

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 30th August on-line at 6 pm

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

1. Apologies for Absence

There were apologies for absence from Cllrs Andrew Parker and Hwyl Jones

2. Declarations of Interest

Cllr Roy Ramm declared a prejudicial interest in application UTT/22/2200/FUL - Pump Court Mill Road and stated that he would remove himself from the meeting when the matter was discussed.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of Previous Meeting

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

5. New Applications to be considered

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

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 VDL's where certain criteria are met. This development does not meet any of those criteria.

[UTT/22/2187/OP](#)

Watchouse Farm Bannister Green

Outline application with all matters reserved except for access for the construction of 3 no. dwellings.

Comment: Whilst the majority of the site is outside the Village Development Limits (VDL), approximately 33% is within the VDL. However, the significance of the VDL in this specific area of Watch House Green has been significantly diluted by the previous approval of 25 dwellings to the immediate north of the site boundary in 2014, followed by approval of 41 dwellings in 2020, adjacent to “Clifford Smith Drive” and a further 35 dwellings (28 in 2018 and 7 in 2020 on land opposite, behind Maranello).

All four developments were robustly opposed by Felsted Parish Council but were subsequently approved. Consequently, with the approval of these 101 dwellings, the area of the site which is outside the VDL has since been totally absorbed by surrounding developments which have effectively eliminated the validity of the original VDL in this specific part of Watch House Green.

Consequently, it sees no justification for refusal based on the grounds that a proportion of the site is outside the VDL when the integrity of the VDL at this precise location has been so seriously undermined.

[UTT/22/2241/HHF](#)

Peartree Farm Mole Hill Green

S73A retrospective application for 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.

Comment: As with a previous application for the replacement of unsuitable existing extensions (UTT/21/1512/LB) Felsted Parish Council does not believe that the proposals applied for enhance or respect the original building.

It fully accepts that previously constructed extensions are inappropriate and they, themselves, do not compliment the historic dwelling but consider the proposed alternative is also unsympathetic to the origins of the historic dwelling and a more appropriate design solution for this heritage building needs to be found.

[UTT/22/2200/FUL](#)

Pump Court Mill Road

Demolition of stables and construction of a detached single storey dwelling house.

Comment: Felsted Parish Council objects to the proposed construction of an independent dwelling outside development limits in open countryside. Whilst there is currently approval for development of the stable building (ref: UTT/16/0377/HHF) this approval was for a recreational building which would be ancillary to the host dwelling (Pump Court).

However, this application is for a completely independent dwelling, separate from the host dwelling, resulting in inappropriate development within the countryside. Approval would be contrary to UDC Policies S7, and GEN2, the NPPF and Felsted Neighbourhood Plan (Policy FEL/HN5 – Residential Development outside Development Limits) which supports certain development outside the Village Development Limits where certain criteria are met.

This development does not meet any of those criteria. The proposed access is also unsuitable as it passes too close to the host dwelling. If the application was for conversion to an annex for the host dwelling it would be more acceptable but as an independent dwelling the access is considered to be inappropriate.

[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.

Comment: As with a previous application for the replacement of unsuitable existing extensions (UTT/21/1512/LB) Felsted Parish Council does not believe that the proposals applied for enhance or respect the original building.

It fully accepts that previously constructed extensions are inappropriate and they, themselves, do not compliment the historic dwelling but consider the proposed alternative is also unsympathetic to the origins of the historic dwelling and a more appropriate design solution for this heritage building needs to be found.

[UTT/22/2319/HH](#)

2 Blackley Lane Cottages London Road Black Notley

Double storey rear extension

No Comment

[UTT/22/2349/LB](#)

1 Stebbingford Cottages Braintree Road

Replacement of 6no. windows to the front and side elevation.

No Comment

6. Decisions received since 19th July

[UTT/22/1596/LB](#)

Mill House Cock Green

Addition of single casement window to east elevation of pool building.

Permission Granted - 19th July 2022

[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.

Permission Granted - 21st July 2022

[UTT/22/1590/HHF](#)

15 Cressages Close

Single storey rear extension to provide home office space and extended utility area.

Permission Granted - 26th July 2022

[UTT/22/0909/HHF](#)

Reedings Mill Road

Proposed first floor side extension, loft conversion with dormers and raising height of roof.

Permission Granted - 25th July 2022

[UTT/22/1597/LB](#)

Mill House Cock Green Cock Green Road

Addition of solar panels to internal elevation 1970's pool roof.

Permission Refused - 25th July 2022 *'it would, by virtue of its proposed location cause harm to the character and historic importance of the host Grade II heritage asset and its setting'*

[UTT/22/1490/FUL](#)

Poplars Gransmore Green

Section 73A Retrospective application for the retention of existing agricultural building and associated operational development.

Permission Granted - 4th August 2022

[UTT/22/1129/HHF](#)

Libertus Hollow Road

New detached garage, existing garage to be converted to home gym and solar panels installed on the existing flat roof.

Permission Granted - 4th August 2022

[UTT/22/1730/FUL](#)

The Glen Milch Hill Lane

Demolition of rear conservatory and erection of single storey rear extension. Alterations to existing windows on rear elevation.

Permission Granted - 8th August 2022

[UTT/22/1868/LB](#)

Envilles Chelmsford Road

Remove 2no. existing PVC windows in kitchen and store room. Replace with soft wood double insulated windows matching existing windows.

Permission Granted - 18th August 2022

[UTT/20/1882/FUL](#)

Land At Sunnybrook Farm Braintree Road

Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with related infrastructure and landscaping.

Permission Granted - 19th August 2022

7. To consider changing the December Planning meeting date

The Committee considered whether to change the December Planning Meeting date in order to deal with any tasks arising from the Uttlesford Local Plan's Regulation 18 stage due to be published in November. It was decided to keep the December meeting date as it is and organise an extraordinary meeting if necessary.

8. To note Rayne Quarry Operational Updates

It was noted that the Planning Committee have received an operational update from Rayne Quarry.

9. Local Plans
Uttlesford:
No Comment

Braintree:

It was noted that Braintree District Council adopted Section 2 of the Braintree Local Plan 2013-2033 Local Plan at a meeting of Council on 25th July 2022. The Local Plan Section 2 Adoption Statement is available to see [here](#).

Chelmsford:

It was noted that Chelmsford City Council is starting a review of its adopted Local Plan and Felsted Parish Council will not comment on the Issues and Options Consultation.

10. Other Urgent Planning Business and Future Dates

Next Meeting is 20th September 2022

..... 20th September 2022 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>