

FELSTED PARISH COUNCIL

Planning Committee Meeting Tuesday 17th January 2023 online at 6pm

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Public Forum
4. Approval of Minutes of Previous Meeting
5. New Applications to be considered
6. Decisions received from Uttlesford DC since 20th December
7. Draft Local Plans - [Uttlesford DC](#), Braintree DC
8. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/22/3433/FUL](#)

Brook Cottage Gransmore Green Gransmore Green Lane

Application to vary condition to vary condition 3 (hard and soft landscaping) of UTT/21/1267/FUL

[UTT/22/3513/FUL](#)

Land East Of Chelmsford Road

A mixed-use development comprising a relocated and improved village convenience store, incorporating a Post Office, together with area for farmers market, cafe, three first floor offices with dedicated parking facilities and multi use overspill area.

Together with nine dwellings comprising a 1 bedroom apartment, two 2 bedroom houses, two 3 bedroom apartments, two 4 bedroom semi detached houses, one 4 bedroom detached house, and a 5 bedroom chalet style bungalow with dedicated 2m footpath routes

6. Decisions received since 20th December

[UTT/22/3060/HHF](#)

Howlands Bakers Lane

Proposed conversion of existing disused stables and storage barn to become elderly disabled accommodation

Permission Refused – 19th December 2022 *'it would create a separate dwelling independent of the host property within the countryside where new development is restricted. The proposal, therefore, would result in inappropriate development within the countryside.'*

[UTT/22/2993/HHF](#) /[UTT/22/2994/LB](#)

1 Aylands Farm Bannister Green

Single storey rear garden room extension.

Permission Granted – 28th December 2022

[UTT/22/2242/LB](#)

Peartree Farm Mole Hill Green

Retention of replacement windows at front of property and front door. Proposed removal of rear chimney and garden room to form larger conservatory and double doors in place of the removed chimney.

Permission Granted – 29th December 2022

[UTT/22/3121/HHF](#)

Conway Causeway End

Proposed rear balcony and canopy to rear elevation of existing dwelling

Permission Refused – 4th January 2023 *'it would by reason of its design, scale, siting, and boundary relationship overlook the neighbouring property known as Richmond Lodge and as such result in adverse impact on the residential amenity space of neighbouring property in terms of overlooking and loss of privacy, hence impacting on the enjoyment of the rear garden for the residential occupiers of that property.'*

[UTT/22/3057/FUL](#)

Tarcuita Braintree Road

Demolition of existing dwelling and outbuildings and erection of 1no. replacement dwelling and garage

Permission Refused – 4th January 2023 *'it is considered that the proposal would cause harm to the character and appearance of the site and the surrounding countryside'*

[UTT/22/2638/FUL](#)

Bury Farm House 2 Station Road

Proposed demolition of existing dwelling and other outbuildings and erection of 1 no. replacement dwelling and garage with associated works.

Permission Granted – 10th January 2023

C. L. Schorah.

Clare Schorah,
Assistant Clerk to the Council
9th January 2023

Residents who wish to attend the on-line Planning Committee meeting are requested to email the Assistant Clerk on asstclerk@felsted-pc.gov.uk before 5pm on Monday 16th January.

Residents wishing to make comments on Planning Applications or view other comments can go to the Uttlesford District Council Website: <https://publicaccess.submitted.uttlesford.gov.uk/online-applications>.

To find out more about Appeals please go to the Planning Inspectorate Website: <https://acp.planninginspectorate.gov.uk>