

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 22<sup>nd</sup> October at 6pm**

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

**1. Apologies for Absence**

There were no apologies for absence.

**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 17 September meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

**5. New Applications to be considered**

[UTT/24/2515/HHF](#)

**Mill House Cock Green**

Construction of domestic greenhouse in garden.

*No Comment.*

[UTT/24/2523/HHF](#)

**1 Brook Meadow Gransmore Green**

Conversion of existing integral garage to habitable space, and construction of new detached garage to front.

*No Comment.*

[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.

*Comment: It is with regret that Felsted Parish Council finds it necessary to object to this application. Felsted Parish Council are keen to support a future sustainable use for this important Grade II listed building located in the centre of the village, but it does not consider the proposal to be an appropriate use for the following reasons.*

*The very limited parking proposed (just 4 spaces) are considered to be inadequate to accommodate the projected 20 full time staff members and to facilitate the "drop off" and "pick up" requirements of up to 115 children (as identified in section 4.0 "Impact Assessment" of the Heritage Statement).*

*The specific location of the building, immediately adjacent to a pedestrian crossing which prohibits any "on road" stopping and being in one of the most congested areas of the village which is already a traffic and parking pressure point, will exacerbate existing*

*demanding traffic concerns during both the morning and afternoon school starting and finishing periods.*

*We note that the applicant is suggesting “a wide window for drop-off and collection” but realistically the likely “drop-off and collection” times that would result will be dictated by the parent’s personal demands which are likely to coincide with already demanding traffic conditions.*

*The proposal conflicts with the “made” Felsted Neighbourhood Plan, Policy FEL/HVC5 which specifically identifies increases in the volume of traffic in “that section of Braintree Road between Chelmsford Road and the War Memorial” (where the building is located) to be a concern, requiring a Transport Statement/Assessment in order to demonstrate that adverse impacts on the existing conditions on the local highway network will be avoided and (at 5.1.21) “will not further inhibit the free flow of traffic or exacerbate parking issues”.*

*The applicants in their Design and Access Statement refer to a previous application (UTT/0538/97/FUL - for conversion to apartment dwellings) submitted many years ago (in 1997) which they say was “unsuccessful” but they fail to mention a much later application just a year ago (UTT/23/0521/FUL) for a similar development (for 6 apartments) which Felsted Parish Council did not object to in principle but which was withdrawn by the applicant with no explanation. A similar application which could accommodate associated parking demands within the site would be considered to be more appropriate.*

[UTT/24/2590/HHF](#)

**Golden Bells Watch House Green**

Proposed first floor extension, amendments to conservatory and proposed conversion of existing double garage.

*No Comment.*

[UTT/24/2445/HHF](#)

**Homewaters Braintree Road**

Proposed front dormer roof window, two storey rear extension and front porch with canopy over.

*No Comment.*

[UTT/24/2670/DFO](#)

**Land At Watchhouse Farm Bannister Green**

Details following outline UTT/24/1078/OP for erection of 4 no. dwellings - details of appearance, landscaping, layout and scale.

*No Comment.*

**6. Decisions received since 17 September**

[UTT/24/2030/FUL](#)

**Tarcquita Braintree Road**

S73 Application to vary condition 2 (approved plans) attached to UTT/24/0239/FUL (Demolition of existing bungalow, outbuildings and hardstanding areas, and erection of 2 no. bungalows with additional landscaping) - Amendments to the approved block plan.

**Permission Granted – 16th September 2024**

[UTT/24/1834/HHF](#)

**Post Office House Hartford End**

New garden store, new garage, and improved vehicular access - further to UTT/23/3086/HHF and UTT/24/1314/HHF.

**Permission Granted – 16th September 2024**

[UTT/24/1790/HHF](#)

**27 Station Road**

Demolition of existing outbuilding and replacement domestic outbuilding to be used as incidental accommodation including garage, workshop, studio and guest annexe.

**Permission Granted – 17th September 2024**

[UTT/24/1888/HHF](#)

**Frenches Barn Frenches Green**

Proposed manege and erection of estate fencing and access gates.

**Permission Granted – 23rd September 2024**

[UTT/24/1719/LB](#)

**Roslyn House Braintree Road**

Install a Stannah Stairlift.

**Permission Granted – 23rd September 2024**

[UTT/24/2505/LB](#)

**Mill House Cock Green Road**

Construction of domestic greenhouse in garden.

**Application Withdrawn**

[UTT/24/1855/FUL](#)

**Land West Of Bury Farm Station Road**

S73 application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctors surgery and 38 dwellings. To be considered in conjunction with UTT/22/1080/FUL) - amendments to originally submitted plans

**Permission Granted – 17<sup>th</sup> October 2024**

**7. To Consider the Little Dunmow Neighbourhood Plan Consultation**

No Comment.

**8. To Consider the Finchingfield and Wethersfield Joint Neighbourhood Plan Consultation**

No Comment.

**9. Draft Local Plans - Uttlesford DC, Braintree DC**

No Comment.

## 10. Other Urgent Planning Business and Future Dates

No Comment.

Next Meeting is 19<sup>th</sup> November 2024 online using Zoom.

..... 6<sup>th</sup> November 2024 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.