

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 19 November 2019 in the URC Committee Room at 7:30 pm

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

1. Apologies for Absence

Apologies were received from Councillors Richard Freeman and Graham Harvey.

2. Declarations of Interest

There no declarations of interest.

3. Public Forum

There was 1 member of the public present.

4. Approval of Minutes of previous Meeting

Cllr Freeman presided as Acting Chairman for the duration of the October meeting. As he was not present to sign the Minutes it was agreed that they be held over for signature until the December meeting.

5. New applications considered:

Cllr Ramm entered the meeting at the start of this item and offered apologies for his late arrival.

[UTT/19/2644/FUL](#)

Weston Bannister Green

Proposed demolition of existing bungalow and erection of 3No. dwelling houses and associated works including landscaping, creation of vehicular access and parking
Objection: This is over development of the site and is a rehashed version of the previously rejected application for four dwellings

This new application offers a total of 11 bedrooms across 3 dwellings, against 12 bedrooms across 4 dwellings in the previously refused application.

The impact on the site and 'entrance' to Bannister Green from this new application is not significantly different from the previously refused application and is still very dominant, with an overall development bulk similar to the previous application.

The PC also questions the safety of the new access, which is direct onto a fast road and very close to a road junction. The 'end-on' parking for the 2 dwellings on this fast section of road is not practical and there is no parking possible on the roadside. We believe that it is inappropriate to build 2 storey dwellings alongside the existing bungalows and suggest that the site can take a maximum of 2 sensitively integrated single storey dwellings.

In the emerging Uttlesford Local Plan Felsted is a type A village. There are 134 dwellings allocated to all 19 type A villages for the coming 15 years. In the last 12 months alone Felsted has seen 70 new dwellings, with a further 63 proposed by the Neighbourhood Plan, which has been approved by the Inspector and recommended for referendum. UDC are voting on approval for referendum on 26th November.

Felsted is therefore experiencing a new dwelling build rate well above anything proposed by the Local and Neighbourhood Plans. This is wrong for the integrity and viability of both plans and is more than the infrastructure and community should be expected to take.

We believe the application should therefore be refused for the same fundamental reasons as previously.

[UTT/19/2489/HHF](#)

Holly House Causeway End Road

Demolition of garage, utility, wc, front porch & rear room. Erection of two storey rear extension and two storey front extension.

No Comment

[UTT/19/2811/LB](#) / [UTT/19/2810/HHF](#)

Roslyn House Braintree Road

Proposed demolition of residential outbuilding garage and erection of single storey replacement structure with associated minor landscaping works and alterations.

No Comment

[UTT/19/2814/FUL](#)

Mace Dell Rear Of Red Oaks Evelyn Road Willows Green

Demolition of established dwelling comprising part mobile home and part permanent constructed building and replacement with 1 no. permanent dwelling with detached cartlodge and landscaping works

No Comment

6. Update on Previous Application

[UTT/19/2285/HHF](#)

Loveney's Cock Green Cock Green Road

Single storey rear extension.

The PC noted that they had been made aware that the building was not a Listed Building.

7. Decisions received since 15 October

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

Frenches Farm Frenches Green

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

Permission Granted 24th October 2019

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

4 Cromwell Park Chelmsford Road

Installation of mobile home in garden

Permission Refused 30th October 2019 *“proposed development does not comply with Town and Country Planning (General Permitted Development)”*

[UTT/19/1235/FUL](#)

Building At Princes Halfyards Stebbing Road

Proposed change of use from agricultural and equestrian to dwelling house (C3) by demolition of existing dilapidated barn and replacement with 1.5 storey dwelling on same footprint.

Permission Granted 30th October 2019

[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.

Permission Refused 31st October 2019 *“a sensitive location due to its contribution to the distinction between two settlements, would result in significant harm to the character and appearance of the area by urbanising the site and its setting.”*

[UTT/19/2285/HHF](#)

Loveney's Cock Green Cock Green Road Felsted

Single storey rear extension.

Permission Granted 7th November 2019

Land Adj. Lord Riche Hall Felsted School Braintree Road Felsted

Proposed erection of single storey temporary classroom facility

Permission Granted 5th November 2019

8. Enforcement update

Asst Clerk confirmed that she had contacted UDC again for an update regarding the telephone poles that County Broadband are erecting for the purposes of installing Broadband Services. UDC confirmed that an enforcement was being raised.

9. Date and time of next meeting: Tuesday 17th December in the URC Hall at 7.30pm

..... Chairman

17 December 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>