

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

**Present:** Councillors Chris Woodhouse (Chairman), Andy Bennett, Richard Freeman, and Malcolm Radley.

Apologies for absence were received from Councillor Nicholas Hinde. No apologies were received from Councillors Graham Harvey or Alan Mackrill.

## **1. Public Forum**

There were five members of the public present. Alarm was expressed over the number of planning applications being submitted for the Watch House Green area of the village which, when added to the recent development of Clifford Smith Drive, would more than double the size of the hamlet. Of particular concern was the impact on water pressure, which is already an issue in the area.

## **2. Minutes of previous meeting**

The Minutes of the previous meeting were signed.

## **3. New applications considered:**

[UTT/18/0460/FUL](#)

### **Stansted Airport**

Airfield works comprising two new taxiway links to the existing runway (a Rapid Access Taxiway and a Rapid Exit Taxiway), six additional remote aircraft stands adjacent Yankee taxiway); and three additional aircraft stands (extension of the Echo Apron) to enable combined airfield operations of 274,000 aircraft movements and a throughput of 43 million terminal passengers, in a 12-month calendar period.

*Comment:* Cllr Bennett agreed to prepare a letter of response to the application to be submitted before 30 April, the (revised) closing date for the consultation. Councillors noted the 'hidden' application to lift a ban on lobbying for an increase in night flights, imposed as a condition of granting a previous application.

[UTT/18/0687/HHF](#)

### **Petuaria, Jollyboys Lane South, Felsted**

Part single storey, part two storey rear extension and first floor side extension.  
*No comment.*

[UTT/18/0784/OP](#)

### **Land East and North of Clifford Smith Drive, Watch House Green**

Outline application with all matters reserved, except for access, for the erection of up to 30 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping.

*Comment:* The site is outside the settlement development envelope and therefore contrary to UDC's Policy S7. Unlike the Clifford Smith Drive development, the new proposal does not include 'exception' affordable housing, to be reserved in perpetuity for occupation by residents with an existing connection with the village.

1. *The development would constitute backfill, in a hamlet with an almost exclusively linear housing pattern.*
2. *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.*
3. *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.*
4. *There are already problems of water supply pressure in the area, which will be exacerbated by the proposed size of the development.*

5. Access to the estate is close to a blind corner on the B1417 Braintree Road. The potential addition of a further 60 vehicles using this raises concerns over road safety.
6. The mitigation ponds for the existing Clifford Smith Drive development are ecologically dead. Further reports on the problems here should be obtained before the present application is considered.

[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](#)).

No comment.

[UTT/18/0815/HHF](#)

**1 Myrtle Villas, Causeway End Road, Felsted**

Proposed two storey side extension and replacement windows.

No comment. (Cllr Freeman had expressed a personal interest in this application, and took no part in the discussion).

[UTT/18/0908/OHL](#)

**Watch House Green, Felsted**

Electricity Act 1989: Overhead Lines (Exemption)(England and Wales) Regulations 2009 - Notice to replace intermediate pole.

No comment.

[03/00084/MAT/2](#)

**Chelmsford City Racecourse, Great Leighs**

Material amendment to permission reference 03/00084/EIA (New showground centre with fitness area, terracing for 7,000 spectators, conference & multi-use areas; horse racing & equestrian tracks; stables & ancillary buildings; landscaping; dwelling) for the relocation of the equestrian complex.

*Comment:* Felsted PC has no objection to the proposed relocation, provided that any additional lighting is suitably shielded as to have no visibility from the hamlet of Willows Green.

[UTT/18/0752/FUL](#)

**Gate Cottage, Cock Green, Felsted**

Erection of 1 no. detached dwelling

*Comment:* The proposed development is in open countryside and therefore contrary to UDC Policy S7. It would also constitute overdevelopment, inappropriate to the size of the plot.

#### 4. Decisions received since 20 March:

[UTT/18/0255/HHF](#)

**Kantara, Main Road, Willows Green**

Proposed single-storey rear extension to replace existing single-storey rear extension with increased footprint.

**Permission Granted 23 March 2018.**

[UTT/18/0259/HHF](#)

**The Barn, Evelyn Road, Willows Green**

Proposed demolition of existing outbuilding and erection of single storey building providing garaging and ancillary living accommodation.

**Permission Granted 22 March 2018.**

[UTT/18/0319/HHF](#)

**The Glen, Milch Hill Lane, Bartholomew Green**

Demolition of conservatory and erection of single storey rear extension.

**Permission Granted 22 March 2018.**

[UTT/18/0422/FUL](#)

**Computer Centre, Felsted School, Braintree Rd**

Insertion of conservation rooflights within previously formed openings.

**Permission Granted 4 April 2018.**

## **5. Next Meeting**

Next meeting: Tuesday 15 May March at 7:30 pm, URC Committee Room.

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Committee Chairman  
15 May 2018.