partnership in order to manage traffic and parking volumes. This is obviously not necessary during school holiday periods (when the MCA Stage 1 Road Safety Audit was undertaken).

In addition to the questionable value of the audit for the above stated reasons, the MCA Stage 1 Road Safety Audit gives ambiguous estimates for likely vehicle movements onto and off of the site stating (under 1.1 Scheme description) “The development is expected to generate 39 arrivals and 38 departures in the peak” but it does not qualify over what period?

Assuming this is an “hourly” figure, we would question the suggestion of 39 arrivals to combined activities of a village shop, post office, café in addition to 9 dwellings, three offices and particularly the inclusion of a farmers market,? Where is the realistic justification for such a low figure which is produced to influence important planning decisions? Indeed, we would point out that the MCA Stage 1 Road Safety Audit fails to include or make any mention of the obvious likely impact of a “farmers market” in any of the assessments.

On the other hand, the separate Noise Impact Assessment Report (Ref. CLI0512/R1/Rev.A) which does mention the farmers market suggests a “worst-case hour” number of 15 vehicles per hour arriving to the shop and 5 vehicles per hour to the farmers market?

Where on earth do these ambiguous, inconsistent and fanciful figures come from? Our existing village shop can frequently have 15 customers on the premises at any given time and experience of local farmers markets suggests a need for “parking marshals” to manage the high volume of vehicles and that is most definitely not “5 vehicles per hour”.

There is also a reference in the Stage 1 Road Safety Audit (scheme description 1.1) of two uncontrolled pedestrian crossing points but as there is no pavement on the opposite side of the road (or any public footpath etc.) it is unclear what is the purpose of these intended crossing points.

The important issue of the limited parking as proposed within the scheme for all activities, including the shop/post office/café, 9 dwellings, three offices and particularly the need to accommodate a farmers market are completely unrealistic and are highly likely to result in totally unrestrained parking on the Chelmsford Road.

Felsted village around the Chelmsford Road, Braintree Road and Station Road is frequently gridlocked due to vehicle volumes (hence the need previously mentioned for the Parish Council and Felsted School to jointly fund visits by the North Essex Parking Partnership) and for the applicant to submit such questionable so called “assessment” and “road safety reports” and draw conclusions based on a visit carried out when (for the reasons stated above) the parish was virtually “lifeless” is both preposterous and irrelevant.

For the very robust reasons stated in this and our 26th January submission, Felsted Parish Council urge you to refuse this application.

[UTT/23/2351/FUL](#)

Brick House Farm Cock Green Road

Single storey, 4 bay, oak frame cart lodge style building to house Scour (wool wash) for adjoining Class E business use.

No Comment

[UTT/23/2556/DFO](#)

Land Off Stevens Lane

Details following outline application UTT/23/0047/OP for 1 no. dwelling - details of appearance, layout and scale.

No Comment

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

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.

No Comment

6. Decisions received since 19th September

[UTT/23/1163/HHF](#)

Bridgehouse Farm Hollow Road

S73A retrospective application for swimming pool and proposed alterations to pool area.

Permission Granted - 19th September 2023

[UTT/23/2088/FUL](#)

North Of Blackley Lane

Proposed underground cables and associated works.

Permission Granted - 4th October 2023

[UTT/23/2024/HHF](#)

Tramore Main Road Willows Green

Proposed creation of new vehicular access, driveway and associated landscaping.

Permission Granted - 4th October 2023

[UTT/23/0476/FUL](#)

Pump Court Mill Road

Demolition of stables and construction of 1 no. detached dwelling house with new access - further to UTT/22/2200/FUL

Permission Granted - 5th October 2023

[UTT/23/2213/LB](#)

Slough House Frenches Green

Resurface existing flat roof

Permission Granted - 11th October 2023

[UTT/23/1926/LB](#)

Cobblestones Chelmsford Road

Replacement kitchen window.

Permission Granted - 13th October 2023

7. Appeal to consider

[UTT/23/0793/FUL](#)

Tarcuita Braintree Road

Demolition of existing dwelling and outbuildings and erection of 1 no. replacement dwelling and garage.

No Comment

8. To note the Appeal response to [UTT/22/2544/OP](#)

The Assistant Clerk contacted the Planning Inspectorate with the following information regarding this Appeal:

Whilst opportunities to comment on this Appeal application are technically closed, Felsted Parish Council notes that on the UDC Planning Website, the applicant has recently submitted a “final comment” paper recorded as dated 25th September 2023 .

In that paper, they repeat the statement “the Local Authority remains in deficit in terms of the 5 year housing land supply, the tilted balance is engaged and the presumption in favour should be given significant weight”.

We would point out that this statement is incorrect as Uttlesford District Council (UDC) has recently published the most recent 5 Year Housing Land Supply figure which is 5.14 years.

UDC state that this figure was calculated at 1st April 2023, which predates the Appeal application (11th April 2023).

See agenda reports pack for UDC - Extraordinary Meeting, Cabinet - Monday, 16th October, 2023 (link below).

<https://uttlesford.moderngov.co.uk/documents/s33128/Uttlesford%205YHLS%20Statement%202023.pdf>

Therefore the NPPF paragraph 11d and paragraph 14 are consequentially impacted. For convenience, we attach a PDF of the relevant statement.

A copy of Uttlesford District Council's 5 Year Land Supply Statement and Housing Trajectory Status at 1 April 2023 was attached to the submission.

9. Appeal Decisions to note

[UTT/22/3121/HHF](#)

Conway Causeway End Road

Proposed rear balcony and canopy to rear elevation of existing dwelling

Appeal Allowed - 14th September 2023

[UTT/22/2157/OP](#)

Land Rear Of Stane House Dunmow Road

Outline application with all matters reserved except for access for the construction of 1no. Dwelling.

Appeal Dismissed - 15^h September 2023

10. To consider Hatfield Peveral Neighbourhood Plan

No Comment

11. To note response to Local Government Association Coastal Special Interest Group Survey

Cllr Freeman responded to this survey on behalf of the Parish Council.

12. UTT/22/0007/FUL Land East Of School Road And Main Road responses

The Assistant Clerk has had a couple of responses to her question about solar farms on the SLCC forum. She will circulate links containing information to members of the Planning Committee.

13. Neighbourhood Plan Update

Cllrs Freeman and Ramm gave an update on the establishment of the Felsted Parish Council Neighbourhood Plan Steering Group.

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

No Comment

15. Other Urgent Planning Business and Future Dates

The Assistant Clerk has received correspondence notifying the Parish Council of the Pre-Submission Consultation (Regulation 14) on the Earls Colne Neighbourhood Plan and will add this to the next agenda.

Next Meeting is 21st November 2023

.....21st November 2023 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>