

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

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

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

1. Minutes of previous meetings

The minutes of the two previous meetings were agreed and signed by the Chairman..

2. New applications considered:

[UTT/17/0457/LB](#)

Felsted Music School, Station Road, Felsted

Replace existing guttering with cast iron product and install a tile guard at eaves level.

No comment.

[UTT/17/1003/HHF](#)

Pump Court, Mill Road, Felsted

Proposed demolition of existing outbuilding and erection of replacement outbuilding for recreational use (amendment to previously approved application [UTT/16/0377/HHF](#)).

No comment.

[UTT/17/1077/FUL](#)

Trewint House, Chelmsford Road, Felsted

Demolition of existing detached dwelling and replacement with 2 detached dwellings with garages and additional access.

Comment: The PC has no objection in principle to the construction of two new dwellings on this site. However the proposed designs are not in keeping with the semi-rural location, being neo-Georgian urban in style, contrasting with the modest neighbouring properties.

[UTT/17/1123/FUL](#)

Brook Cottage, Gransmore Green

Proposed erection of 3 no. dwellings including garaging, landscaping alterations to existing access and creation of new access.

Comment: The PC is strongly opposed to this application. The site is in open countryside, with 'numerous trees' (as described in the applicants' own arboricultural report). The proposed development in this location is neither necessary nor is it 'exception' housing. It is therefore contrary to Policy S7 of the Adopted Local Plan (preservation of the countryside), and to Para 55 of the NPPF Planning Guidance. The PC has observed before that there has been a proliferation of applications for (unnecessary) new developments which threaten to urbanise this rural hamlet. The proposed development is within the curtilage of Brook Cottage, a Grade II Listed Building, and the PC notes that no Listed Building application has yet been submitted.

[UTT/17/1139/HHF](#)

1 Chaffix, Felsted

First floor rear extension.

No comment.

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

Maple House, Chelmsford Road, Felsted

Rear two storey extension, demolition and replacement of detached garage.

Comment: The PC is opposed to this application because of the poor documentation.

Permission should not be granted until fuller plans are submitted on which a reasoned decision can be made.

[UTT/17/1241/OP](#)

Land between Wytewais & Hawthorns, Gransmore Green

Outline application, with all matters reserved except for access, for the erection of 1 no. dwelling with garage/outbuilding and related infrastructure. (Previous application [UTT/16/2827/OP](#) refused under LPA policy S7. Appeal lodged 27 February 2017, still in progress).

Comment: The site is in open countryside, and the application is therefore contrary to Policy S7 of the Local Plan. The settlement of Gransmore Green is losing its identity through overdevelopment.

[UTT/17/1267/FUL](#)

Willows Barn, Main Road, Willows Green

Erection of stable block with associated implement storage, landscaping and change of use form part of domestic curtilage. (Previous application [UTT/16/3681/HHF](#) refused on grounds of scale, harm to countryside and to Grade II Listed building).

No comment.

3. Decisions received since last meeting:

[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.

Permission Granted 18 April 2017.

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

Spinney, Gransmore Green, Felsted

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

Permission Granted 4 May 2017.

[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.

Permission Granted 24 April 2017.

[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.

Certificate of Lawfulness Approved 20 April 2017.

4. Next Meeting

Next meeting: Tuesday 20 June at 7:30 pm, URC Committee Room.

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Committee Chairman
20 June 2017.