

FELSTED PARISH COUNCIL

Minutes of Planning Committee Meeting held on Tuesday 21 May in the URC Committee Room at 7:30 pm

Present: Councillors Chris Woodhouse, Andy Bennett, Richard Freeman, Graham Harvey, Alec Fox and Penny Learmonth

1. Election of Chairman

Councillor Andy Bennett was proposed by Councillor Richard Freeman and seconded by Councillor Alec Fox. He therefore duly became chairman at this point.

2. Apologies for Absence

Apologies were received from Councillor Alan Mackrill

3. Declarations of Interest

Councillor Chris Woodhouse declared a non prejudicial interest in application UTT/19/0949/FUL Riverside Books Ltd Pyes Farm Molehill Green.

Councillor Andy Bennett declared a prejudicial interest in application UTT/19/1038/FUL Moorlea Bartholomew Green and stated that he would remove himself from the meeting when the matter was discussed.

4. Public Forum

8 members of the public were present.

5. Approval of Minutes of Previous Meeting

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

6. New Applications Considered:

[UTT/19/0801/FUL](#)

Frenches Farm Frenches Green Felsted

Erection of 1 no. detached dwelling with car parking and landscaping

Comment Objection. This is not infill. It is an unsustainable development in open countryside, on agricultural land, and is contrary to policies S7 of the existing Local Plan (2005), SP10 of the draft Local Plan and the NPPF. It is surrounded by five Listed Buildings. The negative visual impact across Frenches Green to the open countryside beyond would be unacceptable and there is no defined need for this development to take place in the countryside. The Parish Council also believe that the access is over common land and such access should not be allowed without specific permission being sought by the applicant.

The PC also wonders if there should be a Listed Building application for this development?

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

South Of Oaklea House School Road Rayne

Erection of 2 no. Semi Detached Dwellings.

Due to tight deadlines the following comment had been previously circulated to members of the Planning committee and agreed by email:

Comment: Objection. This is an opportunist proposal for ribbon development in open countryside. It is contrary to advice contained within the National Planning Policy Framework (2018) and to Policy S7 of the current adopted Local Plan (2005) and to Policy SP10 in the Regulation19 Draft Local Plan, which reinforces the protection of the countryside by ensuring that any permitted new buildings are needed. There is no

defined need for these new dwellings in this location and there are no arguments made within the application which justify the building of 2 new houses on this site outside of the Development Limits. They are unsustainable, failing against the 3 measures of sustainability, primarily due to their location on an unlit road with no pavements, away from any facilities.

This is in an open countryside location where they have already had their replacement dwelling. No further development should be allowed.

In addition, the precedent set by UTT/18/1606/HHF, of October 2018 was to refuse the conversion of a garage into an annex at the same site, Oaklea. The reasons for refusal were stated as:

'The proposed detached annexe, by reason of its overall, size, scale and location would be tantamount to creating a new independent dwelling (separate from the main dwelling) in the countryside as opposed to providing an annexe and would result in unsustainable development. The proposed development does not need to take place there and is not appropriate to the rural area. There are no material considerations which would justify the development of this site outside of the Development Limits.'
The ruling against this application applies equally to this new unsustainable application for 2 new dwellings.

Note: Councillor Andy Bennett left the meeting at this point.

[UTT/19/1038/FUL](#)

Moorlea Bartholomew Green Lane Bartholomew Green

Demolition of existing dwelling and erection of a pair of semi-detached dwellings with new vehicular access

Comment: Objection. The PC would expect to see only a one for one replacement by a single dwelling. One dwelling is in keeping with the neighbourhood and accords with policy. There are not any pavements, street lights or bus stops in this location and the limited amount of off street parking provided could result in on street parking by residents or visitors on a narrow unlit road. Drainage is a concern as there appears to be inadequate room for a Klargest unit (or similar) within these plots. The PC note that there is an oak tree close by which could be effected.

A recent decision by UDC on a nearby site UTT/18/1606/HHF, concluded that development in this location "would result in unsustainable development outside development limits". The PC considers this to be overdevelopment of this site.

Note: Councillor Andy Bennett re-entered the meeting at this point.

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

Holly House Gransmore Green Gransmore Green Lane

Proposed single storey extension and associated alterations.

No Comment

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

Old Peaches Willows Green Main Road

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

Comment: Support. The PC positively encourage these applications and applaud the keeping of the existing buildings

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

Land Adj. Lord Riche Hall Felsted School Braintree Road

Proposed erection of single storey temporary classroom facility

No comment

[UTT/19/0770/FUL](#)

Land Adj 15 Evelyn Road Willows Green

Erection of 1 Detached Dwelling Amended scheme

Comment: Objection. The previously approved scheme should stand. This is a totally different and radical design and the second attempt to modify the approved scheme. It is now too high, with an out-of-proportion front porch, and not in keeping with the street scene.

