

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

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

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

1. Minutes of meeting 22 December 2016

The minutes of the previous meeting were deferred until the next meeting.

2. New applications considered:

[UTT/16/3469/FUL](#)

Land rear of Langhams, Bakers Lane, Felsted

Change of use from agricultural land to domestic garden.

No comment.

[UTT/16/3574/CLP](#)

Longridge Cottage, Little Leighs Main Road

Single storey side extension.

No comment.

[UTT/16/3616/FUL](#)

41 Evelyn Road, Willows Green

Demolition of existing dwelling and outbuildings and the erection of 3 no. dwellings with garages and associated access.

Comment: The plans do not include a street scene showing the proposed development in relation to adjacent buildings. The street consists mostly of bungalows, and the PC is concerned about the height of the proposed development, which has proved controversial in other applications in this area (see [UTT/15/2105/HHF](#), [UTT/15/2446/HHF](#) and [UTT/16/0317/FUL](#), among others). Approval of this application would set a dangerous precedent for the extension of the hamlet.

[UTT/16/3660/HHF](#)

Beggars Den, Cock Green, Cock Green Road, Felsted

Proposed 2 storey front extension, alterations to existing 2 storey rear extension, alterations to existing link extension including addition of 1st floor, demolition of existing garden room and replacement garden room to side elevation, single storey rear extension, front porch, open shelter to rear with balcony above and associated landscaping and building remodelling.

No comment.

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

Walnut Tree Cottage, Cobblers Green

Retention of replacement windows and internal alterations and repairs.

No comment.

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

Willows Barn, Main Road, Willows Green

Erection of stable block incorporating implement and hay storage.

No comment.

[UTT/17/0034/FUL](#)

Gransmore Meadow, Chelmsford Road, Felsted

Proposed residential development and associated infrastructure to erect 9 no. dwellings.

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 qualify as an 'exception site'.*

The PC has resisted in the strongest terms any steps towards encroachment into the 'green wedge' between Felsted Village and the hamlet of Causeway End. The importance to residents of maintaining open countryside between the Village and its 15 hamlets, and between the hamlets themselves and neighbouring villages is emphasised in the Felsted Parish Plan, which has been adopted by the LPA as a Supplementary Planning Document. The same principle is also emerging prominently from the public consultations being undertaken for the developing Felsted Neighbourhood Plan.

- 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 2015 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/16/1554/FUL](#) (for this site), [UTT/13/2942/OP](#) (Sunnybrook Farm) and [UTT/16/0287/OP](#) (Land to the South of Braintree Road). The LPA's refusal of the first of these was upheld on appeal on 7 November 2016, the second upheld on appeal on 15 September 2014, while the third was refused by the DC's Planning Committee at its meeting on 29 June 2016. The fundamental reasons given by HM Inspector for upholding the refusal of application [UTT/16/1554/FUL](#) for this site remain entirely applicable to the current application.

In addition, the PC has concerns about the proposed design. The height and bulk of the proposed central 2½-storey dwelling is inappropriate to the character and appearance of the area. The PC also considers that the 'street scene' submitted by the applicants is a serious attempt to misrepresent the appearance of the proposed development, as it fails to include the two proposed garage blocks next to the road.

3. Decisions received since last meeting:

[UTT/16/2149/FUL](#)

Former Ridleys Brewery, Mill Lane, Hartford End

Residential development comprising 22 no. dwellings and associated garages, roads, parking, open space and part demolition of existing buildings (revised scheme to that approved under planning permission [UTT/15/0726/FUL](#)).

Permission Granted 13 January 2017.

[UTT/16/3052/LB](#)

Causeway House, Chelmsford Road, Felsted

Remove blown render from front elevation and replace with breathable paper wire lath and lime based render with a smooth float finish.

Listed Building Permission Granted 30 December 2016.

[UTT/16/3097/HHF](#)

1 Evelyn Road, Willows Green

Proposed single storey side and rear extension.

Permission Granted 23 December 2016.

[ESS/46/16/CHL](#) (Essex County Council)

Blackley Quarry and land to the NE and NW of the existing quarry, Great Leighs

Continuation of development permitted by [planning permission ESS/16/15/CHL](#) without compliance with conditions 3, 5, 9, 10, 15, 17, 18, 19, 20, 21, 24, 27, 28, 35, 37, 38, 43, 44, 46, 56, 60, 61, 63, 65, 69, 70, 73, 75 and 76 to allow an amended scheme of working and also to delay the commencement of noise monitoring and construction of the screening bund adjacent to the racecourse.

Permission Granted 19 December 2016.

[16/01811/FUL](#) (Chelmsford City Council)

Chelmsford City Racecourse, Great Leighs

Part change of use of grandstand building to include a casino. Use of site for up to 10 outdoor concerts a year in addition to the uses permitted by the governing permission 03/00084/EIA.

Permission Granted 6 January 2017, with conditions requiring

- that any temporary structures required for an event shall be erected and taken down to a schedule agreed in advance with the LPA (to avoid 'semi-permanent' structures remaining for long periods)
- that there shall be no amplified or live music played into the open air or from a temporary structure (such as a marquee) beyond 11.30pm.

[UTT/16/3162/OP](#)

Edwards House, Braintree Road, Felsted

Outline application (with all matters reserved) for demolition of the former school buildings and erection of up to four dwellings (Class C3), shared private drive and parking.

Permission Refused 10 January 2017: (*"The proposed development by reason of the indicative site layout, number of dwellings proposed, which would involve backland development, and also the indicative height of the dwellings as shown would fail to be compatible with the existing linear built form and scale of existing dwellings along Braintree Road and would additionally fail to preserve the character and appearance of the adjacent conservation area."*)

In addition, recent court judgements make it clear that in considering planning applications, the LPA must now consider the potential impact of development on European protected species. Bat emergence surveys will therefore be necessary *before* a planning application can be determined.)

[UTT/16/3273/FUL](#)

Andrews House, Braintree Road, Felsted

Proposed change of use from school to dwelling including the demolition of rear additions, erection of proposed two storey rear extension, replacement fenestration, works to roof, layout changes internally and the erection of a new boundary wall and cart lodge (amendment to previously approved application [UTT/16/1106/FUL](#)).

Permission Granted 12 January 2017.

[UTT/16/3295/LB](#)

Three Horse Shoes, Bannister Green

Retention of works: Reducing chimney height and permission to rebuild chimney according to structural surveyor recommendations.

Permission Granted 10 January 2017.

4. Next Meeting

Thursday 16 February at 7:30 pm, URC Committee Room.

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Committee Chairman
16 February 2017.