

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

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett and District Councillor Alan Mills..

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

The Committee was inquorate, but it was agreed that the comments made should be circulated to other members for their agreement or further comment.

1. Minutes of previous meetings

The signing of the minutes of the previous meeting was deferred to the next quorate meeting.

2. Public Forum

District Cllr Mills provided updates on a number of topics, including the proposed naming of a new development at Gransmore Green ('Dewdrop Close') and proposed changes to the hedges and layout in connection with an application for outline planning permission for eight new dwellings in Stevens Lane.

3. New applications considered:

[UTT/17/1368/HHF](#) and UTT/17/1369/LB
The Barn, Evelyn Road, Willows Green

Conversion of existing cart lodge garage, first floor accommodation for home office use inc. extension for access and boot room.

Original applications dated 8 May 2017. Listed Building application withdrawn 2 August 2017. Planning Application **amended for reconsultation** 31 August 2017.

Comment: Amended plan is acceptable, but the PC re-emphasises its request for a condition preventing the conversion of the annexe into a separate dwelling.

[UTT/17/2444/HHF](#)

1 Chaffix, Felsted

First floor rear extension.

No comment.

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

Boslowen, Mill Road Felsted

Erection of extension to garage.

No comment.

[UTT/17/2526/HHF](#)

Whitegates, Main Road, Willows Green

Demolition of existing garages and garden sheds. Proposed single storey rear, front and side extensions and rooflights. Alterations to driveway/front boundary fence to form a secondary access.

Comment: The proposed design is too massive for the plot (in an area where plots are of above-average size). The front elevation is acceptable, but the large flat roof, extending the full width, is inappropriate. The blank wall facing neighbouring Farm View is oppressive.

[UTT/17/2553/HHF](#)

5 The Copse, Bannister Green, Felsted

First floor side extension.

Comment: The PC notes that the ridge line of the extension is not lower than that of the original building, as recommended in the LPA's Guidelines on Extensions. Otherwise, no objection.

[UTT/17/2609/HHF](#)

Larks, Bannister Green, Felsted

Proposed conversion of existing garage barn with storage in roof to form new self contained 2 bedroom annex.

Comment: The structure is in the curtilage of a Grade II listed building; the PC is surprised not to see a request for Listed Building consent.

Should Planning permission be granted, it should include a condition that the barn remain an annexe, and not become a separate dwelling.

4. Decisions received since 15 August:

[UTT/17/0912/HHF](#) & UTT/17/0913/LB

Great Greenfields, Gransmore Green, Felsted

Retention of previously approved extension scheme including basement approved under planning permission [UTT/0756/09/FUL](#) to include additional works to accommodate rear single storey extension and first floor bedroom 4.

Planning and Listed Building Permission Refused 18 August 2017: (“... *The retention of the works carried out beyond the scope of [the] approved scheme [would] by reason of the form, detail, appearance and positioning of the proposed works cause harm to the character, appearance and overall significance of this Grade II heritage asset.*”)

[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/17/2190/CLP](#)

Hamilton House, Cobblers Green, Felsted

Demolition of existing conservatory and construction of new conservatory.

Certificate of Lawfulness Approved 10 August 2017.

5. Local Plans Consultations

It was agreed that no further action was required at present, though the Chelmsford City consultation had now begun.

6. Next Meeting

Tuesday 17 October at 7:30 pm, URC Committee Room.

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Committee Chairman
17 October 2017.