

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

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

**Apologies for absence** were received from Councillors Graham Harvey, Nicholas Hinde and Stephanie Woodhouse.

## **1. Minutes of previous meetings**

Notes from the (incomplete) previous meeting were deferred to the next meeting.

## **2. New applications considered:**

[UTT/17/1320/FUL](#)

### **Land E of The Bungalow, Causeway End Road, Felsted**

5 no. detached dwellings together with associated access, garaging and landscaping.

*Comment:* The PC's policy is always to resist at all costs developments which tend towards the joining of settlements, contrary to the LDP's Policy S7. Felsted is identified as a 'Type A' village in which the only new development is intended to be 'windfall' applications. Despite this, the lack of a five-year housing supply has resulted in 22 new houses being approved in Felsted in the last month.

The PC is concerned lest the lack of five-year supply be used to justify bad decisions. The proposed development is unacceptable for other reasons:

- The proposal is for a 'gated' community; there are no other such developments in the village
- The design of the proposed buildings is greatly out of character with the other dwellings in the settlement
- The location is notorious for flooding due to inadequate field drainage.

UTT/17/2600/HHF and [UTT/17/2601/LB](#)

### **Sewards House, Stebbing Road, Felsted**

Erection of first floor extension. Reroofing of single storey parlour range and insertion of 4 no. rooflights. Refurbishment of utility/workshop area. Erection of single storey extension to garage. Associated internal alterations and remodelling.

No Comment.

[UTT/17/2602/FUL](#)

### **Bury Farm Bury Chase Felsted**

Proposed erection of open and enclosed garaging together with associated landscaping work.

*Comment:* The PC has no objection in principle, as the proposed design is appropriate. However Councillors remain concerned at the increased volume of traffic using a restricted approach road, and the lack of an overall plan for the development of this site adjacent to the Conservation Area.

[UTT/17/2623/HHF](#)

### **Fairfield House, Bakers Lane, Felsted**

Proposed single storey side extension to existing detached garage.

*Comment:* The PC has no objection, but is surprised that the proposed extension is so unattractive. A pitched roof would be more appropriate.

[UTT/17/2628/FUL](#)

### **Sparlings Farm, Braintree Road, Felsted**

Section 73A Retrospective application for an agricultural worker's dwelling including farm office, outbuilding and related works/infrastructure.

*Comment:* The PC has no objection. However, it is disappointed that no application was made before construction. There is nothing to indicate that the building conforms to current Building Regulations concerning insulation. If granted, permission should be subject to a condition that the dwelling may not be occupied by any person other than that managing the western chicken unit.

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

**Belmont, Hollow Road, Felsted**

Proposed demolition of bungalow, outbuildings and workshop buildings and erection of 1 no. 5 bedroomed house and garage building.

*Comment: (The applicant is known to all members of the PC's Planning Committee). The PC has no objection to the construction of a replacement dwelling, and approves of the proposed finish and design, with the exception of the proposed flat roof, which is inappropriate. All neighbouring properties have pitched roofs — including the adjacent Grade II listed Pyes Farm Cottage. A 1½-storey construction with a pitched roof would be more appropriate.*

[UTT/17/2729/HHF](#)

**Wytewais, Gransmore Green, Felsted**

Erection of detached garage/workshop and 1.8m high entrance gates.

*No comment.*

[UTT/17/2757/LB](#)

**1 Littlefields, Cock Green, Felsted**

Alterations to fenestration approved under listed building consent UTT/17/1606/LB and demolition of outbuilding.

*Comment: The alteration is imperceptible on the drawing provided.*

[UTT/17/2825/FUL](#)

**Fairfield, Hartford End, Felsted**

Proposed erection of 1 no. dwelling with new vehicular access.

*No comment.*

### **3. Decisions received since 19 September:**

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

**Land off Stevens Lane, Felsted**

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

**Outline Permission Granted 28 September 2017.**

[UTT/17/0981/FUL](#)

**Walnut Tree, Cobblers Green, Causeway End Road**

Proposed field barn for storage of tractor, trailer and hay storage.

**Permission Granted 28 September 2017.**

[UTT/17/1077/FUL](#)

**Trewint House, Chelmsford Road, Felsted**

Demolition of existing detached dwelling and replacement with 2 detached dwellings with garages and additional access.

**Permission Granted 26 September 2017.**

[UTT/17/1123/FUL](#)

**Brook Cottage, Gransmore Green**

Proposed erection of 3 no. dwellings including garaging, landscaping alterations to existing access and creation of new access.

**Permission Granted 11 October 2017.**

[UTT/17/1832/HHF](#)

**Beggars Den, Cock Green, Felsted**

Proposed two storey front extension, alterations to two storey rear extension, alterations to existing link extension including addition of first floor, alterations to existing upper floor, demolition and replacement of garden room to side elevation, single storey rear extension, front porch and associated landscaping and remodelling.

**Permission Granted 26 September 2017.**

[UTT/17/2027/HHF](#)

**24 Ravens Crescent, Felsted**

Double storey side extension with single storey front porch.

**Permission Granted 13 September 2017.**

[UTT/17/2044/HHF](#)

**Foxgloves, Bannister Green, Felsted**

Installation of 3 no. first floor dormer extensions.

**Permission Refused 11 September 2017:** (*"The proposed ... three additional roof dormers ... by reason of their volume, form and appearance would appear excessively bulky and incongruous.... The development would fail to respect the form and appearance of the original dwelling contrary to ... Policies H8 and GEN2 ..., to the Council's adopted SPD "Home Extensions" and also Chapter 7 of the NPPF which requires development to incorporate a good standard of design."*)

[UTT/17/2088/LB](#)

**Walnut Tree Cottage, Cobblers Green, Felsted**

Amendment to previous approval [UTT/16/1962/LB](#), to relocate proposed garden room doors from the side elevation to the rear.

**Permission Granted 31 August 2017.**

[UTT/17/2171/HHF](#)

**Salix, Braintree Road, Felsted**

Proposed front dormer roof window, two storey rear extension and front porch with canopy over.

**Permission Granted 15 September 2017.**

[UTT/17/2500/HHF](#)

**Boslowen, Mill Road Felsted**

Erection of extension to garage.

**Permission Granted 13 October 2017.**

**4. Appeal Decision received:**

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

**Gransmore Meadow, Chelmsford Road, Felsted**

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

Permission Refused 3 March 2017. Appeal launched 17 July 2017.

**Appeal Allowed 10 October 2017.**

**5. Other urgent business:**

5.1 It was agreed that a request to place a skip temporarily on Bannister Green should be granted, with the stipulation that any damage such as vehicle tracks should be repaired and returned.

5.2 The proposed meeting with Mr N Brown, UDC Planning Manager, at 6 pm on 1 November, was noted. Cllr Bennett gave his apologies, and it was agreed to invite representatives of the Neighbourhood Plan group to attend.

**6. Next Meeting**

Next meeting: Thursday 19 October at 7:30 pm, URC Committee Room.

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Committee Chairman  
19 December 2017.