

## FELSTED PARISH COUNCIL

### Minutes of the Planning Meeting held on Tuesday 17 September 2019 in the URC Committee Room at 7:30 pm

Present: Councillors Andy Bennett (Chairman), Alec Fox, Richard Freeman, Penny Learmonth and Alan Mackrill

#### 1. Apologies for Absence

Apologies were received from Councillors Graham Harvey and Roy Ramm.

#### 2. Declarations of Interest

Councillor Andy Bennett declared a prejudicial interest in appeal [UTT/19/1038/FUL](#) Moorlea Bartholomew Green Lane Bartholomew Green and appeal [UTT/19/0827/FUL](#) South Of Oaklea House School Road Rayne and stated that he would remove himself from the meeting when these matters were discussed.

#### 3. Public Forum

7 members of the public were present.

#### 4. Approval of Minutes of previous Meeting

The minutes of the August meeting were agreed and were signed by the Chairman.

#### 5. New application considered:

[UTT/19/2114/HHF](#)

##### **Frenches Farm Frenches Green**

Section 73A Retrospective application for pergola and fire pit enclosure.

*No Comment*

Note: Cllr Andy Bennett left the meeting at this point and Cllr Freeman took the Chair.

#### 6. New Appeals

[UTT/19/1038/FUL](#)

##### **Moorlea Bartholomew Green Lane Bartholomew Green**

Demolition of existing dwelling and erection of a pair of semi-detached dwellings with new vehicular access

The PC will continue to strongly object to this application. Agreed draft comments will be reviewed when the appeal is live on the Inspectorate website in the light of any further progress of the NP.

[UTT/19/0827/FUL](#)

South Of Oaklea House School Road Rayne

Erection of 2 no. Semi Detached Dwellings.

The PC will also continue to strongly object to this application. Agreed draft comments will be reviewed when the appeal is live on the Inspectorate website in the light of any further progress of the NP.

Note: Cllr Andy Bennett re-entered the meeting at this point.

#### 7. Further New applications considered:

[UTT/19/2118/OP](#)

##### **Land East And North Of Clifford Smith Drive Felsted**

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

**Comment: Objection. Felsted Parish Council strongly objects to the application for an increase in dwellings on this site for the following reasons.**

**Should officers be inclined to approve this application then we request it be called in to Committee for review.**

**Previous claims for a “low density” scheme**

*The original application for this site, outside the Village Development Limits in open countryside, UTT/18/0784/OP stated in the submitted Design and Access Statement that the application was for a Low density Scheme of 12.5 dwellings per hectare.*

*The application went on to say “Up to’ 30 no. dwellings are proposed. The definition gives flexibility to reduce the number of dwellings e.g. in a future detailed application. However, the intention of the application is to demonstrate that a maximum of 30 no. dwellings can be successfully accommodated at this site”.*

*It added under the “Layout and Landscaping” statement;  
“The plan shows a scheme of 30 dwellings within a low density scheme. It is designed to reflect a similar density to the adjacent housing area. The design has been led by a rigorous assessment of the landscape”.*

*UDC refused the previous application which then went to appeal, which was allowed.*

*This updated application to increase housing density, through proposing 41 houses in the same development footprint as previously offered for 30 dwellings, shows a cynical disregard of the previous claims to respect the adjacent development and the community of Watch House Green.*

**Impact on adjacent Grade 11 listed building – Weavers Farm**

*Appeal Ref: APP/C1570/W/18/3210034*

*In allowing the appeal for 30 houses, the Inspector recognised the potential impact on the setting of the adjacent grade 11 listed building, Weavers Farm. The Inspector advised that, in determining the appeal, regard was paid to the significance of the listed building’s historic architecture and its traditional vernacular appearance, saying “it contributes to the rural character of the area”.*

*The Inspector said, overall, “I consider the proposed development would harm the character and appearance of the area and would conflict with LP Policy S7 which states that development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set. However, the harm identified would be limited given the localised and self-contained nature of the site and the limited impact on views to the development described above”.*

*The PC believes that any increased density would negatively impact the setting of the Grade 11 Weavers Farm.*

**Original application was refused twice by UDC Planning Committee**

*This new application selectively references both the Emerging Local Plan and Felsted Neighbourhood Plan (FNP), pointing out that the Appeal Inspector, whilst recognising the conflict with the FNP, said they could only apply limited weight because the FNP was some way from being made.*

However, that was several months ago. These conflicts still exist but by contrast; the FNP has now been with the Examiner at Regulation 19 for several weeks and is very much more advanced.

The UDC Planning Committee twice refused the original application having discussed the conflict with the FNP.

Felsted PC believes that the FNP should now be considered a significant Material Consideration. The FNP does not support this site but importantly does support the delivery of 63 dwellings in other identified locations, which also offer significant community benefit.

### **Cumulative Impact of housing numbers**

Felsted has had over 104 dwellings approved since January 2019 and the cumulative influence of such significant housing numbers has an adverse impact of both the community and the infrastructure of Felsted.

As one example, as confirmed by the School Head in his submission to the original application, our Primary School is full in every year except one.

