

## FELSTED PARISH COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 14 August 2018 in the URC Committee Room at 7:30 pm

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett, Alan Mackrill and Malcolm Radley.

Apologies had been received from Councillors Richard Freeman, Graham Harvey and Nicholas Hinde.

1. **Public Forum** - No members of the public were present.

2. **Minutes of the 17 July 2018 Planning Committee meeting**

Cllr Alan Mackrill pointed out that he had submitted apologies to the Assistant Clerk for the July meeting and it was noted that Cllr Nicholas Hinde was not present at the July meeting. The Minutes were amended accordingly. Following these corrections the Minutes were approved and were signed by the Chairman.

3. **New Applications to be considered:**

UTT/18/2013/HHF **9 Bury Fields, Felsted**

Replacement entrance lobby.

*No comment.*

UTT/18/1844/HHF and UTT/18/1845/LB **Milch Hill, Willows Green**

Demolition of existing single storey flat roof extension and outbuilding and erection of new single storey pitched roof extension and new dormer window to first floor rear elevation.

*These works would improve the appearance of the Listed Building. No comment.*

UTT/18/1851/HHF **The Chimes, Station Road, Felsted**

Rear balcony over existing flat roof.

*No comment.*

UTT/18/2103/FUL **Adj. 1 Park Cottages, Littley Green**

Erection of 1 no. dwelling

*PC object – 1. The proposed development is in open countryside and is contrary to advice contained within the National Planning Policy Framework (2018) and to Policy S7 of the current adopted Local Plan (2005) and to Policy SP10 in the Regulation 19 Draft Local Plan, which reinforces the protection of the countryside by ensuring that any permitted new buildings are needed. There is no defined need for this dwelling in this location and there are no material considerations which would justify the development of this site outside of the Development Limits.*

*2. The footprint of the dwelling is too far forward within the site which a) makes the left hand wall very close to the left boundary nearest the front of the site and b) does not provide an adequate turning area to enable vehicles to turn and exit forwards onto the road.*

UTT/18/2131/HHF **Rosemary, Braintree Road, Felsted**

Two storey extension.

*No comment.*

UTT/18/2206/TPO **1 Bury Fields, Felsted**

Fell 3 Sycamore trees.

*PC object – These 3 trees are all protected by TPO's and are sited on the very edge of the Felsted Conservation Area. The applicant does not appear to have provided 'written technical evidence from an expert' as required by Section 8.2 of the UDC 'Application for tree works' form. The trees make a significant contribution to the street scene and the PC object to them being felled.*

**UTT/18/2217/TPO 1 Bury Fields, Felsted**

Pollard 3 Sycamore trees

*PC comment - These 3 trees are all protected by TPO's and are sited on the very edge of the Felsted Conservation Area. The applicant does not appear to have provided 'written technical evidence from an expert' as required by Section 8.2 of the UDC 'Application for tree works' form. The trees make a significant contribution to the street scene and the PC consider that it is sensible to pollard them, providing the extent of the work is agreed in advance and the work is completed to a professional standard.*

**UTT/18/2112/FUL - Glandfields Farm, Chelmsford Road, Felsted**

Variation of condition 3 in consent UTT/14/0492/FUL (conversion of barn to office).  
Change opening hours to 8am – 8pm Monday to Friday and 8am to 1pm Saturday.  
*No comment.*

**4. Decisions received since 17 July:**

**UTT/18/1468/HHF Holly House, Cock Green Road, Felsted**

Proposed two storey and single storey side extension and associated alterations.  
**Approved 18 July 2018**

**UTT/18/1557/CLP Dinham, Station Road, Felsted**

Erection of carport.

**Approved 25 July 2018**

**UTT/18/1765/HHF 15 Ravens Crescent, Felsted**

Single storey rear extension.

**Approved 30 July 2018**

**UTT/18/1580/FUL 41 Evelyn Road, Willows Green, Felsted**

Demolition of existing bungalow and erection of 4 no. dwellings with associated landscaping and garaging. (Revised scheme to that approved under UTT/16/3616/FUL for 3 no. dwellings).

**Approved 2 August 2018**

**UTT/18/0784/OP Land east and north of Clifford Smith Drive, Watch House Gn**

Outline application with all matters reserved, except for access, for the erection of up to 30 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping. (Additional information supplied)

**Refused 8 August 2018.** *(The proposal would adversely affect the rural character of the area, in conflict with Policy S7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework...it does not include a mechanism to secure suitable affordable housing provision, in conflict with Policy H9 of the Uttlesford Local Plan (adopted 2005)...(and) does not include a mechanism to secure suitable contributions towards education in conflict with Policy GEN6 of the Uttlesford Local Plan (adopted 2005).)*

**UTT/18/1011/OP Land west of Maranello, Watch House Green**

Outline application, with appearance, landscaping and scale reserved, for the construction of 28 new dwellings, including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping

**Refused 8 August 2018.** *(The proposal would adversely affect the rural character of the area, in conflict with Policy S7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework...it does not include a mechanism to secure suitable affordable housing provision, in conflict with Policy H9 of the Uttlesford Local Plan (adopted 2005)...(and) does not include a mechanism to secure suitable contributions towards education in conflict with Policy GEN6 of the Uttlesford Local Plan (adopted 2005).)*

**UTT/18/1606/HHF Oaklea House, School Road, Rayne**

Extension to and part conversion of existing garage to form annexe.

**Refused 13 August 2018.** *(The proposed detached annexe, by reason of its overall, size, scale and location would be tantamount to creating a new independent dwelling (separate from the main dwelling) in the countryside as opposed to providing an annexe and would result in unsustainable development. The proposed development does not need to take place there and is not appropriate to the rural area. There are no material considerations which would justify the development of this site outside of the Development Limits. The proposal is contrary to advice contained with the National Planning Policy Framework (2018) and to Policies S7 and GEN2 and of the Uttlesford Local Plan (adopted 2005)..... (It) would not provide private amenity space recommended as a minimum in the Essex Design Guide and... would therefore be contrary to the requirements of the NPPF that seeks to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings and, Policy GEN2 of the Local Plan which requires that due regard be given to guidance on design and layout adopted as supplementary planning guidance to the development plan.)*

**5. Stansted Airport application UTT/18/0460/FUL – Additional information**

The current deadline for comments on this application was 30 August 2018. Cllr Andy Bennett would draft a letter to UDC requesting an extension to this deadline to enable the Council to fully consider the large volume of additional documents recently received for this application.

**6. Chelmsford City Council Local Plan (Regulation 19) Consultation**

The deadline for comments on this consultation was 12 September and Cllr Andy Bennett agreed to prepare and circulate a draft response before that date. The Council would submit an expression of interest with regard to entering into a Terms of Agreement with CCC.

**7. Enforcement update**

**a) Land to the south of Dunmow Road, Felsted** – An investigation relating to engineering works and the importation of waste had been carried out and the matter is now being dealt with by ECC and the Environment Agency.

**b) Land south of Kinvara Business Centre, Gransmore Green** – An investigation relating to the erection of a garage in breach of planning permission had been investigated but no breach had been found.

**8. Other urgent Planning matters - None**

**9. Next meeting**

The meeting closed at 8.40pm

Next meeting: Tuesday 18 September at 7.30pm in the URC Committee Room

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Chairman

18 September 2018