

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

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

Apologies for absence were received from Councillor Graham Harvey.

1. Minutes of previous meetings

The minutes of the previous two meetings were deferred until the next meeting.

2. New applications considered:

[UTT/16/3635/HHF](#)

3 Bentalls, Willows Green Main Road

Vehicular crossover.

No comment.

[UTT/17/0069/FUL](#)

Camsix Farm, Hartford End

Proposed agricultural grain storage building.

No comment.

[UTT/17/0108/FUL](#)

Land adjacent to Players Court, Felsted School

Erection of 10 no. examination rooms for a temporary period of two months commencing May 2017.

Comment: The PC has no objection to the temporary constructions. However the site is within the village Conservation Area, so it is important that the temporary structures are removed according to the timetable indicated in the application.

[UTT/17/0244/HHF](#)

Bardwick Lodge, Causeway End Road, Felsted

Proposed demolition of outbuilding and erection of single storey rear extensions.

No comment.

[UTT/17/0285/HHF](#)

Kingstons Cottage, Mill Road, Felsted

Demolition of existing conservatory and erection of two storey side extension, front porch and detached cart lodge with first floor accommodation. Alteration to vehicular and pedestrian access.

No comment.

3. Decisions received since last meeting:

[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.

Permission Granted 30 January 2017.

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

Walnut Tree, Cobblers Green

Erection of hay and trailer store.

Permission Refused 17 January 2017: (“The proposed store, due to its scale and prominent position, would cause harm to the character and appearance of the countryside. Due to a lack of detailed supporting information, it is not possible to adequately assess whether the proposed development would have an acceptable impact on ecology.”)

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.

Planning and Listed Building Permission Granted 18 January 2017.

[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: (*"The change of use of this land to domestic garden would cause serious harm to the open and rural character of the countryside by way of the intrusion of an extended domestic garden and its associated paraphernalia into an agricultural landscape over an excessive area. The proposal would therefore detract rather than protect or enhance the character and appearance of the part of the countryside in which it is set."*)

[UTT/16/3574/CLP](#)

Longridge Cottage, Little Leighs Main Road

Single storey side extension.

CLP Approved 30 January 2017.

[UTT/16/3660/HHF](#)

Beggars Den, Cock Green, Cock Green Road, Felsted

Proposed 2 storey front extension, alterations to existing 2 storey rear extension, alterations to existing link extension including addition of 1st floor, demolition of existing garden room and replacement garden room to side elevation, single storey rear extension, front porch, open shelter to rear with balcony above and associated landscaping and building remodelling.

Permission Refused 7 February 2017: (*"The proposed two-storey and first-floor extensions, by virtue of their scale and bulk, and the use of sections of flat roof in their design, would fail to respect the character and appearance of the original dwellinghouse and the surrounding area."*)

Tree work applications decided:

[UTT/17/0154/TCA](#)

Dove House Place, 5 Cromwell Park, Chelmsford Road

Removal of dead or dying hawthorns overhanging footpath.

No objection 31 January 2017.

[UTT/17/0105/TPO](#)

Gate Cottage, Cock Green

Proposed reduction to tree canopy and height of 1 no. Horse Chestnut.

Application Rejected 13 February 2017: (*"The proposed reduction of the height and the crown of the horse chestnut would be detrimental to the health and visual amenity value of the tree."*)

4. Appeal

The changed plans submitted to HM Inspector by Catesby Estates Limited were considered and it was agreed to respond that the height reduction makes an inconsequential difference to the impact of the proposed development on the adjacent Conservation Area.

5. Other Planning matters

An unsatisfactory response had been received to the PC's letter of concern over the granting of permission for application [UTT/16/1071/FUL](#) (which did not appear to address the reasons for decisions by both the LPA and by HM Inspector on appeal for refusing a previous application). It was agreed to refer this to District Councillors

6. Next Meeting

Thursday 16 March at 7:30 pm, URC Committee Room.

.....

Committee Chairman
16 March 2017.