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

16 Ravens Crescent Felsted

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

No comment

[UTT/18/2960/FUL](#)

Land to the West of Chelmsford Road

Erection of 23 no. dwellings together with internal roads and open play space

Comment: Objection. Felsted Parish Council wish to register a strong objection to the above application in open countryside, in a critical location which would have a serious and negative impact on the southern approach to Felsted village. There would also be a significant harmful effect on the setting of one of the most important listed houses in Felsted, "Millbanks" which for 421 years has been the first dwelling to be encountered as you leave the open countryside and enter Causeway End, and which proudly announces - "George Boote made this house – 1598". Such an important building should not be simply engulfed by ugly suburban sprawl.

The current transition from countryside to the hamlet of Causeway End on outer fringes of Felsted village is appropriate and gradual. The introduction of an ugly modern development would create irreversible harm.

This "back-land" development is completely out of character with the linear build grain of Causeway End and disrespects the heritage and historic layout of Felsted, with its greens and hamlets, interspersed with natural open spaces between settlements. A characteristic identified as significant in the Felsted Heritage and Character assessment completed by AECOM in 2017.

The development is of a scale, design and suburban layout which would be an inappropriate intrusion into open countryside in clear conflict with Policy S7 of the existing Local Plan and Policy SP10 of the emerging Local Plan.

The site was considered by UDC following a "Call for sites" assessment (updated in 2018) under ref: Fel28Fel15 and was declared "unsuitable as development on the site would not contribute to sustainable patterns of development". In the 2018 reassessment, UDC gave the site the lowest possible classification of "E".

The site is outside the village development limit (VDL) of Causeway End. It is not adjoining the VDL and the location is on a road with the national unrestricted speed limit with no pavements, no street lighting or any local bus stop. Consequently, all residents will be virtually 100% reliant on travel by car to reach any local amenity and from this perspective alone the site cannot possibly, by any realistic assessment, be considered "sustainable".

It should also be noted that the applicants Consulting Engineers 45 page Transport Statement is based on a traffic survey completed on April 17th/18th/19th 2019. With the 19th being "Good Friday", this was a period when all local schools are closed. This includes both the large Felsted Independent School with over 1300 pupils and circa 300 employees and also Felsted Primary School with over 260 pupils plus staff. Therefore, with the normal daily movements of perhaps up to 2000 people in such a small community being excluded, how can this in any way be considered an accurate assessment?

The site is not within walking distance of Felsted Primary School, which incidentally is full. The applicants Transport Statement is also incorrect or at the very least disingenuous with regard to site location. It advises a desirable maximum walking distance to school of 500m with a preferred maximum of 2000m. It then goes on to state that the "local school" is within 1.8km. However, the only school within 1.8km is the fee paying private independent Felsted Public School. Felsted Primary School is 3300m away (3.3km – almost seven times the applicants own stated desirable walking distance and approaching double the preferred maximum distance) at Watch House Green - CM6 3EB. The nearest Secondary Schools are several miles away in either Great Dunmow or Braintree.

Consequently, contrary to the applicants Transport Statement conclusion which states that the site is "within walking and easy cycling distance of local services" it is most definitely not and all pupil travel will be 100% reliant on vehicular transport which does not meet the sustainability criteria.

The site is not included as an allocation in the UDC emerging Local Plan and is not supported by the Felsted Neighbourhood Plan.

Felsted Neighbourhood Plan, strategically developed following 4½ years of extensive community consultation, “contains policies and allocations to meet its identified housing requirement” and is therefore “genuinely plan-led”. The Plan was submitted to Uttlesford District Council for formal Examination on Monday 13th May, 2019 under Regulation 15 and should therefore be considered to be carrying significant “material planning weight”.

In their “Planning Policy Statement”, the applicant makes frequent reference to UDC’s inability to demonstrate a 5 year housing supply, stating that this application “must” be approved as a “presumption in favour of sustainable development”. However, this argument does not take account of the “unsustainable” site location or the fact that the advanced status of the Neighbourhood Plan (which does not support this site) should be considered with particular regard to NPPF paragraph’s 11-14, as UDC are able to demonstrate a housing supply in excess of 3 years.

It is the Parish Councils contention that the application fails against all three NPPF objectives of sustainable development (economic, social and environmental) in that: there are no nearby employment opportunities for a development of this size, hence failing against the economic test, the location has already been defined as inappropriate under the Local Plan call for sites, failing the social needs requirement, and there will be a virtual total reliance on motorised transport, failing against environmental objectives.

