

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

Present: Councillors Graham Harvey (Acting Chairman), Andy Bennett, Richard Freeman, Alan Mackrill and Nicholas Hinde.

Apologies for absence were received from Councillor Chris Woodhouse. No apologies were received from Councillor Malcolm Radley.

1. Public Forum

There were no members of the public present.

2. Minutes of previous meetings

The Minutes of the previous meeting were deferred until Cllr Woodhouse was available to sign them.

3. Presentation by Snapdragon and Landvest

Representatives of the company proposing to build 28 new houses to the rear of Maranello, Watch House Green presented their proposal to Councillors. As is usual in such cases, Councillors declined to comment on the proposal until an application has been submitted (expected to be at the end of March).

4. New applications considered:

[UTT/18/0381/LB](#)

Milch Hill House, Willows Green Main Road, Felsted

Retention of existing works for removal of internal finishes and surfaces and services, and reinstatement thereof. Restored and replaced fenestration, re-roofing of parts of front elevation roof and internal works.

Comment: The PC welcomes the efforts proposed to conserve and restore this Grade II listed building.

[UTT/18/0398/FUL](#)

Trycot, Bartholomew Green Road, Bartholomew Green

Section 73A Retrospective application for the erection of building for the storage/parking of vehicles.

Comment: The PC has no objection, provided that the condition proposed in the letter from the applicant's solicitor is applied.

[UTT/18/0460/FUL](#)

Stansted Airport

Airfield works comprising two new taxiway links to the existing runway (a Rapid Access Taxiway and a Rapid Exit Taxiway), six additional remote aircraft stands adjacent Yankee taxiway); and three additional aircraft stands (extension of the Echo Apron) to enable combined airfield operations of 274,000 aircraft movements and a throughput of 43 million terminal passengers, in a 12-month calendar period.

Comment: The PC had already submitted a letter to UDC objecting to the unwarranted haste with which this application was being processed. A further response would be prepared and circulated to members.

[UTT/18/0514/DFO](#)

Land between Wytewais and Hawthorns, Gransmore Green

Details following outline application [UTT/17/1241/OP](#) for 1 no. dwelling, details of layout, scale, landscaping and appearance.

Comment: While not opposed to the development in principle, the PC is concerned that the proposed roofing material ('grey zinc sheets') is not in keeping with neighbouring properties, including the Grade II listed building Brook Cottage.

[UTT/18/0515/HHF](#)

Mill Cottage, Mill Road, Felsted

Installation of Western Red Cedar clad timber framed fully insulated garden room.

No comment.

[UTT/18/0568/CLP](#)

Mission Hall, Bannister Green, Felsted

Proposed temporary erection of caravan on site for 4-5 months to be used for residential purposes for duration of self-build conversion and extension as approved under application

[UTT/16/1937/FUL](#).

Comment: No objection, provided that the proposed temporary accommodation is contained within the curtilage of the building.

[UTT/18/0644/FUL](#)

Felsted School, Braintree Road, Felsted

Erection of 10 no. examination rooms for a temporary period of two months on an annual basis, from 1st May to 31st July.

No comment.

[UTT/18/0669/FUL](#)

Crix Green Mission Hall, Crix Green, Felsted

Proposed part demolition and erection of a single storey extension.

[Cllr Harvey declared an interest, as Chairman of the Trust which owns the property, and took no part in the discussion].

Comment: The PC supports the proposal to improve a valued local resource, making it more usable. However it requests that improvements to the off-road (grass) parking area be made a condition of approval.

5. Decisions received since 20 February:

[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. Decision Quashed by the High Court 18 January 2018, and permission granted for Complainants to apply for Judicial Review.

Outline Planning Permission Refused 14 March 2018: “([It] would result in an unsatisfactory housing layout for this undeveloped site, lying outside development limits, which would be incompatible with the linear pattern of housing development within Stevens Lane and which prevails for the settlement of Bannister Green as whole. Additionally, the development ... proposed would not preserve the historic setting and agrarian character of the two adjacent Grade II listed buildings, namely Yew Tree Cottage and Stevens Farm Barn).

[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. (Revised plans submitted).

Permission Granted 14 March 2018.

[UTT/17/2865/LB](#)

Walnut Tree, Cobblers Green, Felsted

Replace floor structure within original dwelling with new oak timbers. Remove modern window frames to bay window and porch and install like-for-like replacements. Replace modern window to L/H first floor gable elevation with new softwood framed, cottage-style window.

Listed Building Permission Granted 15 March 2018.

[UTT/17/3722/FUL](#)

Averna, 1 Cressages Close, Felsted

Demolition of existing dwelling and erection of 1 no. 4 bedroom and 1 no. 3 bedroom dwelling with associated parking, garaging, landscaping and formation of new access.

Permission Granted 26 February 2018.

[UTT/18/0138/LB](#)

Windsors House, Felsted School, Braintree Road

Internal alterations including the creation of a new internal door opening to house masters office with associated structural alterations and installation of joinery.

Listed Building Permission Granted 9 March 2018.

6. Next Meeting

Next meeting: Tuesday 17 April March at 7:30 pm, URC Committee Room.

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Committee Chairman
17 April 2018.