If this application for an increase in dwelling numbers is allowed, in addition to the 104 dwellings already approved for Felsted this year, where exactly are the children from 115 homes expected to go when the Primary School is already full to capacity? The Local Authority simply demands a financial contribution towards education, but money is not what is needed; it is adequate pupil capacity or more importantly, a halt to the unrealistic constant approval of additional dwellings in a community that is already full to bursting point.

### **Respect for the fact that Felsted Parish is demonstrating a “Plan led” approach.**

Felsted Neighbourhood Plan has been developed over almost 5 years with considerable community involvement.

The UDC Submitted Local Plan allocates 134 dwellings **across ALL** “Type A” villages, of which Felsted is one of 19, to 2033.

The Felsted Neighbourhood Plan (currently at Regulation 19) allocates 63 dwellings during the Plan period.

As stated above, Felsted has already had 104 dwellings approved this year alone, add the 63 in the FNP and it will be 167 so Felsted is already providing significantly more housing than is reasonable or equitable.

### **[UTT/19/2241/FUL](#)**

#### **Land Adjacent To Cemetery (Gransmore Meadow) Chelmsford Road**

Erection of 2no. single storey 2 bedroom wheelchair adaptable bungalows, permissive footpath and parking area to serve adjacent cemetery.

**Objection.**

The application is almost identical to previous application (UTT/19/1288/FUL) refused by UDC on 20th Aug 2019.

Whilst now submitted for “wheelchair adaptable bungalows”, it should be noted that there are no pavements on this side of Chelmsford Road and therefore all travel via wheelchair would require crossing the Chelmsford road in order to leave the site. The

*site is not within easy walking distance of the village and its facilities and so is not the right location for wheelchair adaptable dwellings. If we are going to build such specific dwellings then a lot more thought needs to go into their location. Here, it is just an opportunist proposal looking for an additional 'hook' to try to achieve approval over its previous rejection*

*The application quotes NPPF Paragraph 14, but actually fails against the 'social need' requirement, as these dwellings are simply too remote from, and unsustainable in relation to access to, village services.*

*The original application selectively quoted from the Appeal Inspector where approval was given for 9 houses on the adjacent site, stating that the development did not amount to coalescence. In fact, the Appeal Inspector stated that the retention of the southern part of the paddock alongside the cemetery would prevent coalescence. This is the area now being applied for and so, should this application be approved, the protection against coalescence would be lost, as defined by the Inspector.*

*The applicant is offering eight parking spaces for the cemetery. No assessment was carried out as to whether the burial grounds need parking spaces and if so how many are needed. We suspect that 8 is insufficient to solve any parking issues, since more than 8 cars are likely to attend any funeral. The PC also questions who will maintain these spaces or how inappropriate use would be prevented.*

*Two houses side on amount to back filling and are not in keeping with the linear design of the houses in that road. The PC also questions if it is appropriate to have field access past the houses.*

*We believe that all the reasons quoted by UDC in refusing the previous application still apply and so we call for the application to be rejected again.*

[UTT/19/2217/FUL](#)

**Land Adj. Lord Riche Hall Felsted School**

Proposed erection of single storey temporary classroom facility

*No Comment*

[UTT/19/1357/HHF](#) – Re-consultation

**6 Bannister Green Villas Bannister Green**

Two storey side and rear extension

*Comment: The PC previously raised concerns regarding the blocking of light from the brick wall alongside the neighbours' conservatory. We recognise that the wall has been moved slightly away from the boundary but continue to have concerns that light into the neighbouring property will still be blocked.*

[UTT/19/2067/CLP](#)

**4 Cromwell Park Chelmsford Road**

Installation of mobile home in garden

*Comment: This is clearly not a mobile home. It is a permanent structure to be lived in full time. Whilst the PC have no fundamental objection to an additional dwelling for a dependent relative, since it may comply with policies within the emerging Neighbourhood Plan, we question whether or not this should be considered under a full planning application. This would then ensure that all works comply with building regulations.*

**8. Decisions received since 20 August:**

[UTT/19/1559/LB](#)

**Five Corners Chelmsford Road**

Replacement of front sash windows and attic side window.

**Permission Granted 23<sup>rd</sup> August 2019**

[UTT/19/1058/HHF](#)

**Terleys Mole Hill Green Molehill Green Road**

Reinstatement of historic doorway.

**Permission Granted 22<sup>nd</sup> August 2019.**

[UTT/19/1059/LB](#)

**Terleys Mole Hill Green Molehill Green Road**

Blocking up existing front door and reinstatement of historic doorway.

**Permission Granted 22<sup>nd</sup> August 2019**

[UTT/19/1285/PIP](#)

**Land At Watch House Green**

Application for permission in principle for the erection of between 3 and 4 dwellings

**Permission Granted 29<sup>th</sup> August 2019**

[UTT/19/1718/FUL](#)

**Pond Park Farm Cock Green Cock Green Road**

Section 73A Retrospective application for amendments to planning application UTT/13/2877/FUL - raising of ridge and eaves height by 400mm to building K, and installation of air-conditioning units in between buildings K and J (roofs to barns K and J to be clad in natural slate)

**Permission Granted 9<sup>th</sup> September 2019**

**9. Date and time of next meeting:** Tuesday 15<sup>th</sup> October in the URC Hall at 7.30pm

..... Chairman

15 October 2019

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>