

FELSTED PARISH COUNCIL

Minutes of Planning Committee Meeting held on

Tuesday 19th March 2019 in the URC Committee Room at 7.30 pm

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

1. Apologies for Absence and Declarations of Interest

Apologies had been received from Councillor Malcolm Radley
There were no Declarations of Interest.

2. Public Forum

No members of the public were present.

3. Approval of Minutes of Previous Meeting

The minutes of the February meeting were agreed and signed by the chairman.

4. Previous Applications:

It was noted that due to administrative changes the previously agreed comments on the applications below were not submitted to UDC within the usual time frame.

The following applications had already been decided:

[UTT/18/2731/OP-](#) **Land rear of Stane House, Dunmow Road, Felsted**
Permission Refused 15th February 2019

[UTT/18/3019/FUL-](#) **Land At Thorpes, Frenches Green, Felsted**
Permission Granted 5th March 2019

Decisions are still awaited on the applications below and comments on these have now been submitted belatedly

[UTT/18/2299/LB](#) -**Rambler Cottage, Main Road, Willows Green**

[UTT/18/3238/FUL](#) and [UTT/18/3239/LB](#)- **Graunts Court, Felsted**

[UTT/18/3013/HHF](#)-**Brook Bank House Stebbing Road**

5. New Applications Considered:

[UTT/19/0463/FUL](#)

41 Evelyn Road, Willows Green.

Demolition of existing bungalow and erection of 4 no. dwellings with associated landscaping and garaging (alternative scheme to that approved under planning permission [UTT/18/1580/FUL](#))

No Comment

[UTT/19/0405/HHF](#)

Cromwells Watch House Green

Part single, part two storey extensions, garage conversion and first floor extension.

Comment: This is an overly fussy design, particularly the side elevation. It is out of keeping with character surroundings including listed buildings.

[UTT/19/0527/FUL](#)

Adj 1 Park Cottages Littley Park Lane

Demolition of garage and erection of 1 no. detached dwelling.

Comment: The proposed development is in open countryside and is contrary to advice contained within the National Planning Policy Framework (2018) and to Policy S7 of the current adopted Local Plan (2005) and to Policy SP10 in the Regulation 19 Draft Local Plan, which reinforces the protection of the countryside by ensuring that any permitted new buildings are needed. There is no defined need for this dwelling in this location and there are no material considerations which would justify the development of this site outside of the Development Limits.

Access and egress from the parking spaces are not up to the standard required on a junction with a busy road.

It would set an unacceptable precedent if this application were granted.

A previous request for development of this site has been quite correctly refused before ref UTT/18/2103/FUL

[UTT/19/0507/HHF](#)

Tommaur Willows Green Main Road Felsted

Erection of rear and side extensions.

Comment: In principle no comment but the PC note windows on the adjoining property are not shown. Is there an overlooking problem?

6. Decisions received since 19 February:

[UTT/18/3459/CC](#)

Felsted County Primary School Braintree Road

Consultation for Essex County Council reference CC/UTT/48/18 - Continuation of use of one temporary class base until 31st August 2019, two temporary class bases until 31st August 2020 and one temporary class base until 31st August 2024, without compliance with Condition 2 attached to planning permission.

Permission Granted 8th February 2019

[UTT/18/3458/CC](#)

Felsted County Primary School Braintree Road

Essex County Council consultation on CC/UTT/49/18 - Proposed replacement of temporary accommodation with a permanent standalone building, associated expansion to the existing nursery, and reconfiguration of the existing car park to provide additional car parking spaces.

Permission Granted 14th February 2019

[UTT/18/2731/OP](#)

Land Rear Of Stane House Dunmow Road Felsted

Outline application with all matters reserved except for access for 2 no. dwelling and new vehicular crossovers and closure of existing crossover.

Permission Refused 15th February 2019 (*"The development of this site would result in substantial additional built form in the countryside which would be detrimental to the open and rural character of the surrounding countryside."*)

[UTT/18/2450/HHF](#)

The Jays Braintree Road Felsted

Erection of two storey rear extension

Permission Granted 20th February 2019

[UTT/18/2869/HHF](#)

Ashley, Chelmsford Road, Felsted

Alterations to the front elevation including 2 no. new bay windows at ground floor level, 1 no. new bay window at first-floor level with pitched roof over and erection of 4 no. supporting columns. Removal of existing painted boarding to be replaced by painted render and stained boarding.

