

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting held on
19 May 2016 at 7:30 pm in the United Reformed Church Hall Committee Room.

Present: Councillors Chris Woodhouse (Chair), Andy Bennett, Alan Thawley and Anna McNicoll.

Apologies for absence were received from Councillors Graham Harvey, Richard Freeman, and Nicholas Hinde.

There were no members of the public present.

1. Minutes of meeting 21 April 2016

The minutes of the previous meeting were approved and signed by the Chairman.

2. New applications considered:

[UTT/16/0953/FUL](#)

1 - 4 Mill Lane, Hartford End, Felsted

Proposed two storey rear extensions.

No comment.

[UTT/16/1071/FUL](#)

Land adjacent to Aylands, Bannister Green

Erection of 1 no. dwelling complete with outbuilding and related infrastructure.

Comment: The proposed dwelling is outside the village development, and is neither necessary development nor 'exception' housing, contrary to Policy S7 (preservation of the countryside) in the Planning Authority's Adopted Plan, and to Para 55 of the NPPF Planning Guidance.

The PC draws attention to the appeal decision of 15 September 2014 upholding the LPA's decision to refuse a comparable application UTT/13/2942/OP (Sunnybook Farm).

[UTT/16/1103/PA](#)

Three Horse Shoes, Bannister Green

Side and rear ground floor extensions, 2 porches, erection of potting shed and garden room, soft landscaping.

Comment not sought.

UTT/16/1106/FUL and [UTT/16/1107/LB](#)

Andrews House, Braintree Road, Felsted

Conversion of school to dwelling. Demolition of rear extension and outbuildings and erection of two storey over basement rear extension. Single storey lean-to front extension. Replacement porch. Replacement windows, works to roof including insertion of rooflights and erection of chimney. Alterations to internal layout including new partition walls and reopening of fireplaces and insertion of new staircase and removal of existing staircase. Erection of boundary wall, alterations to existing boundary wall including raising height of western boundary wall, and new gates. Erection of metal railing fence and gate.

Comment: The PC is pleased to support a sensitive proposal for an important Grade II building in the centre of the Felsted Conservation Area.

[UTT/16/1231/HHF](#)

Orchard End, Braintree Road, Felsted

Erection of single storey front extension.

Comment: No objection, though the PC notes that the location plan accompanying the application is more than 25 years out of date and omits some eight or ten newer neighbouring buildings!

[UTT/16/1233/FUL](#)

Felsted School, Braintree Road, Felsted

Proposed recreational area, landscaping and erection of bandstand.

No comment.

3. Decisions received previous meeting:

[UTT/16/0623/LB](#)

Felsted Post Office, Station Road, Felsted

Retention of 5 no. replacement windows.

Permission Granted 22 April 2016.

[UTT/16/0636/HHF](#)

23 Evelyn Road, Willows Green

Proposed single storey side and rear extension, garage conversion and new storm porch.

Permission Granted 29 April 2016.

[UTT/16/0655/HHF](#)

Mariskalls, Mill Road, Felsted

Demolition of detached garage and single storey rear extension. Erection of replacement garage and two storey side and rear extensions including link extension to replacement garage.

Permission Granted 5 May 2016.

UTT/16/0773/NMA and [UTT/16/0765/LB](#)

Abrahams Farm, Willows Green Main Road

Proposed revisions to previously approved application [UTT/15/1200/LB](#) including changes to east extension to accommodate historic partition, changes to internal layout, revised door and windows to east and north elevations and proposed new brick chimney stack to east gable.

Permission Granted 11 May 2016.

4. Appeal decision received since previous meeting:

[UTT/15/1746/OP](#)

Land SW of 2 Stane House, Dunmow Rd, Stebbing

Outline application with all matters reserved for the erection of 3 no. dwellings.

Permission Refused 31 July 2015. Appeal lodged 15 January 2015.

Appeal Dismissed 22 April 2016:

("The proposed dwellings

- would not be appropriate in principle in such a location in the light of local and national policies.*
- would cause harm to the character and appearance of the area and conflict with Policies S7 and GEN2 of the Local Plan.*
- would conflict with paragraph 17 of the [National Planning Policy] Framework which seeks to recognise the character and beauty of the countryside.*

"The limited benefit these dwellings would have to the overall supply of housing in the area would be demonstrably outweighed ... by the inappropriate location of this development and harmful effect it would have on the character and appearance of the area.")

5. Next Meeting

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

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Committee Chairman

16 June 2016.