

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 18 August 2020 electronically 6 pm

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

1. Apologies for Absence

Apologies were received from Cllr Graham Harvey

2. Declarations of Interest

Cllr Roy Ramm declared that he had a near neighbour with an interest in UTT/20/2014/FUL / UTT/20/2015/LB Mill House Mill Road Felsted He was not declaring an interest in the application as he had no pecuniary or vested interest in it.

3. Public Forum

There was 1 member of the public in attendance.

4. Approval of Minutes of previous Meeting

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

5. New Applications Considered

[UTT/20/2014/FUL](#) / [UTT/20/2015/LB](#)

Mill House Mill Road Felsted

Like-for-like replacement of the pedestrian footbridge within the curtilage of the Mill House.

Comment: Objection. Felsted PC Planning Committee received a written submission and heard an oral objection from Mr Charlie Fillingham, the owner and resident of The Felsted Mill, at the Felsted Parish Council Planning Meeting held on 18th August 2020. Mr Fillingham explained that, despite a number of attempts to open dialogue on the subject of the replacement of the bridge on his property, he was deeply concerned by the continuing lack of communication from ECC Councillors and Officers.

Felsted Parish Council is disappointed that Mr and Mrs Fillingham, residents of The Mill and to whose land this application entirely refers, had not been contacted by ECC prior to the submission of this application.

It is noted that, whilst the applicant's "Heritage Statement" includes reference (appendix B) to the various relevant Legislative Policies and Guidance, they have failed to include the ECC Essex Rights of Way Improvement Plan (RoWIP).

The Committee considered the application to be inconsistent with the Essex Rights of Way Improvement Plan (RoWIP), in that by seeking to replace the existing narrow and inaccessible bridge with a like-for-like structure in exactly the same position, with the same problems of access, ECC is not taking the opportunity to improve access for less able walkers. We believe the proposal perpetuates issues identified under Theme E of the RoWIP (Provide an accessible network that meets the requirements of all users).

The Committee is also concerned that the application failed to take the need for a replacement bridge as an opportunity to mitigate problems of safety (including COVID-19 transmission), privacy and anti-social behaviour.

In terms of UDC Planning Policy, the Committee considered this planning application to be contrary to UDC Planning Policy GEN 2 – Designs:

c) in that it fails to provide an environment that meets the reasonable needs of all potential users,

d) it increases the potential for crime,

h) it does not minimise the impact on neighbouring properties and

j) it has a materially adverse effect on the reasonable occupation and enjoyment of a residential property, as a result of loss of privacy.

Mr Fillingham informed the Committee that he had made an alternative Planning application, (which was yet to be validated by UDC), which the Committee considered to be a significant improvement on the current application and which aligned to both UDC Planning Policy GEN 2 – Designs and the ROWIP. Mr Fillingham's application proposes to move the crossing point seven metres from its current position (within land that is owned by The Mill on both sides of the river) without any negative impact on walkers whatsoever. The design also provides the opportunity for a wider bridge with ramped access in immediate alignment with the existing footpath. This alternative option would appear to offer a significant benefit to a wide range of footpath users including the less able, users of mobility aids, dog walkers, push chairs etc., all of whom are currently precluded or seriously restricted from using the existing crossing.

There is probably no greater opportunity to offer such a profound improvement in access to the footpath network anywhere else in the Parish of Felsted. For all the above reasons, Felsted Parish Council objects to this application and urges UDC to refuse permission or, at the very least, to defer determination until such time as full consideration has been given to the alternative submitted to UDC Planning by Mr Fillingham.

[UTT/20/1818/HHF](#)

Farley House Braintree Road

Proposed vehicular access

No Comment

[UTT/20/1696/LB](#)

Three Horse Shoes Bannister Green

Proposed repair works to existing sole plate, replacement lime render to entire front elevation and proposed installation of 1 no. air source heat pump to external wall.

No Comment

[UTT/20/1596/OP](#)

Land At Maranello Watch House Green

Outline application, with all matters reserved except for access, for the demolition of part of existing building and the erection of 7 no. dwelling houses.

Comment: Objection. This application is inconsistent with, and against key policies of, the Felsted Neighbourhood Plan (NP), which is a made document.

The initial application for 28 dwellings on this site was approved at appeal prior to the NP being made, as were the 2 similarly sized developments at Clifford Smith Drive opposite this site. This one small area of Felsted Parish has already provided c.100 new dwellings at a point in time when the NP identified a total 63 dwellings across the Parish to provide

community infrastructure and benefit, and to align with the, then draft, Uttlesford Local Plan.,

The NP clearly sets out the location of these 63 houses and planning applications have been submitted. We are not therefore against appropriate development, but this is simply an opportunistic application.

Another 7 at Maranello, just weeks after approval of the scheme details for the first 28, is in contravention of the NP and provides no benefit to the community.