Permission Granted 22nd February 2019

[UTT/18/3357/FUL](#)

Belmont Hollow Road Felsted Dunmow Essex

Proposed demolition of bungalow, outbuildings and workshop buildings and erection of 1 no. 5 bed roomed house and garage building - revised scheme to that approved under

[UTT/17/2725/FUL](#).

Permission Granted 22nd February 2019

[UTT/18/3480/FUL](#)

Richmond Lodge Chelmsford Road

Demolition of existing dwelling and outbuildings. Erection of replacement dwelling.

Permission Granted 27th February 2019

[UTT/18/3112/FUL](#)

Land Adj 15 Evelyn Road Willows Green Essex

Erection of 1 no. detached dwelling (Amendment to scheme previously approved under UTT/16/2348/FUL)

Permission Refused 28th February 2019 (*"The proposal in relation to the appearance and character of the area would appear out of character and not be in keeping with the existing setting and pattern of development within the area. The proposed development by virtue of its location, design, ridge height and eaves height would appear incompatible with the street scene."*)

[UTT/19/0243/PDE](#)

Merlin Causeway End Road

Proposed single storey rear extension - extending 4.2m from rear wall, maximum height 3.95m and height to eaves 2.95m

Permission Granted 28th February 2019

[UTT/18/3449/HHF](#)

Keepers Mole Hill Green Molehill Green Road

Demolition of existing garage and erection of single storey extensions

Permission Granted 5th March 2019

[UTT/18/3396/FUL](#)

Exhibit House Dunmow Road

The proposed installation of two windows on the South elevation facing the access road.

Permission Granted 4th March 2019

[UTT/18/3256/LB](#)

Brook Cottage, Gransmore Green

Remove existing dilapidated render finish and apply new render finish.

Permission Granted 4th March 2019

[UTT/18/3038/FUL](#)

Gate Cottage, Cock Green, Felsted

Erection of 1 no. detached dwelling.

Permission Granted 5th March 2019

[UTT/18/3019/FUL](#)

Land At Thorpes Frenches Green

Proposed erection of single dwelling with garage together with demolition of and replacement cartlodge and associated landscaping work

Permission Granted 5th March 2019

[UTT/18/2929/HHF](#)

Kingstons, Mill Road, Felsted

Proposed single storey free standing timber framed outbuilding and plant room. Existing walls surrounding the pool to be removed and replaced.

Permission Granted 6th March 2019

[UTT/18/2645/HHF](#)

Terleys, Mole Hill Green, Felsted

Proposed demolition of existing cart lodge and erection of replacement cart lodge.

Permission Granted 8th March 2019

[UTT/18/2646/LB](#)

Terleys, Mole Hill Green, Felsted

Proposed front porch extension including reinstatement of historic doorway.

Withdrawn 5th March 2019

[UTT/18/2573/LB](#)

Andrews House Braintree Road Felsted

Retention of amendments to previously approved scheme UTT/16/1107/LB including dismantling and rebuilding of chimney breasts and stacks.

Permission Granted 15th March 2019

[UTT/19/0180/HHF](#)

Pine House Chelmsford Road Felsted

Demolition of detached garage and erection of two storey front and part single and part two storey rear extensions

Permission Refused 15th March 2019 (*"The proposed development would have an unacceptable impact upon the neighbouring occupier's residential amenity due to overlooking from the large new bedroom window. The parking provision resulting from the extension would be insufficient."*)

[UTT/18/3430/HHF](#)

Alvignac Watch House Green Felsted

3 no. Flat Roof Front Dormers.

Permission Granted 15th March 2019

[UTT/18/3497/HHF](#)

Willow Cottage Felsted School Braintree Road

Erection of single storey side extension

Permission Granted 15th March 2019

7. Appeals decided since the last meeting

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

Land off Stevens Lane

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

Permission Granted 19th March

8. Enforcement update

Great Greenfields, Gransmore Green, Gransmore Green Lane, Felsted

Unauthorised Works to a Listed Building

A retrospective application has been conditionally approved.

No further action will be taken.

Street Record Braintree Road Felsted

Unauthorised Advertising Hoarding

An investigation found there was no hoarding at the location given.

No further action will be taken.

Sparlings Farm, Braintree Road, Felsted

Erection of a new dwelling on agricultural land.

The breach has ceased and compliance has been achieved.

No further action will be taken.

9. Other Urgent Planning Business and Future Dates

Date and time of next meeting :

This is one week earlier than usual and will be on Tuesday 9th April in the URC Hall at 7.30pm

..... Chairman

9 April 2019