

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting held on
18 April 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. Public Forum

A number of members of the public raised their concerns over an outline planning application for land in Stevens Lane. Councillors noted the issues raised and agreed to incorporate them in their response to the consultation (see below).

2. Minutes of previous meetings

The minutes of previous meetings were to be signed at the next meeting.

3. New applications considered:

[UTT/17/0649/OP](#)

Land off Stevens Lane, Felsted

Outline application with all matters reserved for a proposed residential development of 8 dwellings.

Comment: *The Parish Council is opposed to this application, for a number of reasons:*

- *The site is in open countryside, outside the settlement development boundary. The proposed development would therefore be contrary to Policy S7 in the Adopted Local Plan, unless it were to satisfy the qualification as an 'exception site'; it is not offered as such.*
- *The site was not put forward in response to the call for sites to be submitted for consideration in the emerging Local Plan, which describes Felsted as a 'Type A' village, in which some market housing development might be considered under certain of the scenarios suggested. Should this Plan be adopted, the largest volume envisaged for Type A Villages is a total of 1,000 houses (Scenarios B, F and G), spread 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 new dwellings 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 further need for market housing.*
- *Unlike other recent developments in the street, this proposal is for backfill development extending into the countryside. Stevens Lane is part of Essex CC's Quiet Lanes network; it is very narrow, and not adequate to provide access to eight additional dwellings.*
- *The removal of the last substantial stretch of hedge along the lane would result in unacceptable urbanisation, to the detriment of the rural setting of the two neighbouring Grade II listed buildings.*
- *The area is known to have poor surface-water drainage (the owners of the neighbouring buildings are understood to have installed drainage pumps to protect their properties). Great crested newts were relocated to this site when displaced from an earlier development nearby.*
- *The applicants' responses to the Biodiversity Questionnaire are disingenuous: negative responses to questions on the felling of trees and on nearby water features (including ponds) both conflict with the applicants' own ecological assessment and tree survey. The tree survey omits to identify the group of trees along the northwest border of the site as subject to Tree Preservation Orders, as is identifiable from Uttlesford DC's website.*

[UTT/17/0673/LB](#)

Walnut Tree Cottage, Cobblers Green

Proposed replacement windows and internal alterations.

No comment.

[UTT/17/0912/HHF](#) & UTT/17/0913/LB

Great Greenfields, Gransmore Green, Felsted

Retention of previously approved extension scheme including basement approved under planning permission [UTT/0756/09/FUL](#) to include additional works to accommodate rear single storey extension and first floor bedroom 4.

No comment.

[UTT/17/0922/LB](#)

Elwyns House, Felsted School

Proposed re-roofing and associated minor alterations.

Comment: This is a sensitive building (designed by Sir Reginald Blomfield). The slates to be used for re-roofing should be in second-hand Welsh slate rather than new Spanish material.

[UTT/17/0976/HHF](#)

Bardswick Lodge, Causeway End Road, Felsted

Single storey rear extensions and alterations and retrospective consent for insertion of rooflights to side elevations.

No comment.

[UTT/17/0899/HHF](#)

21 Ravens Crescent, Felsted

Proposed two storey side/rear extension.

Comment: The PC has no objection in principle. However a lowered ridge line (as recommended in Supplementary Planning Document — Home Extensions (2005)) would be preferable.

[UTT/17/1031/HHF](#)

24 Ravens Crescent, Felsted

Double storey side extension with single storey front porch.

No comment.

4. Decisions received since last meeting:

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

3 Bentalls, Willows Green Main Road

Vehicular crossover..

Permission Granted 7 April 2017.

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

Camsix Farm, Hartford End

Proposed agricultural grain storage building.

Permission Granted 27 March 2017.

[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.

Permission Granted 17 March 2017.

[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.

Permission Refused 28 March 2017: (*“The proposed skylights on the second floor would have a detrimental material impact on the reasonable rights to privacy enjoyed by the immediate neighbours”*)

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

Land opposite Aylands, Bannister Green, Felsted

Construction of a dwelling with new access.

Application Withdrawn 16 March 2017.

5. Braintree and Uttlesford DCs' Local Plans — updates

Councillors noted the stage reached in these processes and agreed that no further action was required until the commencement of the next consultations.

6. Chelmsford CC Local Plan Consultation — response

Cllr Bennett had drafted a proposed response, and it was agreed to submit this as a comment against the proposed 'Strategic Growth Site 5' (Moulsham Hall and North of Great Leighs).

7. 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 16 May at 7:30 pm, URC Committee Room.

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Committee Chairman
16 May 2017.