FELSTED PARISH COUNCIL

Minutes of the Planning Committee Meeting held on
16 June 2016 at 7:30 pm in the United Reformed Church Hall Committee Room.

Present: Councillors Chris Woodhouse (Chair), Andy Bennett, Graham Harvey, Nicholas Hinde and Alan Thawley.

Apologies for absence were received from Councillors Richard Freeman and Anna McNicoll.

There were two members of the public present for the discussion of application UTT/16/1477/HHF.

1. Minutes of meeting 19 May 2016

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

2. New applications considered:

UTT/16/1477/HHF
The Yarrow, 27 Station Road, Felsted
Demolition of existing garage and outbuilding. Proposed two storey and singe storey rear extensions, alterations, provision of dormer windows to roof slopes and replacement two-storey garage/outbuilding.
Comment: The proposed 'garage' is in effect a new dwelling, with its own entrance. The proposed new structure would extend beyond the Village Development Limit, and would be double the height of the existing outbuilding, with overshadowing and privacy implications for the neighbouring property to the east. The PC objects to this part of the proposal.

The proposed extension to the main house would be over-dominant in the open landscape of the River Chelmer valley. However, a more sympathetic design would be acceptable.

UTT/16/0840/FUL
Bury Farm, Bury Chase, Felsted
Proposed removal of existing storage building and the erection of 1 no. dwelling (Revisions to previously approved scheme UTT/15/1866/FUL).
Comment: The previously-approved proposal included a garage, which is lost in the revised plan. There is insufficient clarity in the proposal about the revised parking arrangements.

The PC has expressed concerns before about the lack of a master plan for the piecemeal development of a housing estate around Bury Farm and its fine Grade II listed barn. There are now a dozen or so dwellings and a livery stable business, all served by a single narrow driveway with inadequate parking.*

UTT/16/1275/HHF
Larch House, Chelmsford Road, Felsted
Proposed single storey side/rear extension.
No comment.

UTT/16/1428/FUL
Abbeyfields House, Jollyboys Lane North, Felsted
Proposed erection of a two-storey side extension.
No comment.

UTT/16/1506/HHF and UTT/16/1555/LB
Stubbings, Braintree Road, Felsted
Demolition of single storey extension and outbuildings. Erection of single storey side and rear extension and associated works.
Comment: The PC supports the proposal to replace a very functional extension with one that is much more in keeping with the appearance of the main Grade II listed building.

UTT/16/1552/HHF
Apple Cottage, Main Road, Willows Green, Felsted
Erection of single storey side extension and front porch canopy.
No comment.

UTT/16/1554/FUL

Gransmore Meadow, Chelmsford Road, Felsted

Proposed residential development and associated infrastructure including new access, to erect 9 no. dwellings with garages.

Comment: The Parish Council is opposed to this application for the following reasons:

- *The site is outside the Village Development Envelope, in open countryside, and would encroach on the green space between Felsted Village centre and the hamlet of Causeway End. As such the proposed development would be contrary to Policy S7 in the Adopted Local Plan, unless it were to satisfy for qualification as an 'exception site'. It is also contrary in this and a number of other respects to the Felsted Village Plan (2013), adopted by the LPA as Council Approved Guidance in planning matters.*
- *The proposal includes no affordable housing but a proposal to fund two affordable dwellings elsewhere. No suitable sites are currently under consideration.*
- *Policy S3 of the Adopted Local Plan names the Key Rural Settlements where expansion of the village boundaries may be permitted. Felsted is not one of these and is therefore one of the 'other villages' where new market housing is permissible only within the existing boundaries.*
- *In the recent Local Plan Issues and Options Consultation, Felsted is identified as a 'Type A Village', in which some market housing development might be considered under certain of the scenarios suggested. Should this be adopted, the largest additional volume envisaged for Type A Villages is a total of 1,000 houses (Scenarios B, F and G), to be shared across 20 villages; Felsted's allocation might reasonably be expected to be 50 new houses* ***over the 15 years up to 2033****, or around 3–4 dwellings per year. There are already 22 dwellings under construction at Watch House Green, and a further 25 have been approved at Hartford End. These meet the Village's requirements until around 2030.* ***There is therefore no demonstrated need for further new market housing****.*
- *The application includes no proposals for financial contributions to local infrastructure, particularly with regard to the provision of schools. Felsted County Primary School is already at full capacity, and an independent pre-school business in the village closed in July 2015*
- *The nearest state secondary school is in Great Dunmow (5½ miles), at which the Year 7 entry for 2016 was oversubscribed. Other secondary students attend schools in Braintree (7 miles), Notley (7½ miles), Chelmsford (10 miles), Bishop's Stortford (16 miles) and Saffron Walden (18 miles).* ***The need for new students to travel many miles from the proposed new development clearly limits the 'sustainability' of the proposal.***

The Parish Council notes the outcomes of previous applications to which it has objected on similar grounds, particularly UTT/13/2942/OP (Sunnybrook Farm) and UTT/16/0287/OP (Land to the South of Braintree Road). The District Council's refusal of the first of these was upheld on appeal on 15 September 2014, while the second was refused by the DC's Planning Committee at is meeting on 29 June 2016.

3. Decisions received since previous meeting:

UTT/16/0597/FUL

Land at Chelmsford Road, Felsted (opposite Telephone Exchange)

Formation of new vehicular access and erection of 4 no. dwellings with garages.

Application Withdrawn 19 May 2016.

UTT/16/0703/HHF

Larks, Bannister Green, Felsted

New vehicular access gates to front of property.

Permission Granted 5 May 2016.

UTT/16/0704/LB

Larks, Bannister Green, Felsted

Internal alterations to the sitting room comprising replacement fireplace surround and plastering over existing modern exposed studwork with lime plaster.

Listed Building Permission Refused 13 May 2016: (*"Insufficient information has been*

provided to describe the effect of the proposed fireplace surround on the special character of the listed building.")

UTT/16/0770/HHF
Ailsa Craig, Stevens Lane, Felsted
Proposed single storey side extension.
Permission Granted 17 May 2016.

UTT/16/0843/HHF
The Gables, Garnetts Lane, Felsted
Removal of existing single storey forward elements of building and erection of part two and part single storey front, side and rear extensions. Enlargement of roof, alterations and associated works.
Permission Granted 24 May 2016.

UTT/16/0943/HHF
4 Maltings Mead, Causeway End, Felsted
Retrospective application for the erection of a detached games and storeroom.
Permission Granted 1 June 2016.

UTT/16/1149/PDE
Larch House, Chelmsford Road, Felsted
Proposed single storey rear extension extending 6.5m from rear wall, maximum height 3.916m and height to eaves 3m.
Application Withdrawn 31 May 2016.

3. Next Meeting
Thursday 21 July at 7:30 pm, URC Committee Room.

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Committee Chairman
21 July 2016.