

FELSTED PARISH COUNCIL

Minutes of the Planning Committee Meeting Monday 26th April 2021 on-line at 6 pm

Attending: Councillors Andy Bennett (Chairman), Alec Fox, Richard Freeman, Penny Learmonth and Roy Ramm. In attendance Clare Schorah - Assistant Clerk

1. Apologies for Absence

Apologies were received from Graham Harvey

2. Declarations of Interest

There were no declarations of interest

3. Public Forum

There was one member of the public present who wanted to know why Uttlesford District Council (UDC) had not issued a decision within the determined timescale on application UTT/21/0079/OP - Land East of Bannister Green. Councillors discussed this particular application and the general processes around applications, decisions and appeals.

4. Approval of Minutes of Previous Meeting

The minutes of the March meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered

[UTT/21/0895/FUL](#)

RTF Commercial Ltd Willows Green Main Road

Demolition of existing office, and the erection of a two storey replacement/addition to existing workshop

Comment: Felsted Parish Council supports this application and believe that it will be an improvement on the look of what is currently a kerbside industrial building.

[UTT/21/0881/HHF](#)

Loreley Bannister Green

Proposed two story and single storey extensions, alterations, landscaping and enlargement of private drive.

No Comment

[UTT/21/0867/FUL](#)

Mill House Mill Lane Hartford End

Proposed demolition of barn and erection of 1 no. Estate Manager's cottage and cart lodge

No Comment

[UTT/21/1061/LB](#)

Brook Cottage Gransmore Green

Proposed replacement of existing windows, internal alterations, and partially re-build existing garage

No Comment

[UTT/21/1041/HHF](#) / [UTT/21/1043/LB](#)

Mill House Cock Green Cock Green Road

Addition/extension to cart lodge front elevation. Cladding to annexe front and rear elevation, additional windows to front elevation. Addition of dormers and roof lights to swimming pool roof and windows to rear pool elevation. New doors and glazing to swimming pool building together with rear elevations first floor bedroom, ground floor kitchen relocation and new doors to kitchen. Internal remodelling and structural work.

No Comment

[UTT/21/1119/HHF](#)

Holly House Causeway End Road

Two storey outbuilding with 3 vehicle garaging and storage areas

Comment: Felsted Parish Council is concerned that the application does not make it clear that the existing garage, which is integral to the property, will need to be demolished to create the access road. Given the site history of rejected applications the Council is also concerned about the impact on neighbouring properties of such a significant structure and of its driveway being built in the rear garden. The Council also believes that a structure of this type is not consistent with the build form in the surrounding area.

[UTT/21/0516/LB](#)

Saddlers Chelmsford Road

Installation of satellite dish to rear of property

No Comment

[UTT/21/1190/HHF](#)

Kirkbrook Stebbing Road

Proposed two storey rear extension, new side porch and internal alterations

No Comment

[UTT/21/1267/FUL](#)

Brook Cottage Gransmore Green

Variation of condition 2 (approved plans) attached to UTT/18/3408/FUL (Appeal Ref: APP/C1570/W/19/3234837) to vary plans for plot 2

Comment: Felsted Parish Council has no objection to this application providing the house maintains the requisite number of parking spaces for the number of bedrooms allocated.

[UTT/21/1197/LB](#)

Little Garnetts Garnetts Lane

Repairs to roof

Comment: Felsted Parish Council positively supports works necessary to maintain an important listed building.

[UTT/21/1288/HHF](#)

61 Station Road

Part two storey, part single storey rear extension and internal alterations

Comment: Whilst Felsted Parish Council has no objection to the principle of extending the property to the rear, it does have concerns about the impact of the proposed design on the light and outlook for the neighbour at number 63 Station Road, and believe that it presents a stark wall to the neighbouring property.