The applicant also disregards the NPPF “sustainable development” condition that the impact of any such a development should not “significantly and demonstrably outweigh the benefits”. Felsted Parish Council would argue that the harm caused by this wholly inappropriate “suburbanisation” of Causeway End most definitely does “significantly and demonstrably outweigh any benefit”. Felsted Parish Council urge you to refuse this application.

[UTT/19/0949/FUL](#)

Riverside Books Ltd Pyes Farm Molehill Green

Erection of storage building

Comment: The PC has no objection to the building in that location. All access and egress must be from Molehill Green Road and not Hollow Road

[UTT/19/1058/HHF](#)

Terleys Molehill Green Road Felsted

Proposed front porch extension including reinstatement of historic doorway

Comment; The porch does not enhance the building and the original aesthetics. The PC observe that it looks too modern for the building.

[UTT/19/1059/LB](#)

Terleys Molehill Green Road Felsted

Proposed single storey front porch extension; blocking up existing front door and reinstatement of historic doorway.

Comment; The porch does not enhance the building and the original aesthetics. The PC observe that it looks too modern for the building.

[UTT/19/0536/LB \(Reconsultation\)](#)

Felsted School Braintree Road Felsted

Demolition of former Five Courts building

No Comment

[UTT/19/0535/FUL \(Reconsultation\)](#)

Felsted School Braintree Road

Erection of a two-storey teaching block, landscape improvements and alterations to existing access and vehicle parking following the demolition of three temporary portacabin classrooms and the former Fives Courts building.

No Comment

[UTT/19/1124/HHF](#)

The Brook Mole Hill Green Molehill Green Road

Proposed extension and remodelling of house and extension of annexe

Comment: The PC note that this is a single track road and there must be no parking of construction vehicles on the road or verges and all construction related parking and deliveries should be "on site". All works should be limited to regular working hours, Monday to Friday.

7. **Appeals**

[19/00043/REF](#)

Land East Of Station Road Little Dunmow

Outline planning application for the erection of up to 240 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Station Road. All matters reserved except for means of access | Land East Of Station Road Little Dunmow Essex

Objection. Felsted Parish Council continues to object to this application in the strongest terms. The potential impact on the historic centre of Felsted village from additional through traffic would be unacceptable. Felsted Parish Council has already had to put measures in place to manage existing levels of traffic and parking (regular paid-for visits by the North Essex Parking Partnership) and the impact of this additional local traffic without any mitigation would be unsustainable.

Station Road currently acts as a boundary to the development of Fritch Green and it would be wrong for it to leap over to the other side of this important road, where the precedent would be set for it to move step by step towards coalescence with the village of Felsted.

Fritch Green and Felsted primary schools are full. The PC understand that the sewage works are unable to take further housing.

The site is in an area of open countryside where policies S7 of the existing Local Plan and SP10 of the draft Local Plan apply.

8. **Decisions received since 9th April:**

[UTT/19/0507/HHF](#)

Tommaur Willows Green Main Road Felsted

Erection of rear and side extensions.

Permission Granted 15th April 2019

[UTT/17/2397/FUL](#)

Post Office Station Road

Redistribution of retail and residential accommodation to create 2 no. two bedroom flats with associated works

Permission Granted 25th April 2019

[UTT/17/2398/LB](#)

Post Office Station Road

Redistribution of retail and residential accommodation to create 2 no. one bedroom flats. Associated works including internal partitions, acoustic treatment to floors and ceilings, stair opening boarded over. Central staircase brought back into use, windows adapted as means of escape and as smoke vent, fire detections and separation to walls and floors. Window and door brought back into use.

Permission Granted 25th April 2019

[UTT/19/0713/HHF](#)

Greenways Station Road Felsted

Part single storey, part two storey rear extension.

Permission Granted 7th May 2019

[UTT/19/0511/HHF](#)

Green Acres Stevens Lane Felsted

Erection of single storey rear extension.

Permission Granted 8th May 2019

[UTT/18/3013/HHF](#)

Brook Bank House Stebbing Road

Erection of three storey side extension (two storey plus attic room) and single storey front porch.

Permission Granted 10th May 2019

9. **Enforcements**

The Boote House Restaurant Chelmsford Road Felsted

Alleged breach of planning control – Unauthorised Works to a Listed Building Address

No breach had taken place. The file is being closed.

10. **Other Urgent Planning Business**

The asst clerk asked for re confirmation that councillors only wished to review applications that are open for comment and this was re confirmed.

The asst clerk also asked for re confirmation that councillors wished to continue receiving for review additional applications that are made between the date agenda/notices are published and the date of the planning meeting. This was also re confirmed.

11. **Date and time of next meeting:** Tuesday 18th June in the URC Hall at 7.30pm

..... Chairman 18 June 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>