

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

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

Apologies for absence were received from Councillor Graham Harvey and Anna McNicoll.

1. Minutes of previous meetings

The minutes of previous meetings were signed.

2. New applications considered:

[ESS/19/17/BTE](#)

Land at Rayne Quarry, Broadfield Farm, Rayne

A new sand and gravel quarry at Broadfield Farm, to the east of Rayne, near Braintree, comprising the phased extraction of some 3.66m tonnes of sand and gravel; the installation of processing plant and ancillary buildings and infrastructure; the construction of a quarry access onto the B1256; the construction of a permanent screening landform; the construction of temporary screen mounds in defined locations around the perimeter of the quarry; the phased restoration of the extraction area using indigenous soils; overburden and clay from within the application site to a land use mixture of arable agriculture, lowland acid grassland, lowland meadow, woodland, lake and reedbeds; and public access via proposed public rights of way.

Comment: Felsted Parish Council has no objection to the proposal, but would seek the introduction of a 7.5 tonne weight limit (except for access) on the B1417 between Rayne and Hartford End.

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

Bardswick Lodge, Causeway End Road, Felsted

Proposed demolition of outbuilding and erection of single storey rear extensions. Revised plans submitted 9 March 2017.

No comment.

[UTT/17/0307/FUL](#)

Land opposite Aylands, Bannister Green, Felsted

Construction of a dwelling with new access.

Application withdrawn 16 March.

[UTT/17/0379/HHF](#)

Spinney, Gransmore Green, Felsted

Proposed demolition of outbuildings and erection of three bay cart lodge.

No comment.

[UTT/17/0596/HHF](#)

Acorn Cottage, Chelmsford Road, Felsted

Proposed extension to create a front porch and covered cycle/woodstore together with front elevation alterations.

No comment

[UTT/17/0622/CLP](#)

Golden West, Cock Green, Felsted

Demolish existing outbuilding and replacement with single bay garage with attached log store and store room/workshop.

No comment.

[UTT/17/0630/FUL](#)

Land adjacent Brooklands, Stebbing Road, Felsted

Erection of 2 no. detached dwellings together with associated landscaping and 2 no. new accesses.

Comment: The proposed development would be in open countryside. There is no need for development at this site, and as such it would be contrary to Policy S7 of the current Local Plan.

The location was not identified as suitable for development in the most recent call for sites, and if approved would set a dangerous precedent for intensification of development along this narrow road, which is used as a 'rat run' for commuters.

The proposed design of two identical, overpowering dwellings would be wholly inappropriate and out of character with neighbouring buildings.

Tree work applications:

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

Gate Cottage, Cock Green

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

No comment.

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

Dove House Place, 5 Cromwell Park, Chelmsford Road

Removal of dead or dying hawthorns overhanging footpath.

No comment.

3. Decisions received since last meeting:

[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:

“1. The residential development of this green field site located just to the south-east of village development limits would by reason of the quantum of dwellings proposed fail to be commensurate in scale and character with the existing relaxed character and building grain along Chelmsford Road, would introduce an excessive, urbanising and incongruous built form at this gateway approach into the village from the south which would fail to continue this soft transition into countryside beyond, thereby harming the setting of both, and would introduce coalescence between the edge of the village and Causeway End as the development would fail to appear as an organic linear extension of the village.

“2. The rear parking court shown for Plots 4, 5 and 6 and also for visitor parking would fail to represent a satisfactory parking arrangement for the proposed development in terms of design and layout given its intrusion behind the proposed dwelling frontage line, would provide inconvenient parking for future occupants of the dwellings for these plots in terms of accessibility to the dwellings and could give rise to on-street visitor parking to the detriment of highway safety.”)

[UTT/16/3668/LB](#)

Walnut Tree Cottage, Cobblers Green

Retention of replacement windows and internal alterations and repairs.

Permission Refused 22 February: *“The proposed replacement windows would, by virtue of their unsympathetic design in relation to the sixteenth-century historic core of Walnut Tree Cottage, cause less than substantial and unjustified harm to the special character of the Grade II listed building.”)*

[UTT/16/3681/HHF](#)

Willows Barn, Main Road, Willows Green

Erection of stable block incorporating implement and hay storage.

Permission Refused 2 March 2017:

“1. The proposed stable block, by virtue of its scale and remote position on the application site, away from the main dwellinghouse, would cause harm to the character and appearance of the countryside.

“2. ... would cause less than substantial and unjustified harm to the special character of the Grade II listed building.

“3. Due to a lack of accurate supporting information, it is not possible to adequately assess whether the proposed development would have an acceptable impact on ecology.”)

4. Appeal notified

[UTT/16/2827/OP](#)

Land between Wytewais & Hawthorns, Gransmore Green

Outline application with all matters reserved except access for the erection of 1 no. dwelling with garage/outbuilding and related infrastructure.

Permission Refused 7 December 2016.

Appeal lodged 27 February 2017. Additional representations by 3 April.

5. Next Meeting

It was agreed that future meetings of the Committee should take place on Tuesdays, 13 days after the monthly Parish Council meetings.

Next meeting: Tuesday 18 April at 7:30 pm, URC Committee Room.

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Committee Chairman
15 April 2017.