

FELSTED PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 19 June 2018 at 7:30 pm in the United Reformed Church Hall Committee Room.

Present: Councillors Andy Bennett, Richard Freeman (acting Chairman), Nicholas Hinde, and Alan Mackrill. Apologies were received from Cllr Chris Woodhouse, late apologies from Cllr Graham Harvey, and no apology from Cllr Malcolm Radley.

1. Minutes of previous meeting

The Minutes of the previous meeting were deferred until the Chairman was present.

2. New applications considered:

[UTT/18/1200/FUL](#)

Wytewais, Gransmore Green, Felsted

Proposed erection of 1 no. dwelling with associated parking, landscaping and creation of a new access.

Comment: The proposed development is in open countryside, is not necessary to the location and is not an 'exception'. It is therefore contrary to Policy SP7 of the current LDP, which is reaffirmed in the Regulation 19 Pre-submission Local Plan (proposed SP10). The proposed dwelling is disproportionate in comparison to neighbouring properties. The PC is concerned that there appears to be no discernible 'master plan' for developments in Gransmore Green, a designated 'Quiet Lane' which is rapidly becoming a suburban street.

[UTT/18/1288/HHF](#)

The Brook, Molehill Green Road, Felsted

Proposed extension and remodelling of house and extension of annexe.

No comment.

[UTT/18/1340/OP](#)

Land at Gransmore House, Gransmore Green, Felsted

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

Comment: The proposed development is in open countryside, is not necessary to the location and is not an 'exception'. It is therefore contrary to Policy SP7 of the current LDP, which is reaffirmed in the Regulation 19 Pre-submission Local Plan (proposed SP10). It would constitute 'backfill' in a settlement with an otherwise open, linear character and three prominent Grade II listed buildings.

[UTT/18/1409/HHF](#)

Brook Bank House, Stebbing Road, Felsted

Erection of three storey side extension (two storey plus attic room) and single storey front porch.

No comment.

[UTT/18/1444/HHF](#)

16 Station Road, Felsted

Proposed rear extensions to main house, replacement outbuilding and proposed new cartlodge building, together with associated landscaping works.

No comment.

[UTT/18/1468/HHF](#)

Holly House, Cock Green Road, Felsted

Proposed two storey and single storey side extension and associated alterations.

No comment.

[UTT/18/1474/OP](#)

Land South of Tarcquita, Braintree Road, Felsted

Outline application with all matters reserved for a proposed bungalow with new access onto Braintree Road.

Comment: The proposed development is in open countryside, is not necessary to the location and is not an 'exception'. It is therefore contrary to Policy SP7 of the current LDP, which is reaffirmed in the Regulation 19 Pre-submission Local Plan (proposed SP10). The proposal would constitute overdevelopment in this rural location.

[UTT/18/1500/FUL](#)

Long Barnes, Cobblers Green, Felsted

Conversion of 2no. Barns into 1no. Dwelling including infill extension.

No comment.

[UTT/18/1507/PAP3Q](#)

Long Barnes, Cobblers Green, Felsted

Prior Notification of change of use of agricultural building to 1 no. dwelling.

No comment.

[UTT/18/1580/FUL](#)

41 Evelyn Road, Willows Green, Felsted

Demolition of existing bungalow and erection of 4 no. dwellings with associated landscaping and garaging. (Revised scheme to that approved under [UTT/16/3616/FUL](#) for 3 no. dwellings).

No comment.

3. Decisions received since 17 April:

[UTT/18/0381/LB](#)

Milch Hill House, Willows Green Main Road, Felsted

Retention of existing works for removal of internal finishes and surfaces and services, and reinstatement thereof. Restored and replaced fenestration, re-roofing of parts of front elevation roof and internal works.

Listed Building Permission Granted 16 May 2018.

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

Petuaria, Jollyboys Lane South, Felsted

Part single storey, part two storey rear extension and first floor side extension.

Permission Granted 16 May 2018.

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

Gate Cottage, Cock Green, Felsted

Erection of 1 no. detached dwelling.

Permission Refused 23 May 2018: (*"The proposed dwelling, by virtue of its size and scale would have a dominating visual appearance in the street scene, which would appear incompatible with the surrounding modest buildings and spacious rural character. The dwelling by virtue of its design, scale and size is considered to be overbearing towards immediate neighbours and out of proportion in relation to its plot size"*)

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

1 Myrtle Villas, Causeway End Road, Felsted

Proposed two storey side extension and replacement windows.

Permission Granted 17 May 2018.

[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 Objections 2 May 2018.

[UTT/18/0985/CLP](#)

2 Waldringfield Court, Braintree Road, Felsted

Proposed loft conversion and rear dormer window.

Certificate Granted 23 May 2018.

[UTT/18/1277/PDE](#)

15 Ravens Crescent, Felsted

Proposed single storey rear extension - extending 5.13m from rear wall, maximum height 3.5m and height to eaves 2.7m.

Permitted Development Application Refused 13 June 2018: (*"The proposed extension does not meet the criteria of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A, as the extension is in contact with an extension and not just the original Dwelling house as the General Permitted Development) Order 2015 requires."*)

4. Other urgent Planning business

Councillors noted the letter from HM Inspector stating that the North Essex Authorities' plans for cross-boundary garden communities are 'unsound', and expressed surprise that Uttlesford DC's Pre-Submission Draft Local Plan nonetheless includes the West of Braintree proposed garden village.

5. Next Meeting

Next meeting: Tuesday 17 July at 7:30 pm, URC Committee Room.

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Committee Chairman
17 July 2018.