

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 19th July on-line at 6 pm

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

1. Election of Chairman

It was proposed by Cllr Penny Learmonth, seconded by Cllr Alec Fox and unanimously agreed to appoint Cllr Richard Freeman as Chairman of the Planning Committee.

2. Apologies for Absence

There were apologies for absence from Councillor Roy Ramm.

3. Declarations of Interest

There were no declarations of interest.

4. Public Forum

There were no members of the public present.

5. Approval of Minutes of Previous Meeting

The minutes of the June meeting were formally approved. They will be signed when the Planning Committee next physically meet. *(Cllr Hwyl Jones entered the meeting here.)*

6. New Applications to be considered

[UTT/22/1587/HHF](#)

Foxtons Molehill Green

Single storey extension, existing roof to be raised to create an additional floor and ground floor fenestration changed.

Comment: The Parish Council agrees with Place Services that at present there are insufficient details to fully comment upon this application. It believes that additional supporting information and detailed street elevations need to be submitted to the local planning authority in order to give a clearer indication of the potential impact of the proposed changes in both the dwellings' revised proportions and roof height on the adjacent listed building. It would also like to note that the current drawings of existing and proposed elevations do not clearly demonstrate existing elevations.

Clerks Note: *This application was amended and Felsted Parish Council responded with 'No Comment'*

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

The Glen Milch Hill

Application to vary condition 2 (materials) attached to UTT/22/0554/HHF - minor alterations to design.

No Comment

[UTT/22/1758/CLE](#)

Gransmore House Gransmore Green

Work started on UTT/20/0128/DFO

No Comment

[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

Comment: The Parish Council supports the replacement of PVC windows with wooden windows to preserve the heritage of this building.

[UTT/22/1961/HHF/UTT/22/1962/LB](#)

Brook Farm Stebbing Road

Demolition of rear building, new rear extension, and internal alterations to existing building

No Comment

[UTT/22/1963/HHF](#)

Brook Farm Stebbing Road Felsted Essex CM6 3LQ

Alterations to existing garage, conversion of existing garage loft into domestic office and new cart lodge.

No Comment

7. Decisions received since 21st June

[UTT/22/1019/OP](#)

The Cottage Cock Green

Outline application, with matters of appearance and landscaping reserved, for the erection of 1 no. single-storey dwelling

Permission Refused - 27th June 2022 *'The site is in an unsustainable location for development meaning that the future occupants of the dwellings would be solely reliant on the car for transport. The proposal would add limited vitality to the local town or village and demonstrates significant adverse impacts to the character and appearance of the rural area.'*

[UTT/22/0755/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 - 28th June 2022 *'The proposed development by virtue of its design, bulk, mass and scale would create a visual link between the adjacent Grade II 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 scheme would cause harm to the openness and setting of the countryside by way of increasing the sprawl of development outside of the recognised development boundary and into the countrysidethe development proposal demonstrates significant adverse harms where there are no social benefits that would outweigh the harm.'*

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

Bury Farm Bury Chase

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

Permission Refused - 28th June 2022 *'its proposed access would cause harm to the living conditions of the present and future occupants of nearby dwellings by way of noise and disturbance...The proposed layout undermines the established character of the rural area,*

whereby the proposed development would cause the loss of an established garden causing harm to the character and appearance of the countryside.'

[UTT/22/1489/HHF](#)

13 Bury Fields

Proposed single story front extension and adjustment to parking area

Permission Granted - 6th July 2022

[UTT/22/1410/HHF](#)

Harbour Walls Main Road Willows Green

Proposed single storey side extension to replace existing conservatory, creation of front porch and associated changes to fenestrations

Permission Granted - 7th July 2022

[UTT/22/1321/FUL](#)

The Chequers Inn

Partial demolition and reconstruction of dilapidated outbuilding

Permission Refused - 5th July 2022 *'it is unacceptable in ecological, nature conservation and biodiversity terms as it fails to include sufficient up-to-date ecological information for protected and priority species and habitats. The likely impacts of the development on such species and habitats are unknown, plus no mitigation measures have been identified.*

8. To consider upgrading Planning software

It was agreed to install Multi Factor authentication to the Planning software that the Assistant Clerk uses. This will protect the data and cost £7.50 plus VAT for set up and an additional £36.50 plus VAT annually for the license.

9. Local Plan – Uttlesford and Braintree

No Comment

10. Other Urgent Planning Business and Future Dates

It was suggested that the Planning Committee consider changing the date of the December Planning Meeting in order to consider any information or actions arising from the Uttlesford Local Plan (due to come out in November) before the Christmas break. The Assistant Clerk will add this to the August Meeting Agenda.

Next Meeting is 30th August 2022

..... 30th August 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>