

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 17 November 2020 electronically 6 pm

Attending: Councillors Andy Bennett (Chairman), Alec Fox, Richard Freeman, Penny Learmonth Graham Harvey entered during item 5 – UTT/20/2898/FUL. In attendance Heather Read/Clare Schorah - Assistant Clerks

1. Apologies for Absence

Apologies were received from Cllr Roy Ramm.

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 October meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications Considered

[UTT/20/2636/HHF](#)

Whitestile Chelmsford Road

Demolition of garage. Erection of part single and part two storey rear extension. Alterations to rear roof.

No Comment.

[UTT/20/2688/HHF](#)

Taverners Barn Crix Green Crix Green Road

Erection of two storey infill extension and detached cartlodge with living accommodation at first floor level.

Comment: The Council recognises the comments from Place Services and supports their opinion that the new building would be improved by moving the cart lodge further away from the listed building.

[UTT/20/2646/HHF](#)

45 Station Road

Proposed erection of new garage and external porch to front of property, and conversion of existing garage area into utility and shower rooms.

No Comment

[UTT/20/2696/HHF](#)

The Cottage Cock Green Road

Demolition of existing rear extension, front porch and detached garage. Erection of two storey front extension, bay window and two dormer windows, rear two storey/part single storey extension, new roof and fenestration alterations to elevations. New oil tank for heating and enclosure.

No Comment.

[UTT/20/2767/HHF](#)

Farley House Braintree Road

Proposed vehicular access.

No Comment.

[UTT/20/2787/HHF](#)

16 Station Road Felsted

Amendments to previously approved and part implemented scheme UTT/18/1444/HHF. Creation of dormer window to west side of master bedroom and alterations to height of approved garden wall.

No Comment.

[UTT/20/2898/FUL](#)

Land Adjacent To Cemetery (Gransmore Meadow) Chelmsford Road Felsted

Erection of 2 no. single storey bungalows (1 no. to wheelchair standard) and parking area to serve adjacent cemetery.

Comment: The applicant in claiming that this development does not increase coalescence between Felsted Village and Causeway End, state in their Design & Access Statement, "The appeal granted for the adjacent site for 9no. dwellings, considered the issue of coalescence with Causeway End and defined the proposal did not provide for coalescence".

*However, it is important to recognise that what the Inspector actually said in relation to coalescence was that "a sufficient gap would be maintained to the south of the site in terms of the cemetery and fields to prevent coalescence with Causeway End". The "sufficient gap, to the south of the site" referred to by the Inspector that prevented coalescence **is this very parcel of land.** So referencing the Appeal Inspectors comment for development of the adjacent land is, at the very least, disingenuous and at worst a deliberate attempt to mislead!*

Felsted Parish Council (FPC) has always maintained that development of this site creates coalescence and shows a total lack of sensitivity to the rural setting of the adjacent Burial Ground which, until recently, was appropriately and sympathetically located between two small grazing fields or meadows. We continue to believe so.

In addition, FPC has concerns over the responsibility for the car parking area being created for the Burial Ground. The applicant suggests that this will be for the benefit of the "village" but gives no indication as to who will own the car park or be responsible for its future maintenance. It is vital that any car park has lockable gates and that the application states who will be responsible for the opening and locking in order to prevent inappropriate use.

The Burial Ground is not owned by FPC. As far as FPC is concerned and aware, future ownership of a car park and responsibility both in terms of ensuring only appropriate use and the ongoing financial maintenance implications have not been agreed by the applicant to be passed on to anyone. Therefore, we ask that, should approval be granted for this application, it is specifically recognised in any approval that there is no identified agreement for ownership, management and maintenance of the car parking area to be passed to the responsibility of the Parish or District Councils, and therefore it remains in the ownership of and the sole responsibility of the land owner.

The site is on a busy route into the village centre. Should the application be approved it should be a condition that on-site parking is provided for all tradesmen/deliveries in order to prevent the disruption and substantial verge damage caused by the vehicles of the previous adjacent development.

[UTT/20/2914/HHF](#)

7 The Terrace Chelmsford Road Felsted

Proposed rear first floor extension to existing dwelling

No Comment

[UTT/20/2912/HHF](#)

19 Cressages Close

Single storey extension to create an accessible shower room, en-suite to the ground floor bedroom.

No Comment

6. Decisions received since 20 October

[20/00296/OUT](#)

Land Adjacent Mill House School Road Rayne

Outline planning permission with all matters reserved apart from access and scale - Erection of 9 No. dwellings.

Permission Refused 16th October 2020 *“The site is not in an accessible location, and is not considered to provide access to local facilities via pedestrian/cycle/public transport.....overly large dwellings disproportionate to the scale of dwellings in the vicinity. The development is urban in scale”*

[UTT/20/1923/HHF](#)

Maranello Watch House Green

Erection of garden wall.

Permission Granted 19th October 2020

[UTT/20/2123/HHF](#)

17 Chestnut Walk Garnetts Lane

Proposed Single Storey Rear Extension.

Permission Granted 28th October 2020

[UTT/20/2195/HHF](#)

Maranello Watch House Green

Single storey infill extension to the rear of the property.

