

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting held on
17 November 2015 at 7:30 pm in the United Reformed Church Hall Committee Room.

Present: Councillors Chris Woodhouse (Chair), Andy Bennett, Richard Freeman, Nicholas Hinde, Anna McNicoll and Alan Thawley.

Apologies for absence were received from Councillor Graham Harvey.

There were no members of the public present.

New applications considered:

[UTT/15/3162/PAP3Q](#)

Building at Long Barns, Cobblers Green, Felsted

Prior notification of change of use of agricultural building to dwelling.

Comment: Felsted Parish Council considers that the proposed conversion of a concrete portal-framed building to a dwelling, adjacent to two Grade II listed buildings, would be inappropriate and should be resisted.

[UTT/15/3183/HHF](#) and [UTT/15/3184/LB](#)

The Watch House, Watch House Green, Felsted

Loft conversion with 1 no. dormer window, 1 no. rooflight, 1 no. window and new staircase.

Blocking up of hatch door above tie beam. New access drive from highway.

No comment.

[UTT/15/3198/HHF](#)

Cromwells, Watch House Green, Felsted

Proposed first floor extension.

No comment on the proposed development. The claim in the Design and Access Statement that the property is in a Conservation Area is incorrect.

[UTT/15/3252/LB](#)

Abrahams Farm, Main Road, Willows Green

Installation of new window within existing opening.

No comment.

[UTT/15/3257/HHF](#)

Keepers, Molehill Green Road, Felsted

Erection of single storey extensions and demolition of existing garage.

(Previous application [UTT/15/1271/HHF](#) refused July 2012: "... Unacceptable in terms of development within the scale and design. The roof and chimney are out of character with the existing dwelling and surround area....").

Comment: The roof and chimney in the revised plan are still too dominant, and the proposed structure is too tight laterally on the plot.

Tree work applications:

[UTT/15/3294/TCA](#)

1 Riche Close Felsted

Fell 1 no. Beech.

Comment: Felsted PC is opposed to the felling of trees in the Conservation Area for which no reason is given and no replacement is proposed.

[UTT/15/3295/TCA](#)

1 Riche Close, Felsted

Reduce 1 no. Beech by 30%, Fell 1 Laburnham, 2 no. Birch, 1 no. Ash sapling and 1 no.

Leyland Cypress.

Comment: Felsted PC is opposed to the felling of trees in the Conservation Area for which no reason is given and no replacement is proposed.

Decisions received since previous meeting:

[UTT/15/2105/HHF](#)

23 Evelyn Road, Willows Green

Erection of single storey rear extension and front porch. Conversion of garage to residential accommodation and extension to driveway.

Permission Refused 29 October 2015:

("The proposed rear extension ...

- would result in a visually intrusive and overbearing impact ... detrimental to the amenities of the adjoining property occupiers*
- by way of its excessive size and scale and inappropriate flat roof ... would appear unsympathetic and out of proportion with the existing building.*

The proposed front porch ... would appear disjointed and unsympathetic ...[to] the existing building and ... would detract from the character and appearance of the street scene").

[UTT/15/2570/HHF](#)

The Mill, Mill Road, Felsted

Proposed demolition of existing garage and erection of larger replacement garage.

Permission Granted 15 October 2015.

[UTT/15/2777/FUL](#)

Felsted Preparatory School, Braintree Rd, Felsted

Proposed covered play area canopy.

Permission Granted 29 October 2015, with added Condition that the canopy must be glazed, not plastic.

[UTT/15/2800/HHF](#)

3 Crix Green Villas, Crix Green, Felsted

Proposed single storey extensions.

Permission Granted 6 November 2015.

[UTT/15/2926/LB](#)

Keepers Cottage, Hartford End, Felsted

Erection of single storey rear extension. Changes to windows in rear elevation and internal alterations.

Listed Building Permission Granted 10 November 2015.

[UTT/15/2947/HHF](#)

Dunvegan, 2 Stevens Lane, Felsted

Replace existing flat roof with pitched roof to single storey at side and rear and install rooflights to front and rear of existing roof.

Permission Granted 6 November 2015.

[UTT/15/2256/FUL](#)

Gransmore House, Gransmore Green, Felsted

Removal of condition C.6.12 "The annexe hereby permitted shall only be occupied by dependant relatives of the residents of the main dwelling on this site known as Gransmore House and the planning unit shall not be subdivided separated or altered so as to create two or more dwelling units" on Planning Approval [UTT/1310/02/FUL](#).

Permission Granted 2 November 2015

[UTT/15/2806/LB](#)

Garnetts Cottage, Braintree Road, Felsted

Internal alterations.

Listed Building Permission Granted 11 November 2015.

Consultation on Uttlesford Local Plan Issues and Options

Councillors discussed the responses proposed by a working group of Committee members and amended by Cllr Bennett. Further amendments were proposed, and Cllr Bennett agreed to implement these and circulate the revised responses for further comment. The deadline for responses was Friday 4 December.

Next Meeting

Tuesday 15 December at 7:30 pm, URC Committee Room.

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Committee Chairman
17 November 2015.