

FELSTED PARISH COUNCIL

Minutes of Planning Committee Meeting held on

Tuesday 15th January 2019 in the URC Committee Room at 7.30 pm

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett, Alan Mackrill and Malcolm Radley

Apologies were received from Councillors Richard Freeman and Nicholas Hinde.

1. Public Forum

No members of the public were present.

2. Approval of Minutes of Previous Meeting

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

3. New Applications Considered:

[UTT/18/3529/OP](#)

Land To The South Of Braintree Road

Outline application for residential development of up to 30 no. Dwellings and a community building with associated roads and infrastructure with all matters reserved except access.

Comment: The PC believe that this is a re modelling of a planning application that was recently rejected by UDC and rejected on appeal. The PC have no reason to change their opposition to this. The site is in an area where open countryside policies S7 of the existing Local Plan and SP10 of the draft Local Plan apply. There are two major sites allocated for housing within Felsted. This site is not part of the allocation of housing within the emerging Local Plan or the emerging Neighbourhood Plan. Within the application there is inference that this is delivering a need within the Neighbourhood Plan of a new community hall. There has been no consultation in this regard. The Memorial Hall Committee have stated publicly that they do not wish to relocate to a new hall in this location. Access to a village hall via Jolly Boys Lane North is wholly inappropriate as this is a single track road not constructed to full highway standards. It was discussed as an option within the early Neighbourhood Plan and the drafting process rejected it in favour of leaving the hall in its current location. Although main access to the site seems acceptable, sight splays are inadequate. Re S106 Heads of Agreement document: Under 'provision of community building' para 3 there is a statement that financial support for this proposal will come from Felsted Community Trust. The developers have no control over the spending of money which might be held by the Trust and this aspect should therefore be removed from this application.

[UTT/18/3430/HHF](#)

Alvignac Watch House Green

3 no. Flat Roof Front Dormers

Comment: Three flat roof dormers on the front elevation look wholly inappropriate and do not fit in with the vernacular for the area.

[UTT/18/3497/HHF](#)

Willow Cottage Felsted School Braintree Road

Erection of single storey side extension

No comment.

[UTT/18/3480/FUL](#)

Richmond Lodge Chelmsford Road

Demolition of existing dwelling and outbuildings. Erection of replacement dwelling.

Comment: The building is too imposing and too large for a plot of restricted width. The dormers are seriously overlooking both neighbours. It is an inappropriate site for such a development.

[UTT/18/3458/CC](#)

Felsted County Primary School Braintree Road

Essex County Council consultation on CC/UTT/49/18 - Proposed replacement of temporary accommodation with a permanent standalone building, associated expansion to the existing nursery, and reconfiguration of the existing car park to provide additional car parking spaces.

Comment: Whilst what is proposed is better than portacabins with due consideration to the interesting victorian primary school adjoining the design here is disappointing.

[UTT/18/3459/CC](#)

Felsted County Primary School Braintree Road

Consultation for Essex County Council reference CC/UTT/48/18 - Continuation of use of one temporary class base until 31st August 2019, two temporary class bases until 31st August 2020 and one temporary class base until 31st August 2024, without compliance with Condition 2 attached to planning permission.

No Comment.

[UTT/18/3450/FUL](#)

The Cottage Stebbing Road Felsted

Roof extension to existing barn and conversion to 2 no. dwellings.

Comment: Single storey only is appropriate in this location. Two storey development is inappropriate. The site is not suitable for two dwellings, the gardens are restricted for a semi rural location.

[UTT/18/3449/HHF](#)

Keepers Mole Hill Green Molehill Green Road

Demolition of existing garage and erection of single storey extensions.

No comment.

[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.

No comment.

[UTT/18/3424/OP](#)

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.

Comment: The site is not in the draft emerging Uttlesford Local Plan as a proposed site for housing and so should be rejected. It has a major impact on vehicular movement both North and South. The road to the North is dangerous and the road to the South is severely congested at peak times and cannot take further traffic load. The village of Felsted is gridlocked at peak times irrespective of what has been said in the application. Flitch Green and Felsted primary schools are full. The PC understand that the sewage works are unable to take further housing. The existing Station Road forms a natural barrier to the existing Flitch Green housing development. To allow development on the opposite side of the road sets a dangerous precedent for further applications. 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.

[UTT/19/0027/OP](#)

Farm Yard South Of Causeway End Road Felsted Essex

Outline application with all matters reserved except for access for the demolition of existing farm buildings, construction of 4 no. residential dwellings.

Comment: This is a backland development. The site has possible surface water problems. Four dwellings are too many for this site. Parking arrangements are in some cases impractical, in particular Plot 1 and Plot 3. The PC is concerned about poor access from a single track.

4 Decisions received since 18 December:

[UTT/18/3054/HHF](#)

Yew Tree Cottage Stevens Lane

Rebuild detached garage following fire damage.

Permission Granted 31 December 2018.

[UTT/18/2964/LB](#)

Yew Tree Cottage Stevens Lane

Rebuild detached garage following fire damage.

Withdrawn 31 December 2018.

5 Appeals lodged since the last meeting

[18/00087/REF](#)

Land West Of Maranello Watch House Green

Outline application, with appearance, landscaping and scale reserved, for the construction of 28 new dwellings, including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping.

Comment: The PC strongly objected to this appeal. Councillors had considered their detailed response via circulated emails and this had been submitted on 9th January. At the meeting Councillors formerly approved this course of action.

[18/00083/REF](#)

Land Off Stevens Lane

Outline application with all matters reserved for a proposed residential development of 8 dwellings.

Comment: The PC objected to this application when originally submitted and their views have not changed. The PC strongly believe that this application should be refused.

6 Enforcement update

3 Evelyn Road Willows Green

Alleged Extension without Planning Permission. Concerned it was unsafe

Case Closed

7 Other Urgent Planning Business

It was agreed to bring forward the date of the April Planning meeting from Tuesday 16th April to Tuesday 9th April.

Date and time of next meeting : Tuesday 19th February in the URC Hall at 7.30pm

..... Chairman

19 February 2019