

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting held on
15 May 2018 at 7:30 pm in the United Reformed Church Hall Committee Room.

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett, Richard Freeman, Nicholas Hinde, and Alan Mackrill.

No apologies were received from Councillors Graham Harvey or Malcolm Radley.

1. Minutes of previous meeting

The Minutes of the previous meeting were signed.

2. New applications considered:

[UTT/18/0849/FUL](#)

Mill House Barn, Mill Lane, Hartford End

Conversion of existing barn at Mill House into estate manager's office and accommodation.
No comment.

[UTT/18/1011/OP](#)

Land West of Maranello, Watch House Green, Felsted

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:

1. *The site is outside the settlement development envelope and therefore contrary to UDC's Policy S7. The proposed affordable housing is not 'exception' housing, permitted in countryside, to be reserved in perpetuity for occupation by residents with an existing connection with the village.*
2. *The site was classified 'grade E' in the SHLAA, and 'considered unsuitable, as development on the site would not contribute to sustainable patterns of development.'*
3. *The development would constitute backfill, in a hamlet with an almost exclusively linear housing pattern.*
4. *Felsted has been identified as a 'Type A' village in the emerging Local Plan; the proposed development would equal or exceed the entire expected new housing requirement for the village up to 2033.*
5. *The development will add to the pressure on the village's infrastructure:*
 - *the Primary School is already full in all Years but one*
 - *the village's GP Surgery is straining to provide acceptable waiting times for appointments — the proposal would potentially add a further 90-120 patients.*
6. *There are already problems of water supply pressure in the area, which will be exacerbated by the proposed size of the development.*
7. *The proposed access to the development is close to a blind corner on the B1417 Braintree Road. The potential addition of a further 50-60 vehicles using this raises concerns over road safety.*
8. *The proposed access would be shared with the adjacent daycare nursery at Felmoor Farm. UDC's Planning Committee has recently refused permission for a comparable development adjacent to Henham Primary School on application [UTT/17/3197/FUL](#), the design of which was considered to compromise the safety of other road users contrary to Local Plan Policy GEN1(c).*

[UTT/18/1022/FUL](#)

Land adjacent to Aylands, Bannister Green, Felsted

Erection of 2 no. detached dwellings with garages (alternative scheme to that approved under planning permission [UTT/16/1071/FUL](#)).

Comment: *The site is in open countryside, outside the settlement development boundaries, and is in a sensitive location adjacent to a Grade II listed property. Two previous applications for four dwellings and another for one dwelling on the site had been refused prior to the granting of the current permission.*

The new application is a vexatious and opportunistic attempt once again to increase the housing density on the site. UDC's Policy S7 permits construction in open country only of structures which are 'exceptions' or are needed. Neither condition applies to this application, as the Parish is identified as a Type A village in the emerging Local Plan and as such already has under development sufficient new dwellings to meet its likely allocation for the next 15-20 years.

[UTT/18/1277/PDE](#)

15 Ravens Crescent, Felsted

Proposed single storey rear extension - extending 5.13m from rear wall, maximum height 3.5m and height to eaves 2.7m.

No comment.

3. Decisions received since 17 April:

[UTT/17/2602/FUL](#)

Bury Farm Bury Chase Felsted

Proposed erection of open and enclosed garaging together with associated landscaping work.

Permission Granted 24 April 2018.

[UTT/17/2628/FUL](#)

Sparlings Farm, Braintree Road, Felsted

Section 73A Retrospective application for an agricultural worker's dwelling including farm office, outbuilding and related works/infrastructure.

Retrospective Permission Granted 17 April 2018.

[UTT/17/2941/DFO](#)

Land South of Kinvara Business Centre, Gransmore Green

Details following outline approval UTT/16/0059/OP. Details of layout - revised scheme to that approved under [UTT/16/2953/DFO](#).

Permission Granted 8 May 2018.

[UTT/18/0176/FUL](#)

Kinvara Business Centre, Braintree Road, Felsted

Demolition of existing structures and the construction of a new building to provide 4 commercial units with associated landscaping and parking.

Permission Granted 24 April 2018.

[UTT/18/0398/FUL](#)

Trycot, Bartholomew Green Road, Bartholomew Green

Section 73A Retrospective application for the erection of building for the storage/parking of vehicles.

Retrospective Permission Granted 4 May 2018.

[UTT/18/0514/DFO](#)

Land between Wytewais and Hawthorns, Gransmore Green

Details following outline application [UTT/17/1241/OP](#) for 1 no. dwelling, details of layout, scale, landscaping and appearance.

Permission Granted 25 April 2018.

[UTT/18/0515/HHF](#)

Mill Cottage, Mill Road, Felsted

Installation of Western Red Cedar clad timber framed fully insulated garden room.

Permission Granted 16 April 2018.

[UTT/18/0568/CLP](#)

Mission Hall, Bannister Green, Felsted

Proposed temporary erection of caravan on site for 4-5 months to be used for residential purposes for duration of self-build conversion and extension as approved under application [UTT/16/1937/FUL](#).

Certificate Refused 20 April 2018: *"[The application] does not meet the criteria of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 4 Class A. The caravan is already on site therefore not proposed, the plans are not to scale and*

there are no elevations or dimensions of the caravan. The application does not show the location of the caravan but shows an 8mx8m square outside the red line of the application site for access/parking which is not included in the application description.”

[UTT/18/0644/FUL](#)

Felsted School, Braintree Road, Felsted

Erection of 10 no. examination rooms for a temporary period of two months on an annual basis, from 1st May to 31st July.

Permission Granted 23 April 2018.

[UTT/18/0669/FUL](#)

Crix Green Mission Hall, Crix Green, Felsted

Proposed part demolition and erection of a single storey extension.

Permission Granted 17 April 2018.

[UTT/18/0799/HHF](#)

Maple House, Chelmsford Road, Felsted

Erection of two storey and single storey rear extensions. Demolition of garage and erection of new detached garage (amended scheme to that approved under planning permission

[UTT/17/1215/HHF](#)).

Permission Granted 1 May 2018.

4. Other urgent Planning business

The Assistant Clerk was asked to draw to the attention of UDC's enforcement team two possibly unauthorised developments in the Parish.

5. Next Meeting

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

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Committee Chairman
19 June 2018.