[UTT/21/1309/HHF](#)

The Cottage Cock Green

s73a retrospective application for demolition of existing rear single storey extension, front porch and detached garage. Erection of front two storey extension, bay window and two dormer windows. Rear two storey/part single storey extension. New roof and fenestration alterations to elevations. New oil tank and enclosure. Amendment to that approved under UTT/20/2696/HHF

No Comment

[UTT/21/1374/HHF](#)

41 Station Road

Proposed single storey front extension

No Comment

[UTT/21/1344/HHF](#)

Cedar House Chelmsford Road

Garage conversion to form Annexe accommodation

No Comment

[UTT/21/1332/HHF](#)

Leighs Lodge Willows Green Main Road

Installation of a detached single storey timber outbuilding

Felsted Parish Council does not object to the application but anticipates a Listed Building application will be submitted alongside this application.

[UTT/21/1402/HHF](#)

Peverils Bannister Green

Proposed raising of existing roof to provide first floor living accommodation, two storey rear extension and replacement garage.

No Comment

6. Decisions received since 16th March

[UTT/21/0151/HHF](#)

3 Watch House Villas Braintree Road

Detached Double Garage to the front of the site

Permission Granted 16th March 2021

[UTT/20/3294/LB](#)

Taylor's Chelmsford Road

Remedial works relating to dampness and timber infestation

Permission Refused 19th March 2021 *'it would, by virtue of the introduction of modern materials and practices, cause harm to the fabric and character of the listed building.'*

[UTT/18/2508/OP](#)

Land West Of Bury Farm Station Road

Outline application with all matters reserved, with the exception of access, for a mixed use development comprising a Doctors Surgery and a residential development of up to 38 new dwellings, new accesses, parking provision, landscaping and associated development.

Permission Granted 25th March 2021

[UTT/21/0358/HHF](#)

1 Ravens Crescent

Erection of detached garage

Permission Refused 30th March 2021 *'it would, by virtue of its scale and siting, and prominent position cause significant harm to the character and appearance of the street scene'*

[UTT/21/0044/FUL](#)

Holy Cross Church Braintree Road

Removal of remnants of existing front boundary wall and hedge and erection of red brick wall topped with metal railings

Permission Refused 30th March 2021 *'it would be harmful to the Felsted Conservation Area, failing to preserve or enhance the character or appearance of the Conservation Area.'*

[UTT/21/0447/HHF](#)

Maranello Watch House Green

Proposed single storey rear extension (amendments to previously approved application UTT/20/2195/HHF)

Permission Granted 31st March 2021

[UTT/21/0375/FUL](#)

Tinsley House Bartholomew Green

Proposed field machinery store, garage, workshop, annexe and private domestic use only equestrian arena

Permission Refused 31st March 2021 *'is unacceptable by reason of the use, size, scale and design being inappropriate development situated within the countryside location. The proposal would be tantamount to a separate residential dwelling that is inappropriate development in this rural location, without any justification.'*

[UTT/21/0419/HHF](#)

Ione Chelmsford Road

Extension to dropped curb and existing driveway

Permission Granted 14th April 2021

[UTT/20/3368/OP](#)

Land Between Hop House & Hillside Hartford End

Outline application with all matters reserved except access for the erection of 4 no. detached dwellings

Permission Refused 13th April 2021 *'the site cannot reasonably be described as representing a sensitive infill site. The level of rural amenity harm would be both significant and demonstrable... the development would fail to protect the particular character of the part of the countryside within which it is set and is a form of development which does not need to take place within the countryside.'*

[UTT/20/3323/OP](#)

Land Between Hillside & Brewers House Hartford End

Outline application with all matters reserved except access for the erection of 1 no. detached dwelling

Permission Refused 13th April 2021 *'The proposed site location is not considered to represent a sensitive infill plot within an otherwise built up frontage, given the physical constraints of the site'*

[UTT/20/3140/HHF](#)

Foxtons Mole Hill Green

Two storey side and rear extensions and hipped roof to replace the existing gable roof

Permission Granted 15th April 2021

7. Appeals Decisions received since 16th March

[UTT/20/0766/OP](#)

Great Greenfields Gransmore Green

Outline application with all matters reserved except for access for the Construction of 1 no. dwelling

Appeal Dismissed 9th April 2021 *'The main issue is the effect of the appeal proposal on the setting of Grade II Listed Great Greenfields.'*

8. Appeals Update

[UTT/19/3091/FUL](#)

Appeal ref: APP/C1570/W/20/3263184

Land to the West of Chelmsford Road Felsted Essex

Change of use of land to use as a residential caravan site for 5 gypsy families, each with two caravans including laying of hardstanding, erection of 3 utility buildings and construction of access.

