

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

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett and Nicholas Hinde and one member of the public.

Apologies for absence were received from Councillor Graham Harveys and Richard Freeman.

1. Minutes of previous meetings

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

2. Public Forum

A member of the public told members of his concerns over one of the applications to be discussed.

3. New applications considered:

[UTT/17/1832/HHF](#)

Beggars Den, Cock Green, Felsted

Proposed two storey front extension, alterations to two storey rear extension, alterations to existing link extension including addition of first floor, alterations to existing upper floor, demolition and replacement of garden room to side elevation, single storey rear extension, front porch and associated landscaping and remodelling. (Previous application [UTT/16/3660/HHF](#) refused February 2017).

Comment: The PC agrees with the reasons given for the refusal of the previous application, namely the excessive mass of the proposed extension, which is virtually unchanged in the current application. There is clearly an issue of privacy with regard to the proposed balcony, which overlooks the neighbouring property New Cottage. This is exacerbated by the recent reduction in height of the boundary hedge.

[UTT/17/2027/HHF](#)

24 Ravens Crescent, Felsted

Double storey side extension with single storey front porch.

Comment: While the proposed rear elevation is acceptable, the proposed fenestration in the front elevation is inappropriate. It is also noted that the extension roof does not have the recommended dropped ridge-line making it subordinate to the original building.

[UTT/17/2044/HHF](#)

Foxgloves, Bannister Green, Felsted

Installation of 3 no. first floor dormer extensions.

Comment: The proposed design is unsympathetic with the rest of the property and would appear excessively massive when viewed from neighbouring properties.

[UTT/17/2088/LB](#)

Walnut Tree Cottage, Cobblers Green, Felsted

Amendment to previous approval [UTT/16/1962/LB](#), to relocate proposed garden room doors from the side elevation to the rear.

No comment.

[UTT/17/2171/HHF](#)

Salix, Braintree Road, Felsted

Proposed front dormer roof window, two storey rear extension and front porch with canopy over.

Comment: The proposed design does not include the recommended dropped roof-line; aside from this, the PC has no other objection.

3. Appeal launched:

[UTT/17/0034/FUL](#)

Gransmore Meadow, Chelmsford Road, Felsted

Proposed residential development and associated infrastructure to erect 9 no. dwellings. Permission Refused 3 March 2017. **Appeal launched 17 July 2017.**

4. Decisions received since 18 July:

[UTT/17/1368/HHF](#) and UTT/17/1369/LB

The Barn, Evelyn Road, Willows Green

Conversion of existing cart lodge garage, first floor accommodation for home office use inc. extension for access and boot room.

Listed Building Application Withdrawn 2 August 2017.

[UTT/17/1470/FUL](#)

Orchard End, Braintree Road, Felsted

Proposed change of use from residential annexe to form separate dwelling.

Permission Granted 12 July 2017.

UTT/17/1605/HHF and [UTT/17/1606/LB](#)

Littlefield, Cock Green, Felsted

Erection of two single storey rear extensions with associated internal alterations.

Planning and Listed Building Permission Granted 26 July 2017.

[UTT/17/1625/HHF](#)

Harewood House, Watch House Green, Felsted

Demolition of existing conservatory and proposed two storey extensions to rear and front.

Permission Granted 27 July 2017.

[UTT/17/1787/FUL](#)

Elms Farm, Bartholomew Green,

Conversion of existing outbuilding to form 2 no. self-contained dwellings, complete with alterations, amenity areas and parking.

Permission Granted 9 August 2017.

[UTT/17/1824/FUL](#)

Greenfields, Bartholomew Green Road, Felsted

Proposed demolition of existing dwelling and erection of new dwelling and a 3 Bay Garage. New vehicular access and associated onsite manoeuvring area.

Application Withdrawn 31 July 2017.

5. Appeal Decision received:

[UTT/16/3469/FUL](#)

Land rear of Langhams, Bakers Lane, Felsted

Change of use from agricultural land to domestic garden.

Permission Refused 7 February 2017. Appeal lodged 3 May 2017.

Appeal Dismissed 27 June 2017: (*"The appeal proposal would conflict with the [Uttlesford Local] development plan when taken as a whole and I conclude, having had regard to all other matters raised, that the appeal should be dismissed"*).

6. Other urgent matter

Members were concerned that one of the decisions had been made by an officer, despite the PC's request that it be considered by UDC's Planning Committee. It had subsequently been clarified that applications could be 'called in' only by District Councillors, on strict Planning grounds. However the Assistant Clerk was asked to write to UDC to protest at the lack of courtesy shown in response to the PC's letter.

7. Next Meeting

Next meeting: Tuesday 19 September at 7:30 pm, URC Committee Room.

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Committee Chairman
19 September 2017.