

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 15th February on-line at 6 pm

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

1. Apologies for Absence

There were apologies for absence from Cllr Roy Ramm and Cllr Hywel Jones. Cllr Andrew Parker arrived during item 5.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of Previous Meeting

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

5. New Applications to be considered

[UTT/22/0145/HHF](#)

Benningtons Bannister Green

Loft conversion with dormer to rear roof slope

No Comment

[UTT/22/0237/FUL](#)

Lord Riche Hall Felsted School

Proposed erection of 10 no. temporary examination rooms on an annual basis, from 1st May to 31st July.

No Comment

[UTT/22/0240/FUL](#)

Inghams House Inghams Close Felsted School

Proposed resurfacing and small extension to existing staff car parking area with associated operational development including improvements to existing access. (Cllr Andrew Parker arrived at this point)

No Comment

[UTT/22/0238/FUL](#)

Felsted School

Proposed coach parking lay by and associated operational development.

No Comment

[UTT/22/0239/FUL](#)

Stewart House Felsted School

Proposed widening of existing vehicular access.

Comment: Felsted Parish Council supports this application as it believes it would improve the access and egress for vehicles into the school, which will have a positive effect on the traffic congestion in the village.

6. Decisions received since 18th January

[UTT/21/1853/OP](#)

22 Ravens Crescent Felsted CM6 3EH

Outline application with all matters reserved for the erection of 1 no. bungalow together with new access including replacement vehicular parking for no. 22 and associated external works

Application Withdrawn – 19th January 2022

[UTT/21/3679/HHF](#)

Mount Cottage Cock Green Cock Green Road

Removal of existing Orangery and replace with new Orangery

Permission Granted – 2nd February 2022

[UTT/21/3637/HHF](#)

Watch House Cottage Bannister Green

Section 73A Retrospective application for swimming/lap pool in garden.

Permission Refused – 1st February 2022 *'it does not respect the host dwelling or the protect or enhance the character of the local area... The development would, by virtue of its siting, scale, form and design cause less than substantial harm that is weighted at the high end of the scale to the significance of the listed building to the character and historic importance of the host Grade II heritage assets and their setting.'*

[UTT/21/3641/FUL](#)

The Oak House Bannister Green

Erection of 1no. detached dwelling, with associated curtilage, vehicular access from public highway, off-street car parking, and landscaping.

Permission Refused -2nd February 2022 *'The proposed development directly adjacent to the Grade II Listed 'The Three Horseshoes' by virtue of its design, bulk, mass and scale would create a visual link between the listed building and the modern development to the east, fundamentally altering the context and setting within which the listed building is experienced and would compete visually with the listed building in prominence in longer views across the green. The public benefits associated with the proposals do not outweigh the 'great weight' to be given to the less than substantial harm identified.'*

[UTT/21/3736/HHF](#)

Beretun Barn Cobblers Green

Proposed detached single storey garage, store and home office

Permission Granted - 10th February 2022

[UTT/21/3441/HHF](#)

5 Bury Fields

Proposed erection of two storey side and rear extensions, demolition of existing garage, alterations to existing porch and associated operational development.

Permission Granted - 10th February 2022

7. New Appeals to consider

[UTT/21/1891/FUL](#)

Appeal Ref: APP/C1570/W/21/3284780

Glan Howy Bannister Green Felsted

Erection of 1 no. detached dwelling

It was noted that this Appeal had not started yet

8. August planning meeting date

It was agreed to change the August planning meeting date from the 16th August at 6pm to the 30th August at 6pm

9. Draft Local Plans -[Uttlesford DC](#), Braintree DC

It was noted that the Essex Minerals Local Plan Review Policy S6 engagement and Call for Sites exercise are running simultaneously between 11 February and 25 March.

It was also noted that the government has written to Uttlesford District Council advising that it will be taking charge of making decisions on major planning applications in the district. It means that applications for major development - which includes development of more than 10 houses or over 1 hectare - can be made directly to the Planning Inspectorate, although applicants will have the option of continuing to apply to the council in the usual way should they wish.

10. Other Urgent Planning Business and Future Dates

It was agreed to submit the following supplementary comment to [UTT/22/0121/FUL](#) (Proposed change of use of land from agricultural to equine use. Land North Of Crix Green Road Felsted)

Felsted Parish Council has previously submitted a “No comment” for this application but having reviewed the various public submissions, wish to comment further.

Whilst many concerns have been raised, a number are not specifically “planning considerations”. However, the validity of the alleged “permissive access” to the track is unclear and it is now noted that a query has been raised over “ownership” of the track.

The track is currently designated as a Public Footpath (No. 21). It is not a bridleway or a byway and therefore any change to its use must come with a clear agreement as to its status (and, of course its suitability). Maintenance of Public Footpaths is the responsibility of Essex County Council Highways and if future damage or deterioration of the footpath surface occurs it is unclear who would be responsible for its maintenance or repair if it has

been used by horses or vehicles.

There is also the question of the suitability of the track and footpath as a “shared” area for walkers and horses and also the question of potential regular vehicular access to service the application site.

Felsted Parish Council seek clarification to the above concerns should UDC be minded to approve this application.

Next Meeting is 15th March 2022

..... Chairman 15th March 2022

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>