If allowed, this would be a perfect example of development without a cohesive and community led plan, allowing one group of houses after another with no “bigger picture” plan for a rural area.

It is our opinion that, had the original application for Maranello been clear in its approach and shown the full 35 houses for the site, then there would have been a need for a further proportion of affordable housing.

What next, apply to knock down Maranello itself and build another 10 houses?

UDC stood by Felsted against the inappropriate nature of the first 28 houses and we urge you to recognise that this ‘phase 2’ development is also wrong.

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

Maranello Watch House Green

Erection of garden wall.

Comment: This is almost an acknowledgement of the inappropriate nature and location of UTT/20/1596/OP for 7 houses, in that even the owner of Maranello wishes to build a high wall in order to block out the new houses.

[UTT/20/1821/HHF](#)

Belvedere Willows Green Main Road

Proposed demolition of conservatory and erection of single storey rear extension, lowering of roof and internal alterations.

No Comment

[UTT/20/1882/FUL](#)

Land At Sunnybrook Farm Braintree Road

Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with related infrastructure and landscaping.

Comment: Support. This application is a fundamental part of the Felsted Neighbourhood Plan which 687 people (over 91%) voted in favour of. It is delivering a very important asset to the community by way of the school car parking and should enhance the safety of school children and people driving past. On occasion over 100 cars have been parked outside of the school. Felsted PC therefore fully support the provision of a 90 space car park which will provide the measured need for the school in its current and future sizes.

It is imperative that works are of a good standard and we seek some assurance that the car parking area, including surfacing, fencing and entry gates will come with a 10 year warranty/guarantee when handed over to the council.

[UTT/20/2006/LB](#)

Princes Halfyards Stebbing Road

Proposed demolition of existing barn (to be replaced with 1 no. dwelling on same footprint as approved under UTT/19/1235/FUL).

No Comment

[UTT/20/1970/HHF](#)

Drummonds Stevens Lane

Section 73A Retrospective application for single story rear extension

Comment. Objection. The new development appears to block out a significant amount of light for the neighbouring property and is too tall. We do not understand the need for the new development to be so high.

[UTT/20/1902/HHF](#) / [UTT/20/1903/LB](#)

Mill House Cock Green Cock Green Road

Addition/extension to cart lodge front elevation. Cladding to annexe front and rear elevation, additional windows to front elevation. Addition of dormers and roof lights to swimming pool roof and windows to rear pool elevation. New doors and glazing to swimming pool building together with rear elevations first floor bedroom, ground floor kitchen relocation and new doors to kitchen. Internal remodelling and structural work.

No Comment

[UTT/20/2034/FUL](#) / [UTT/20/2035/LB](#)

Graunt Courts Felsted

Conversion of barns three and four (plot 2) into a separate dwelling, including small link extension uniting buildings (alternative scheme to that approved under planning permission UTT/18/3238/FUL in order to incorporate minor alterations to previously approved scheme for barns 3 and 4)

No Comment

[UTT/20/1972/HHF](#)

Terleys Mole Hill Green Molehill Green Road

Proposed demolition of existing garage and construction of new timber frame cartlodge:

Amendment to application UTT/18/2645/HHF currently under construction

No Comment

7. Decisions received since 21 July

[UTT/20/0757/DFO](#)

Land West Of Maranello Watch House Green

Details following outline application UTT/18/1011/OP (granted under appeal ref:

APP/C1570/W/18/3210501) for 28 dwellings. Details of appearance, landscaping, and scale.

Permission Granted 23rd July 2020

[UTT/20/1442/HHF](#)

Foresters Jollyboys Lane North

Proposed alterations and extensions

Permission Granted 28th July 2020

[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)

Permission Granted 6th August 2020

[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.

Permission Granted 6th August 2020

[UTT/20/1462/HHF](#)

Corn Barn Cobblers Green Causeway End Road

Erection of garage / cart lodge.

Permission Granted 13th August 2020

[UTT/20/1432/HHF](#)

Mariskalls Mill Road

Proposed 3-bay detached garage, with first floor accommodation for home office/studio

Permission Granted 11th August 2020

[UTT/20/1328/HHF](#)

29 Ridley Green Hartford End

Proposed raising of height of garden wall to 2.6m and a 0.4m trellis

Permission Granted 12th August 2020

8. Appeal Decision received since 21 July

[19/01326/OUT](#)

Land Off School Road Rayne

Outline application for residential development of up to 150 dwellings including affordable homes, with areas of landscaping and public open space, including point of access off School Road and associated infrastructure works.

Appeal Refused 31st July 2020

9. Other Urgent Planning Business:

Government Consultation White Paper – Planning for the Future

This will be discussed at the next full council meeting.

10. Date and time of next meeting:

Tuesday 15 September electronically at 6 pm

..... Chairman

15 September 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>