

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 21 November 2023 at 6pm

**Attending: Councillors, Richard Freeman (Chairman) Hywel Jones, Penny Learmonth,
Andrew Parker Clive Perrins and Roy Ramm**
In attendance Clare Schorah - Assistant Clerk

1. Apologies for Absence

There were no apologies for absence.

2. Declarations of Interest

Cllr Jones declared a prejudicial interest in application in UTT/23/2561/HHF Limeen 25A Station 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 17th October meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered (Clerks Note: Item 5 was moved to the end of the meeting so that Cllr Jones could leave the meeting during the discussion of application UTT/23/2561/HHF)

Uttlesford District Council Applications:

[UTT/23/2679/HHF](#)

Foxtons Mole Hill Green Molehill Green Road

Detached garage and garden room.

No Comment.

[UTT/23/2751/HHF](#)

Firs End Causeway End Road

Proposed single storey rear extension.

No Comment.

[UTT/23/2759/HHF](#)

Springmead Stebbing Road

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.

(Clerks Note: Cllr Ramm left at 6.30pm at this point in the meeting.)

[UTT/23/2717/LB](#) / [UTT/23/2716/HHF](#)

Brook Farm Stebbing Road

Demolition of existing rear conservatory and erection of replacement single storey orangery, conversion of existing loft above existing garage into a new office including alterations to the existing garage and a new cart-lodge.

No Comment.

[UTT/23/2904/HHF](#)

Alvignac Watch House Green

Proposed oak and timber clad cart lodge

No Comment.

[UTT/23/2561/HHF](#)

Limeen 25A Station Road Left until the end

Single storey rear extension.

No Comment.

Chelmsford City Council Applications:

[23/01583/FUL](#) / [23/01583/OUT](#)

Strategic Growth Site 7A Moulsham Hall Lane Great Leighs

Hybrid planning application for EIA (Environmental Impact Assessment) development to include: 1. Outline application with all matters reserved for residential development of up to 800 homes (Use Class C3) including affordable and self/custom-build homes; a Neighbourhood Centre comprising commercial, business and service (Use Class E) of which the anchor retail store is not more than 500 sqm (GIA); medical services (Use Class E(e)), a children's nursery (Use Class E(f)) and a residential care home (Use Class C2) of up to 80 beds; a new primary school (Use Class F1); landscaping works, provision of strategic and local open space; biodiversity enhancements, all associated highways infrastructure, pedestrian, cycle, PROW and bridleway routes; drainage infrastructure and all associated ancillary works including services and utilities. 2. Full application for the principal means of vehicular access to the site, on site highways works, surface water attenuation basins and associated ancillary works including services and utilities.

Comment: Felsted Parish Council have concerns regarding the proposed access to the new neighbourhood of up to 800 dwellings, primary school and day nursery. It is felt that having just one access to this development could cause issues regarding highway safety should the roundabout/ access become blocked for any reason. The amount of traffic coming out of this development especially in the mornings could also cause delays for traffic coming along Moulsham Hall Lane on to the new roundabout. Moulsham Hall Lane is the main access to the hamlet of Willows Green and a main through road to the rest of Felsted so it's important that any new development does not impede the flow of traffic to these areas. It should also be noted from a safety aspect that there are no footpaths along Moulsham Hall Lane, so including these near the development site would be beneficial to all new and existing residents living in the vicinity.

In respect of the education centre Felsted Parish Council would ask that this should be built before or during the building of the new dwellings so as not to put added pressure on the existing school places in the area. Whilst it notes that Medical Services are being included in this application, it asks whether this would be in the form of a New Doctors Surgery. Currently residents of Willows Green use the surgeries at Notley Garden Village and Little

Waltham and it is felt that a substantial development like this will only put added pressure on these surgeries. With this in mind Felsted Parish Council would ask that this development should include a new Doctors Surgery.

(Clerks Note: It was decided to not comment upon application [23/01769/FUL](#) because it is an application for construction and access of the new road and Felsted Parish Council has already given feedback on this.)

6. Decisions received since 17th October

[UTT/23/1247/FUL](#)

Bury Farm House 2 Station Road

S73 application to vary condition 2 (approved plans) of UTT/22/2638/FUL (erection of replacement dwelling and garage) in order to amend the design of the dwelling and alter the proposed access arrangements.

Permission Granted - 17th October 2023

[UTT/22/3513/FUL](#)

Land East Of Chelmsford Road

A mixed-use development comprising a relocated and improved village convenience store, incorporating a Post Office, together with area for farmers market, cafe, three first floor offices with dedicated parking facilities and multi use overspill area. Together with nine dwellings comprising a 1 bedroom apartment, two 2 bedroom houses, two 3 bedroom apartments, two 4 bedroom semi detached houses, one 4 bedroom detached house, and a 5 bedroom chalet style bungalow with dedicated 2m footpath routes.

Permission Refused - 25th October 2023 *'By way of inappropriate design, scale, mass, density, form, height, it is considered that the proposal would cause harm to the character and appearance of the site and the surrounding countryside.'*

[UTT/23/0515/FUL](#)

Glan Howy Bannister Green

Erection of 1 no. detached dwelling.

Permission Granted - 3rd November 2023

[UTT/22/3433/FUL](#)

Brook Cottage Gransmore Green

Retrospective application to vary condition 1 (approved plans of UTT/21/1267/FUL): varying of driveway material from tarmac to shingles.

Permission Granted - 7th November 2023

[UTT/22/2743/FUL](#)

Land East Of Oaklea Causeway End Road

Erection of 1 no. Dwelling complete with all related works including access.

Permission Refused - 7th November 2023 *'it would cause harm to the open character and appearance of this rural site and the surrounding area as a consequence of failing to protect or enhance the character of the countryside in which the proposal would be set... it is not a sustainable development in that it would be an unsustainable location, not within a settlement or other site boundary. The creation of a residential property at this site would require future occupiers to travel by car to services and facilities... It has not been demonstrated that safe and suitable access can be provided.'*

7. Parking Guidance Consultation

No Comment.

8. Pre-Submission Consultation (Regulation 14) Earls Colne Neighbourhood Plan.

No Comment.

9. Enforcement Update

The Assistant Clerk provided an Enforcement Update.

10. Uttlesford DC Local Plan Consultation (Regulation 18)

The Parish Council has responded to aspects of this consultation during its creation so it will not comment on this draft.

11. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment.

12. Other Urgent Planning Business and Future Dates

The Assistant Clerk notified the Planning Committee about the Chelmsford City Council consultation on Travelling Showperson Sites. The Committee decided not to comment on this.

Next Meeting is 19th December 2023

.....19 December 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>