

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

Present: Councillors Chris Woodhouse (Chairman), Graham Harvey, Andy Bennett and Richard Freeman.

Apologies for absence were received from Councillor Nicholas Hinde.

1. Minutes of previous meetings

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

2. Public Forum

Mr Trevor Dodkins, of Phase 2 Planning presented an outline of a possible Planning Application for the development of land to the West of Bury Farm. The development would be in four zones, of which one could be land (but not funding) for the construction of a new general practice surgery. Councillors noted the presentation, without comment.

3. New applications considered:

[UTT/17/1432/OP](#)

Edwards House, Braintree Road, Felsted

Outline application (with all matters reserved) for demolition of the former school buildings and erection of two dwellings (Class C3).

Comment: The PC welcomes the reduction of the proposal to two dwellings, rather than the four previously proposed. However members were concerned that the extended rear of the proposed dwellings would overlook and impinge on the amenity of the neighbouring property 1 The Hollies. The indicative plans and street scene are misleading in that they do not apparently recognise the fact that this neighbouring building has been extended to within 1.5 metres of the boundary. The indicative plans would place a two-storey gable-end facing, and barely 2.5 metres from, the neighbour's single-storey extension, which is unacceptable. (Reversing the proposed layout of Plot 2 might overcome this objection).

The PC also finds the proposed front elevations of the development disappointing.

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

Walnut Tree, Cobblers Green, Causeway End Road

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

No comment.

[UTT/17/1196/HHF](#)

Courtlands House, Station Road, Felsted

Proposed erection of a detached indoor hydrotherapy pool and gym.

Comment: The PC has no objection in principal but considers that (depending on the height of the boundary) locating the proposed construction further from the neighbouring property Long Reach may be more appropriate.

[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.

Comment: The PC has no objection. However a condition of granting permission must be that the converted building remain an annexe, and may not be converted into a separate dwelling.

[UTT/17/1470/FUL](#)

Orchard End, Braintree Road, Felsted

Proposed change of use from residential annexe to form separate dwelling.

Comment: Because of the layout and lack of parking and turning space, it would be inappropriate for this annexe to become a separate dwelling. A recent enforcement decision on this property finds that co-dwelling or renting the annexe is acceptable ('no breach'). Therefore this application should be refused.

[UTT/17/1605/HHF](#) and [UTT/17/1606/LB](#)

Littlefield, Cock Green, Felsted

Erection of two single storey rear extensions with associated internal alterations.

No comment.

[UTT/17/1625/HHF](#)

Harewood House, Watch House Green, Felsted

Demolition of existing conservatory and proposed two storey extensions to rear and front.

No comment.

[UTT/17/1640/SO](#)

Stansted Airport

Request for EIA scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed increase in annual number of passengers to 44.5mppa and corresponding increase of 11,000 annual aircraft movements with associated construction within the airport boundary including two new links to the runway together with six additional aircraft stands.

It was agreed that, although this request was not a Planning Application and not the subject of a consultation, the PC would nonetheless submit comments. Cllr Bennett undertook to draft the response.

4. Decisions received since last meeting:

[UTT/16/3616/FUL](#)

41 Evelyn Road, Willows Green

Demolition of existing dwelling and outbuildings and the erection of 3 no. dwellings with garages and associated access.

Permission Granted 13 June 2017.

[UTT/17/0630/FUL](#)

Land adjacent to Brooklands, Stebbing Road, Felsted

Erection of 2 no. detached dwellings together with associated landscaping and 2 no. new accesses.

Permission Refused 25 May 2017: (*"The proposed development of two new residential houses would be situated in the open countryside and outside any settlement boundary and as such is contrary to Local Plan Policy S7"*).

[UTT/17/0899/HHF](#)

21 Ravens Crescent, Felsted

Proposed two storey side/rear extension.

Permission Granted 7 June 2017.

[UTT/17/0922/LB](#)

Elwyns House, Felsted School

Proposed re-roofing and associated minor alterations.

Listed Building Permission Granted 24 May 2017.

[UTT/17/0976/HHF](#)

Bardswick Lodge, Causeway End Road, Felsted

Single storey rear extensions and alterations and retrospective consent for insertion of rooflights to side elevations.

Permission Granted 14 June 2017.

[UTT/17/1003/HHF](#)

Pump Court, Mill Road, Felsted

Proposed demolition of existing outbuilding and erection of replacement outbuilding for recreational use (amendment to previously approved application [UTT/16/0377/HHF](#)).

Permission Refused 16 June 2017. (*"The proposed development due to its excessive size and scale would result in a significant intensification in the built form within the immediate area that would in turn alter the character of the surrounding locality and have an urbanising effect No adequate special reasons have been provided why the development in this form proposed needs to take place to outweigh the harm that it causes"*).

[UTT/17/1031/HHF](#)

24 Ravens Crescent, Felsted

Double storey side extension with single storey front porch.

Permission Refused 7 June 2017: (*"The proposed extension by reason of its design, scale and appearance would fail to respect those of the original building and would have a detrimental impact on the appearance of [and] would fail to respect those of the original building, and would have a detrimental impact on the appearance of the existing streetscene ... and would also be contrary to design advice contained within the Council's supplementary planning document 'Home Extensions' (adopted 2006)".*)

[UTT/17/1035/HHF](#)

Acorn Cottage, Chelmsford Road, Felsted

Proposed two bay carport.

Permission Granted 25 May 2017.

5. Next Meeting

Next meeting: Tuesday 18 July at 7:30 pm, URC Committee Room.

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Committee Chairman

18 July 2017.