

## FELSTED PARISH COUNCIL

### Minutes of Planning Committee Meeting held on Tuesday 9 April in the URC Committee Room at 7:30 pm

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett, Richard Freeman, Graham Harvey, Alan Mackrill and Heather Read (Assistant Clerk)

**1. Apologies for Absence**

Apologies were received from Councillors Nicholas Hinde and Malcolm Radley

**2. Declarations of Interest**

Councillor Andy Bennett Declared an Interest as follows: "Under application UTT/19/0752/FUL I wish to declare a prejudicial interest. Although under the last application at the site, UTT/17/1787/FUL, I appropriately declared a non-pecuniary interest, I recognise the new regulations to be substantially different and requiring of different considerations unrelated to pecuniary interests. I shall remove myself from the meeting when this matter is discussed."

Councillor Richard Freeman declared a non prejudicial interest in UTT/19/0682/OP and stated that he would leave the meeting before the application was discussed.

**3. Public Forum**

1 member of the public was present. A letter received from a member of the public relating to UTT/19/0752/FUL Elms Farm Bartholomew Green Great Leigh was read out by the Assistant Clerk.

**4. Approval of Minutes of Previous Meeting**

The minutes of the March meeting were agreed and were signed by the Chairman.

**5. New Applications Considered:**

UTT/19/0583/LB

**Three Horseshoes Bannister Green**

Renew timber soleplate to front & left elevation. Extending or cutting in new sections of stud timbers. Including a damp proof course. Repair any defective joinery. Removal of cement render. Installing thermal insulation (woodwool or similar breathable material) and recover with smooth lime render externally. Repair any disturbed surfaces internally.

*Comment: These are items of repair that are to be encouraged.*

UTT/19/0604/OP

**Land East Of The Bungalow Causeway End Road**

Outline application with all matters reserved for 3 no. dwellings

*Comment: This application is contrary to S7 of the Local Plan and SP10 of the emerging plan. Turning Eastward is probably impossible. Visibility splays are probably not achievable. There isn't a footpath. It is development in open countryside and would set a very dangerous precedent if granted. The site was previously refused by UDC and again on appeal.*

UTT/19/0536/LB

**Felsted School Braintree Road Felsted**

Demolition of former Five Courts building.

*No Comment*

UTT/19/0535/FUL

**Felsted School Braintree Road**

Erection of a two-storey teaching block, landscape improvements and alterations to existing access and vehicle parking following the demolition of three temporary portacabin classrooms and the former Fives Courts building.

*No Comment*

[UTT/19/0284/HHF](#)

**Potash Farm Cobblers Green Causeway End Road**

Proposed oak framed garage with bin store. New turning area and electric gates in new opening in boundary hedge to form new vehicular access. Addition of black stained timber boundary fence.

*No Comment*

[UTT/19/0675/LB](#)

**Potash Farm Cobblers Green Causeway End Road**

Replacement of all existing, non-original, 20th century windows and secondary glazing with white painted timber framed casement windows with slim 14mm double glazing.

*No Comment*

[UTT/19/0695/FUL](#)

**Andrews House Braintree Road**

Proposed change of use from school to dwelling including the demolition of rear additions, erection of proposed two storey rear extension, replacement fenestration, works to roof, layout changes internally and the erection of a new boundary wall and cart lodge (amendment to previously approved application UTT/16/3273/FUL in order to incorporate proposed alterations to two areas of drop kerb to the front of the property).

*No Comment*

[UTT/18/3529/OP](#) (Re Consultation)

**Land To The South Of Braintree Road**

Outline application for residential development of up to 30 no. Dwellings with associated roads and infrastructure with all matters reserved except access.

