

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 18th April 2023 at 6pm

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

1. Apologies for Absence

There were apologies for absence from Cllrs Andrew Parker, Hywel Jones and Penny Learmonth.

Clerks Note: It was noted that this would be Cllr Andy Bennett's last Planning Committee meeting. The Chairman recognised that Cllr Bennett has been an integral part of the Committee over the years and thanked Cllr Bennett for all of his hard work.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There were no member of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 21st March meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered

[UTT/23/0522/LB](#) / [UTT/23/0521/FUL](#)

Raj Mahal Braintree Road

Conversion of restaurant to residential dwellings at ground and first floor in the form of x 2 2bed/4person flats, x 1 1bed/2person flat, x 3 1bed/1person flats with associated amenity and parking at the Temple Building.

Comment: Felsted Parish Council is sorry to see the loss of another business in the middle of the village which has been a great asset to the community.

It was the only restaurant premises in the village with dedicated parking and although the Parish Council does not object to the principle of the applied for redevelopment it does have concerns that the parking may not be sufficient for the proposed accommodation.

[UTT/23/0667/HHF](#)

Sewards Hall Stebbing Road Felsted

Proposed annexe.

Comment: Felsted Parish Council has no objection to this proposed development providing that it remains an annexe to the host building and does not become an independent dwelling.

[UTT/23/0793/FUL](#)

Tarquita Braintree Road

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

No Comment

[UTT/23/0833/FUL](#)

Dewdrop Close Felsted

New security gates leading into courtyard of Dewdrop Close.

Comment: Felsted Parish Council is concerned that there will not be enough room at the area where the proposed gates are to be located for larger vehicles like delivery vans to turn around safely in the event of access not being gained. It is also concerned about potential access for emergency vehicles and waste collection vehicles.

[UTT/23/0682/HHF](#)

Howlands Bakers Lane

Proposed conversion of existing disused stables and storage barn to become additional bedroom space.

Comment: Felsted Parish Council has no objection to this proposed development providing that it remains an annexe to the host building and does not become an independent dwelling.

[UTT/23/0946/HHF](#)

4 Brook Meadow Gransmore Green Lane

Proposed single storey side extension, and construction of front canopy.

Comment: Felsted Parish Council believes that the proposed development would make the property quite large in relation to the plot it sits on and as such is concerned about its impact on the neighbouring property.

6. Decisions received since 21st March

[UTT/23/0355/HHF](#)

Hawkins Braintree Road

Single storey infill extension between kitchen and new dining room

Permission Granted - 31st March 2023

[UTT/23/0285/HHF](#)

Conway Causeway End Road

Two storey rear extension

Permission Granted - 3rd April 2023

[UTT/23/0513/HHF](#)

Windsor House 1 Dewdrop Close

Alterations to existing single garage to create double garage with office in roof.

Permission Granted - 6th April 2023

[UTT/22/2989/HHF](#)

Corn Barn Cobblers Green Causeway End Road

Erection of outbuilding

Application Withdrawn - 12th April 2023

7. Appeal to be considered

[UTT/22/2157/OP](#)

APP/C1570/W/22/3312936

Land Rear Of Stane House Dunmow Road

Outline application with all matters reserved except for access for the construction of 1no. Dwelling.

Comment: Felsted Parish Council continues to object to development of this site in open countryside. This site has previously been refused applications for three dwellings (UTT/15/1746/OP dismissed on Appeal) and for two dwellings (UTT/18/2731/OP) when it was stated The development of this site would result in substantial additional built form in the countryside which would be detrimental to the open and rural character of the surrounding countryside.

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 (VDL).

The harm caused would not be outweighed by the benefits of the development. 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).

The reduction to a single dwelling continues to conflict with Policies S7 and Gen2 and the proposal is also contrary to the Felsted Neighbourhood Plan (Policy FEL/HN5 Residential Development outside Development Limits) which supports certain development outside the VDLs where certain criteria are met. This development does not meet any of those criteria.

The appellant also (incorrectly) refer to the outdated (April 2021) Uttlesford District Council (UDC) housing land supply which (then) fell short of a recommended 5 year housing land supply at 3.52 years. However, UDC recently republished their 5-year Land Supply Statement, dated December 2022, advising that they are currently able to demonstrate a 4.89 Year Housing Land Supply, which leaves a negligible and vanishingly small deficit of 0.11 years. The republished statement also confirmed that the Housing Delivery Test (HDT) showed a delivery, measured in 2021, 99% of the required delivery over the last three years.

The appellant refers to the example of a new dwelling permitted recently on a site at Pump Court (ref: UTT/20/2200/FUL) in their Statement of Case. The Pump Court application originally allowed was a conversion of an existing building whereas this application is proposing a development in the open countryside, so a straightforward comparison between both developments can not be made.

Felsted Parish Council continues to object to this development.

8. Appeal Update

[UTT/21/1897/FUL](#)

Bury Farm Bury Chase

Proposed erection of 1 no. Dwelling with associated garaging and landscaping.

Appeal Dismissed 5th April 2023

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

No Comment

10. Other Urgent Planning Business and Future Dates

..... 17th May 2023 Chairman

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>