It was noted that this Appeal had not started yet.

9. Enforcement Update

The Assistant Clerk provided an Enforcement update to the committee.

10. Swan Inn Rear Garden

It was noted following the Full Parish Council meeting on March 31st that there is concern from residents about activity in the rear garden of The Swan Inn (Item 21/80.1). The committee are aware that the business is operating under COVID restrictions and will pay attention to this issue over the coming weeks and months.

11. Stansted Expansion Appeal

It was noted that the Stansted Expansion Appeal Process finished on 12th March and the results will follow in due course.

12. Draft Local Plan - Uttlesford DC

The Assistant Clerk has commented upon the following consultation topics with responses agreed by the committee.

1. Where I live
2. Character and Heritage
3. Climate Change
4. Transport
5. Healthy Lifestyles
6. Biodiversity
7. Local Economy
8. Homes
9. Creating New Places and Communities

The Assistant Clerk has submitted this concluding response to the final consultation:

'Whilst Felsted Parish council has responded to each stage of the Local Plan consultation we felt it important to also add a final comment reiterating the importance of UDC ensuring that the Neighbourhood Planning process is recognised at every stage of the Local Plan consultation.

This is particularly important for Made Neighbourhood Plans, like those in Felsted Parish.

The Felsted NP identifies 63 new dwellings which deliver community value. These were aligned with the housing requirements set out in the previous draft Local Plan. Despite this, in the past 2 years Felsted has had over 150 new dwellings approved, some of which were agreed by UDC even after our NP had been "Made" because the view was expressed at the UDC Planning Committee meeting that they might as well approve them despite our NP as they would likely be allowed on appeal anyway because UDC did not have a 3 year HLS.

It was even questioned at the Committee meeting by one Councillor that they were aware that the number was currently (then) being reassessed and Nigel Brown confirmed that a revised figure was imminent. They then approved the additional dwellings because of the belief that they did not have a 3 year HLS. Very shortly after they declared a 3.11 year HLS and therefore, in retrospect, there was almost certainly no reason to have approved them when they conflicted with our NP.

This 150 does not include the 63 within our Neighbourhood Plan.

We are now extremely concerned that numbers could be 'zeroed', with both recent history and Neighbourhood Plans passed over in favour of fresh calculations and consideration against the Call for Sites process.

This is not Nimbyism. We are clearly committed to providing appropriate housing supply, and were "ahead of the curve", already doing our bit for future housing in Uttlesford

Our community reluctantly accepted the "we have to support UDC's future housing needs" and supported our NP with the 63 additional dwellings.

We now need UDC's support to recognise the process undergone to achieve our Neighbourhood Plan and to respect and support the 63 dwellings as being the total required in Felsted for the new Local Plan period.'

It was noted that the Parish Council had not yet received any feedback on Call for Sites.

Draft Local Plan Braintree DC

Braintree District Council, by decision at the meeting of Full Council on Monday 22nd February 2021, has formally adopted the Braintree District Local Plan 2013-2033 Section 1 North Essex Authorities Shared Strategic Section 1 Plan.

13. Other Urgent Planning Business and Future Dates

The Chairman will be attending a virtual meeting about Pre-Application enquiries across UDC for Solar Farms on the 16th May 2021.

It was reported that residents are concerned about a high brick wall being erected without planning permission at a property in Felsted. The Assistant Clerk will report this to Enforcement at UDC to investigate.

It was noted that Councillor Ramm and Councillor Freeman are due to attend a meeting with Essex County Council and Felsted Primary School to discuss some of the details around the s106 and the carpark at the school.

Next meeting scheduled for Tuesday 18th May at 6pm

..... Chairman 18 May 2021

Residents wishing to make comments on Planning Applications or view other comments submitted can go to the Uttlesford District Council Website:

<https://publicaccess.uttlesford.gov.uk/online-applications>

To find out more about Appeals please go to the Planning Inspectorate Website:

<https://acp.planninginspectorate.gov.uk>