

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

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett, Richard Freeman, and Anna McNicoll, and one member of the public.

Apologies for absence were received from Councillors Graham Harvey and Nicholas Hinde

1. Minutes of meeting 17 November 2016

The minutes of the previous meeting were approved.

2. New applications considered:

[UTT/16/3162/OP](#)

Edwards House, Braintree Road, Felsted

Outline application (with all matters reserved) for demolition of the former school buildings and erection of up to four dwellings (Class C3), shared private drive and parking.

Comment: The PC notes that this site — currently a commercial building — has previously been discussed as a possible location for the replacement for the village's existing GPs' surgery.

The outline layout proposed in the application is unacceptable in a number of respects:

- It would constitute overdevelopment. A maximum of three, and preferably two, houses on the site (as recommended by UDC) would permit plot sizes in keeping with neighbouring dwellings.*
- The 'street scene' plan is misleading in that it does not recognise the extension added to No 1 The Hollies. The proposed siting of Plots 2 and 3 would overlook and be overbearing to this neighbouring property. A more acceptable layout would place the access road to the east of the site, adjacent to The Hollies.*
- Previous back-fill development on an adjacent site (Orchard End) was limited to a single storey, limiting its impact on the neighbouring properties and on users of the village Playing Field to its south.*

[UTT/16/3169/HHF](#)

Kingstons, Mill Road, Felsted

Installation of automatic front entrance gates with brick wall and column. Refurbishment of front entrance porch including re-positioning of front door, window and adjoining wall.

Comment: The PC has no objection to the proposed works for the house. However the proposed entrance gate would be oppressive and overbearing in an established residential road. Wrought iron or slatted wood would be more acceptable.

[UTT/16/3273/FUL](#)

Andrews House, Braintree Road, Felsted

Proposed change of use from school to dwelling including the demolition of rear additions, erection of proposed two storey rear extension, replacement fenestration, works to roof, layout changes internally and the erection of a new boundary wall and cart lodge (amendment to previously approved application [UTT/16/1106/FUL](#)).

Comment: The proposed cartlodge is within the curtilage of the listed building, but has not, to the knowledge of the Parish Council, been the subject of a Listed Building application.

[UTT/16/3291/FUL](#)

Walnut Tree, Cobblers Green

Erection of hay and trailer store.

No comment.

[UTT/16/3295/LB](#)

Three Horse Shoes, Bannister Green

Retention of works: Reducing chimney height and permission to rebuild chimney according to structural surveyor recommendations.

Comment: The PC cannot make any comment on this application, as the plans do not show 'before' and 'after' elevations.

UTT/16/3348/HHF and [UTT/16/3349/LB](#)

Three Horse Shoes, Bannister Green

Proposed single storey rear and side extensions and associated internal alterations. Erection of internal studwork partition between 2 no. sitting rooms and 2 no. replacement external doors to front elevation. Erection of detached potting shed.

Comment: Felsted PC is concerned that the roof of the proposed garden room would be totally inappropriate attached to the existing listed building. Hip-ends or barn-hip ends are required to reflect the existing roof-line.

Otherwise the PC has no objection to the proposed works.

3. Decisions received since last meeting:

[UTT/16/1071/FUL](#)

Land adjacent to Aylands, Bannister Green

Erection of 1 no. dwelling complete with outbuilding and related infrastructure.

Permission Granted 15 November 2016.

[UTT/16/2348/FUL](#)

Land at 15 Evelyn Road, Willows Green, Gt Leighs

Erection of 1 no. new dwelling and detached garage including modification to existing access.

Permission Granted 2 December 2016.

UTT/16/2646/FUL and [UTT/16/2614/LB](#)

The Bury, Bury Chase Felsted

Insertion of window in first floor side elevation. Internal alterations including the erection of a partition to create a further bedroom.

Planning and Listed Building Permission Granted 9 December 2016.

[UTT/16/2810/HHF](#)

Acorn Cottage, Chelmsford Road, Felsted

Proposed single storey side extension.

Permission Granted 30 November 2016.

[UTT/16/2827/OP](#)

Land between Wytewais & Hawthorns, Gransmore Green

Outline application with all matters reserved except access for the erection of 1 no. dwelling with garage/outbuilding and related infrastructure.

Permission Refused 7 December 2016. (*"The development ... would result in additional built form in the countryside which would be detrimental to the open and rural character of the surrounding countryside. The proposed development does not need to take place there and is not appropriate to the rural area and there are no material considerations which would justify the development of this unsustainable site outside of the Development Limits"*).

[UTT/16/2938/LB](#)

Three Horse Shoes, Bannister Green

Proposed installation of secondary glazing to 10 original wooden framed single paned windows, eight sash windows towards the front of the building, two in the kitchen that are vertically opened. Replacing single glazed window on ground floor rear bathroom to wooden framed double glazed window.

Permission Granted 9 December 2016.

[UTT/16/2946/HHF](#)

Montague House, Mill Road, Felsted

Proposed single storey extension to existing garage.

Permission Granted 15 December 2016.

[UTT/16/2953/DFO](#)

Land S of Kinvara Business Centre, Gransmore Green

Details following outline application UTT/16/0059/OP (allowed under appeal reference APP/C1570/W/16/3147801) for the erection of 3 no. dwellings. Details of appearance, landscaping, layout and scale.

Permission Granted 13 December 2016.

4. Next Meeting

Thursday 19 January at 7:30 pm, URC Committee Room.

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Committee Chairman
19 January 2017.