

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 17th May on-line at 6 pm

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

1. Apologies for Absence

There were apologies for absence from Cllr Andrew Parker.

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 April meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered

[UTT/22/0894/HHF](#) / [UTT/22/0895/LB](#)

Mill House Cock Green

Proposed revised scheme to that approved under UTT/21/1041/HHF - addition of roof lights to swimming pool roof and addition of double casement window

No Comment

[UTT/22/1080/FUL](#)

Land West Of Bury Farm Station Road

Full planning application for landscape planting, drainage attenuation and other supporting infrastructure required in association with application UTT/22/1078/DFO for the development of a new Doctors Surgery and 38 dwellings

Comment: Felsted Parish Council fully supports this application which is consistent with the approved "outline" plan and the associated s106 agreement and confirms the delivery of a new Doctors Surgery / Health Centre (which will need to comply with Primary and Social Care Premises specification as set out in the Department of Health's (DH) Design Guidance ("The Design Guidance" - <https://www.england.nhs.uk/estates/health-building-notes/>).

It is a well thought out proposal that should provide the community with the assurance of a future local health facility for Felsted residents, as outlined in the Made Felsted Neighbourhood Plan and it will become a real and tangible asset to the Felsted community, in ownership of the Felsted Community Trust.

[UTT/22/1078/DFO](#)

Land West Of Bury Farm Station Road

Reserved matters application, following approval of UTT/18/2508/OP, for appearance, landscaping layout and scale, for the proposed development of a doctors surgery and 38 dwellings. To be considered in conjunction with UTT/22/1080/FUL

Comment: Felsted Parish Council fully supports this application which is consistent with the approved "outline" plan and the associated s106 agreement and confirms the delivery of a

new Doctors Surgery / Health Centre (which will need to comply with Primary and Social Care Premises specification as set out in the Department of Health's (DH) Design Guidance ("The Design Guidance" -<https://www.england.nhs.uk/estates/health-building-notes/>).

It is a well thought out proposal that should provide the community with the assurance of a future local health facility for Felsted residents, as outlined in the Made Felsted Neighbourhood Plan and it will become a real and tangible asset to the Felsted community, in ownership of the Felsted Community Trust.

[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

No Comment

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

The Chequers Inn Braintree Road

Partial demolition and reconstruction of dilapidated outbuilding

Comment: Felsted Parish Council fully support this application which restores, reinstates and protects the long term future of an important building within the conservation area that might otherwise be lost.

6. **Decisions received since 19th April**

[UTT/22/0554/HHF](#)

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 - 19th April 2022

[UTT/22/0476/HHF](#)

4 The Orchard Braintree Road

Proposed single storey side extension, plus internal alterations

Permission Granted - 19th April 2022

[UTT/22/0508/HHF](#)

Harbour Walls Willows Green Main Road

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

Permission Refused – 27th April 2022 *'it would lead to cars over hanging the public highway and a propensity for on-street car parking to the detriment of highway safety'*

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

Benningtons Bannister Green

Loft conversion with dormer to rear roof slope

Permission Granted - 28th April 2022

[UTT/22/0695/HHF](#)

Camsix Farm Hartford End Felsted

Erection of cartshed

Permission Granted - 4th May 2022

[UTT/20/2058/HHF / UTT/20/2060/LB](#)

The Mill Mill Road

Replacement and relocation of footbridge

Application Withdrawn - 2nd May 2022

7. Appeal to consider

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

Appeal Ref: APP/C1570/W/21/3284569

Glan Howy Bannister Green Felsted

Erection of 1 no. detached dwelling

Comment: Felsted Parish Council has previously expressed a number of robust objections to this application and continue to object for the reasons stated.

Whilst the applicants agent expresses some contrary views, the opinions already expressed by Uttlesford District Council and Place Services (Built Heritage Advice), the conflict with both national (NPPF) Policies and local (Felsted Neighbourhood Plan) Policies and the unresolved question of a right of indefinite access remain valid.

Felsted Parish Council request that this Appeal be dismissed.

8. Enforcement update

The Assistant Clerk provided an Enforcement update.

9. Uttlesford District Council's Planning Service Update

It was noted that due to the pressure of current workloads Uttlesford District Council do not have any professional planning officers available on the telephone to answer general queries from members of the public. As an alternative they do have comprehensive information on their website offering answers to frequently asked questions and a dedicated page for residents of Uttlesford.

10. Uttlesford District Council's Ward Member Call In Period change

It was noted that Following on from Full Council held on the 20th April 2022, that as from 1st June 2022, the Call-In period for planning applications will change from 5 weeks to 4 weeks.

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

No Comment

12. Other Urgent Planning Business and Future Dates

The Committee considered a response to an item of correspondence to the clerk from a resident concerned with the parking proposed in [UTT/22/1080/FUL](#) and a potential flooding problem with a development of houses in Felsted.

It was agreed that the clerk will contact the resident to let them know that there are 31 parking spaces in the proposed development which exceeds the minimum requirement, defined by UDC's Supplementary Guidance (Vehicle Parking Standards). The clerk will also give the resident details

of Uttlesford District Council's Enforcement department for the resident to report any concerns about about a potential breach of planning.

Next Meeting is 21st June 2022

..... Chairman 21st June 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>