

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 16 June 2020 electronically 6 pm

Attending: Councillors Andy Bennett (Chairman), Alec Fox, Richard Freeman, and Roy Ramm.

1. Apologies for Absence

Apologies were received from Cllrs Graham Harvey and Penny Learmonth.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There were no members of the public in attendance.

4. Approval of Minutes of previous Meeting

The minutes of the May meeting were formally approved. They will be formally signed when the Planning Committee next physically meet.

5. New Applications Considered

[UTT/20/1353/FUL](#)

Gate Cottage Cock Green Road

Erection of 1 no. detached dwelling (amended scheme to that previously approved under planning permission UTT/18/3038/FUL)

No Comment

[UTT/20/1329/HHF](#)

Pine House Chelmsford Road

Proposed demolition of building to rear and erection of storey front and rear extensions to dwelling including conversion of garage.

Comment: Whilst we are concerned about the intrusion onto the neighbouring property we recognise that this is virtually the same application as UTT/19/1284/HHF which has already been approved. Therefore we have no comment.

6. New Appeals to be considered as at 10th June

[UTT/19/2994/OP](#) - (20/00076/REF)

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

Outline application for the erection of 5 dwellings with all matters reserved except for access

This appeal is not yet live on the Planning Inspectorate website. The Planning Committee drafted a response which will be reviewed/amended as appropriate at the Planning Committee meeting which follows the activation of the appeal on the Inspectorate website.

7. Decisions received since 19 May

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

Thorpes Frenches Green

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

Application Withdrawn 4th June 2020

[UTT/20/0771/HHF](#)

Belvedene Willows Green Main Road

Single storey rear extension, loft conversion including the raising of the roof to the rear of the existing extension, addition of dormer windows to the rear and internal alterations

Permission Refused 9th June 2020 *“the proposed extensions would, by virtue of its scale and form, cause significant harm to the character and appearance of the existing dwelling and neighbouring properties,the rear dormer would impact on the amenity and impede on the privacy of neighbouring properties”*

[UTT/20/0911/HHF](#)

4 Cromwell Park Chelmsford Road

Proposed extension and alteration consisting of an enclosed porch, lower roof alteration and enlarged upper roof dormer.

Permission Granted 8th June 2020

[UTT/20/0849/FUL](#)

Land At Bakers Lane

Erection of detached self build 4 bed dwelling and garaging

Permission Refused 9th June 2020 *“would cause significant harm to the particular rural character of the area whereby Jollyboys Lane North represents a natural building break along Bakers Lane..... would erode the public's enjoyment of the PROW network.....would cause harm by way of inappropriateness, to the setting of Jollyboys, a grade II designated heritage asset”*

[UTT/20/0451/LB](#) / [UTT/20/0450/FUL](#)

The Watch House Watch House Green

Demolition of existing barn and garage and erection of 1 no. detached dwelling

Applications Withdrawn 2nd June 2020

[UTT/20/0800/HHF](#)

Foresters Jollyboys Lane North

Proposed removal of existing garage and erection of single storey and two storey extensions.

Permission Refused 2nd June 2020 *“The proposed extensions would, by virtue of their scale and form, cause significant harm to the character and appearance of the existing dwelling.”*

[UTT/20/0797/HHF](#)

Foresters Jollyboys Lane North

Proposed new garage/workshop and driveway.

Permission Refused 27th May 2020 *“The proposed garage would, by virtue of its scale and siting, cause significant harm to the character and appearance of the street scene and setting”*

[UTT/20/0739/HHF](#)

Melbury House Bannister Green

Single storey front extension and change of roof to existing front extension

Permission Refused 20th May 2020 *“The proposed extension would, by virtue of its appearance and scale, cause significant harm to the character and appearance of the existing dwelling and surrounding settlement”*

[UTT/20/0436/FUL](#)

Seabrooks Farmhouse Braintree Road

Demolition of existing barns and erection of 1 no. dwelling (Revised scheme to approved UTT/18/3110/FUL)

Permission Granted 19th May 2020

8. Update on Appeal 19/01326/OUT Land off School Lane Rayne

Cllr Bennett is currently attending sections of the virtual Appeal Hearing representing Felsted PC and objecting to the application alongside Rayne Parish Council. The appeal is expected to last at least 7 days. The committee thanked Cllr Bennett for undertaking this time consuming exercise.

9. Date and time of next meeting:

Tuesday 21st July electronically at 6 pm

..... Chairman

21 July 2020

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>