

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 18 June in the URC Committee Room at 7:30 pm

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

1. Apologies for Absence

Apologies were received from Councillors Graham Harvey, Penny Learmonth and Roy Ramm.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

No members of the public were present.

4. Approval of Minutes of Previous Meeting

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

5. New Applications Considered:

[UTT/19/1263/HHF](#)

Limecroft Mole Hill Green Molehill Green Road

Demolition of conservatory and erection of single storey side extension.

No Comment

[UTT/19/1211/HHF](#)

Little Langtons Cock Green Cock Green Road

Rear extension - part two storey, part single storey.

No Comment

[UTT/19/0980/LB](#)

Kerrys Causeway End Road

To fit 3 no. chimney guards to top of chimney.

No Comment

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

Land At Watch House Green

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

Comment: Objection. The PC is concerned at the over development and pressure on Watch House Green. The school is already full. There is no defined need for these additional houses. The site is outside of the development zone and in open countryside.

28 new dwellings have recently been granted planning permission under appeal for Maranello, Watch House Green, and c. 30 houses are under appeal in Clifford Smith Drive, Watch House Green.

There are also specific development plans in Watch House Green relating to delivery of local facilities against the Neighbourhood Plan, which does not support either the Maranello or Clifford Smith Drive applications.

With no defined need for these additional homes, and the risk that the Clifford Smith Drive appeal may also be successful, the PC believes these additional 3-4 homes should be refused.

[UTT/19/1284/HHF](#)

Pine House Chelmsford Road

Two storey front and part single and part two storey rear extension including conversion of garage.

Comment: The PC are not sure that the reduced size of the window eliminates the overlooking issue.

[UTT/19/1119/HHF](#)

Rosemary Cottage Causeway End Road

Single storey rear extension.

No Comment

[UTT/19/1357/HHF](#)

6 Bannister Green Villas Bannister Green

Two storey side and rear extension.

Comment: The PC question the impact on the neighbour in terms of light, particularly in regards to the neighbour's conservatory. The design is not particularly pleasing. The second front door gives the appearance of a secondary dwelling built on the side.

[UTT/19/1366/FUL](#)

1 Park Cottages Little Park Lane

Demolition of garage and erection of 1 no. detached dwelling with new vehicular access.

Comment: Objection. Two recent applications for a dwelling on this site have been refused. The issues related to sustainability have not changed. There are also privacy issues for No 1 and No 2, with the new dwelling looking straight across their gardens. The PC believes that, given the parking area is being cut into a high bank, then the claimed visibility splays are not feasible.

[UTT/19/1362/HHF](#)

Littledown Watch House Green

Single storey rear extension, loft conversion with rear facing dormers and construction of new single storey front entrance extension.

Comment: The PC question whether or not the roof rooms will overlook neighbouring properties, particularly the third floor Juliet balcony. The new design on the back is overly busy.

[UTT/19/1369/HHF](#)

White Oaks Cock Green Cock Green Road

Replacement single storey side extension.

No Comment

[UTT/19/1288/FUL](#)

Land Adjacent To Cemetery (Gransmore Meadow) Chelmsford Road

Erection of 2 no. single storey bungalows, associated garaging and parking area to serve adjacent cemetery.

Comment: Objection. The applicant has selectively quoted from the Appeal Inspector's report 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 ten 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 10 is insufficient to solve any parking issues, since more than 10 cars are likely to attend any funeral. The PC also questions who will maintain these spaces.

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.

[UTT/19/1446/FUL](#)

Thorpes Frenches Green Felsted

Proposed erection of single dwelling with garage together with replacement cartlodge and associated landscaping work (amendments to previously approved scheme UTT/18/3019/FUL). |

Comment: Objection. This design is overly dominant from the street scene, being taller than each of its neighbours and more massive than Terside.

6. Appeal Decision Received since 21 May:

[18/00087/REF](#)

Land West Of Maranello Watch House Green Felsted

Outline application, with appearance, landscaping and scale reserved, for the construction of 28 new dwellings, including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping

Appeal Allowed 30th May 2019

7. Decisions Received since 21 May:

[UTT/19/0284/HHF](#)

Potash Farm Cobblers Green Causeway End Road Felsted

Proposed oak framed garage with bin store. New turning area and electric gates in new opening in boundary hedge to form new vehicular access. Addition of black stained timber boundary fence.

Permission Granted 15th May 2019

[UTT/18/2064/FUL](#)

The Swan Hotel Station Road Felsted

Section 73A retrospective application for change of use of existing cart shed to garden room.

Permission Granted 24th May 2019

[UTT/19/0527/FUL](#)

Adj 1 Park Cottages Little Park Lane Felsted.

Demolition of garage and erection of 1 no. detached dwelling

Permission Refused 31st May 2019 (“*The erection of a new dwelling at this site would represent development at an unsustainable location.*”)

[UTT/19/0892/HHF](#)

Holly House Gransmore Green Gransmore Green Lane Felsted

Proposed single storey extension and associated alterations.

Permission Granted 3rd June 2019

[UTT/19/0852/FUL](#)

Land Adj. Lord Riche Hall Felsted School Braintree Road Felsted

Proposed erection of single storey temporary classroom facility

Permission Granted 3rd June 2019

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

South Of Oaklea House School Road Rayne

Erection of 2 no. Semi Detached Dwellings.

Permission Refused 6th June 2019 (*“the proposal would represent inappropriate development within the countryside..... would create an undesirable building precedent through coalescence.....the site is poorly located relative to local services in terms of social connectivity.”*)

[UTT/19/0664/HHF](#)

16 Ravens Crescent Felsted

Demolition of existing single storey side extension and rear conservatory. Erection of two storey front and side extension and single storey rear extension.

Permission Granted 3rd June 2019

[UTT/19/0463/FUL](#)

41 Evelyn Road Willows Green

Demolition of existing bungalow and erection of 4 no. dwellings with associated landscaping and garaging. Cart lodge for Plot 4 (alternative scheme to that approved under planning permission UTT/18/1580/FUL)

Permission Granted 7th June 2019

[UTT/18/3336/FUL](#)

Land At Bakers Lane Felsted

Erection of detached 4 bed dwelling and garaging.

Permission Refused 10th June 2019 (*“would cause significant harm to the particular rural character of the area.....would be harmful to the setting of Jollyboys, a grade II designated heritage asset.”*)

[UTT/18/3001/FUL](#)

Land South Of Kinvara Business Centre Gransmore Green Lane Felsted

Section 73A Retrospective application for the erection of 3 no. dwellings (amendments to previously approved applications UTT/16/2953/DFO and UTT/17/2941/DFO).

Permission Granted 4th June 2019

[UTT/18/2229/LB](#)

Hatleys Mole Hill Green Molehill Green Road Felsted

Structural repairs to jettied gable and reconstruction of chimney.

Permission Granted 10th June 2019

[UTT/18/3408/FUL](#)

Brook Cottage Gransmore Green Gransmore Green Lane Felsted

Construction of 4 new dwellings and associated works including access.

Permission Refused 14th June 2019 (*“the proposal would introduce an urbanisation and intensification of development in the countryside, over and above that previously approved, where the need for a development of such magnitude has not been adequately demonstrated.”*)

[UTT/19/0864/HHF](#) & [UTT/19/0865/LB](#)

Old Peaches Willows Green Main Road Felsted

Replacement of roof surfacing of 3 no. outbuildings due to damage.

Permission Granted 17th June 2019