Permission Granted 30th October 2020

[UTT/20/2139/HHF](#)

Foxgloves Bannister Green

Erection of single storey rear extension.

Permission Granted 29th October 2020

[UTT/20/2145/HHF](#)

3 Watch House Villas Braintree Road

Erection of first floor side and rear extension, part single and part two storey rear extension, rear dormers and alterations to front porch.

Permission Refused 29th October 2020 *“size, scale, height, design and siting would be unsympathetic and competing with the original dwelling.... the frontage uniformity of the semi-detached dwelling..... would be visually disturbed and would produce an overbearing and oppressive impact to the neighbouring properties.”*

[UTT/20/0091/OP](#)

Holly House Causeway End Road

Outline application with all matters reserved except access for the erection of 1 no. detached dwelling with detached garage, and 1 no. detached garage to serve Holly House.

Permission Refused 30th October 2020 *“would represent an inappropriate form of development within the countryside location, having an urbanising effect that would be out of context....harmful to the setting and character of the rural location”*

[UTT/20/2269/HHF](#)

Trespassers Will Causeway End Road

Proposed new detached double garage.

Permission Granted 3rd November 2020

[UTT/20/2424/HHF](#)

6 Crix Green Villas Crix Green Road Felsted

Erection of single storey side extension .

Permission Granted 6th November 2020

[UTT/20/2319/HHF/ UTT/20/2320/LB](#)

The Barn Evelyn Road Willows Green

Single storey glass flat roofed extension to kitchen wing of barn conversion.

Permission Refused 6th November 2020 “*would not be of design and scale that would be in keeping with the host dwelling... would harm the character and setting/significance of the neighbouring listed building 'Rutlands'”*

[UTT/20/1421/FUL](#)

Thorpes Frenches Green Felsted

Proposed erection of single dwelling with garage together with replacement cartlodge and associated landscaping work (amended scheme to that approved under planning permission UTT/18/3019/FUL)

Permission Granted 12th November 2020

7. Appeal Decisions since 20 October

[UTT/19/2994/OP](#)

Land To Rear Of Jolly Boys Lane South And Causeway End Road

Outline application for the erection of 5 dwellings

Appeal Dismissed 15th October 2020 “*the proposed development would cause unacceptable harm to the pleasant rural character of the appeal site”*

[UTT/19/3120/OP](#)

Cobblington And Concorn Farm

Outline application with all matters reserved, except for access, for demolition of existing dwelling and out buildings and for the erection of one replacement dwelling and erection of two detached and two semi-detached dwellings.

Appeal Dismissed 20th October 2020 “*the proposal would serve to perpetuate and consolidate ribbon development within the countryside, harmful to its intrinsic character..... poor accessibility to services”*

8. UDC Statement of Community Involvement consultation response

In response to the first part of the consultation (Statement of Community Involvement) the PC will make the following response:

“We would like to see a detailed consideration of introducing Community Infrastructure Levies (CILs) into the planning process.”

In response to the second part of the consultation (Engagement Strategy) the PC will make the following response:

- “ 1. We fundamentally support the position of an improved engagement strategy.*
- 2. It is important that the council is seen to address concerns and opinions raised by people in response to the consultation.*
- 3. With nine themes, each theme being addressed by a separate consultation there is a massive risk of consultation fatigue with progressively fewer people responding to each question.”*

9. Stansted Airport Planning Appeal – Update

An additional 880 page submission has been made by MAG regarding environmental impacts from their expansion proposal. The PC has already lodged an objection with the appeal inspectorate and will now lodge the following additional comment as a response to the updated environmental impact statement:

“We continue to object to this proposal for the reasons we have previously stated and which we believe the updated environmental impact addendum does nothing to address.”

10. Draft Local Plan Uttlesford DC

In order to encourage residents to engage with the Local Plan UDC are undertaking nine consultations releasing one every fortnight between November 2020 – March 2021.

The council will submit the following response to the first consultation:

“We support the principal of gathering views and opinions of UDC residents in bringing together the new local plan. We as a Parish Council ran a similar process to gather information from our residents when we produced our now Made Neighbourhood Plan, which was a major project, formally adopted in 2020. We would like to refer the district council to our Neighbourhood plan for the opinions of Felsted residents.

We have further publicised this process to our parishioners through our website to encourage them to make their individual comments and opinions known to Uttlesford DC.”

The council proposes answering the subsequent consultations with this response:

To the first question in this process we have referred UDC to the amalgamation of our parishioner’s thoughts, beliefs and opinions in our Made Neighbourhood Plan, which was a major project spanning several years. In answer to this subsequent question we once again refer UDC to our Neighbourhood Plan.

Draft Local Plan Braintree DC – No new updates

11. Other Urgent Planning Business and Future Dates

Cllrs Roy Ramm and Richard Freeman had the opportunity to look at a copy of the S106 agreement for the Bury Farm site and were able to resolve an error together with UDC/ West Essex Clinical Commissioning Group ensuring that the doctor’s surgery will be gifted not to the NHS but to the Felsted Community Trust as originally agreed, potentially saving the parish £80,000 per annum. This will be on the agenda of the next Full Parish Council on 2nd December.

The next meeting will be 15 December 6pm electronically.

..... Chairman

15 December 2020