*Comment: A former application albeit larger was refused on appeal and again on judicial review. Although we acknowledge that this is a scaled down version the same principles apply. The site is in an area where open countryside policies S7 of the existing Local Plan and SP10 of the draft Local Plan apply. There are two major sites allocated for housing within Felsted. This site is not part of the allocation of housing within the emerging Local Plan or the emerging Neighbourhood Plan. For the integrity for both of these processes this application should be refused. The accumulating effect for education provision for all of the recent applications cannot be met by the current education facilities and the PC question how this can be allowed.*

[UTT/17/2397/FUL](#) (Re Consultation)

**Post Office Station Road**

Redistribution of retail and residential accommodation to create 2 no. two bedroom flats with associated works

*Comment: The PC notes that the application proposes little structural alteration to the Grade II Listed Building and appreciates that the proposed redistribution will contribute to the viability of this valued commercial asset to the business. The PC is however concerned at the lack of parking for the residents of the new flats and note the comments of Essex County Council Highways.*

[UTT/17/2398/LB](#) (Re Consultation)

**Post Office Station Road**

Redistribution of retail and residential accommodation to create 2 no. one bedroom flats. Associated works including internal partitions, acoustic treatment to floors and ceilings, stair opening boarded over. Central staircase brought back into use, windows adapted as means of escape and as smoke vent, fire detections and separation to walls and floors. Window and door brought back into use.

*Comment: The PC notes that the application proposes little structural alteration to the Grade II Listed Building and appreciates that the proposed redistribution will contribute to the viability of this valued commercial asset to the business. The PC is however concerned at the lack of parking for the residents of the new flats and note the comments of Essex County Council Highways.*

[UTT/19/0742/FUL](#)

**Weston Bannister Green Felsted**

Demolition of existing bungalow and erection of 4 no. detached dwellings and associated works including landscaping, parking areas and creation of 2 no. vehicular accesses.

*Comment: The site is an awkward shape. Four dwellings are too many. The garden re the house on the bottom left of the plan is far too small for a house of that size. It is not clear whether there is any footpath provision to either frontage but it is definitely needed. This is a site sufficient for two dwellings only.*

[UTT/19/0713/HHF](#)

**Greenways Station Road Felsted**

Part single storey, part two storey rear extension.

*No Comment*

[UTT/19/0511/HHF](#)

**Green Acres Stevens Lane Felsted**

Erection of single storey rear extension.

*No Comment*

Note: Councillor Andy Bennett left the meeting at this point.

[UTT/19/0752/FUL](#)

**Elms Farm Bartholomew Green Great Leighs**

Conversion of ancillary residential outbuilding to 1 no. self-contained dwelling with garden and parking areas.

*No Comment*

Note: Councillor Richard Freeman left the meeting at this point. Councillor Andy Bennett re-entered the meeting.

[UTT/19/0682/OP](#)

**Land Adj To 1 Myrtle Villas Chelmsford Road**

Outline application, with all matters reserved except for access, for the erection of 1 no. dwelling house and garaging.

*Comment: Any development in filling the open space between Felsted Village and Causeway End should be resisted. It will be very difficult to resist progress infilling and will set a dangerous precedent. This application should be refused.*

**6. Decisions received since 19<sup>th</sup> March:**

[UTT/19/0157/HHF](#)

**45 Station Road Felsted**

Proposed single storey rear extension and internal alterations

**Permission Granted 19<sup>th</sup> March 2019**

[UTT/18/3450/FUL](#)

**The Cottage Stebbing Road**

Roof extension to existing barn and conversion to 2 no. dwellings |

**Permission Granted 21<sup>st</sup> March 2019**

[UTT/18/3400/HHF](#)

**Rockets Bannister Green**

Replace existing hedge with a 2 metre high brick wall to rear garden.

**Permission Refused 26<sup>th</sup> March 2019**

*("The removal of the hedge and its replacement with proposed wall would result in significant adverse harm due to its harsh and prominent appearance within the rural landscape setting.")*

[UTT/19/0200/HHF](#)

**Foxtons Mole Hill Green Molehill Green Road**

Demolition of existing garage and erection of single, two and three storey rear extensions.

**Permission Granted 27<sup>th</sup> March 2019**

[UTT/18/2930/FUL](#)

**Tinsley House Bartholomew Green Road Bartholomew Green**

Erection of 1 ½ single storey rear extension and detached snooker room. Change of use of paddock land to domestic amenity. Erection of 3 no. stables with hay store, tack room and wash down area. Demolition of garden store, adaptation and ground floor extension to the rear of existing garage to form summer house with access to existing first floor studio

**Permission Granted 29<sup>th</sup> March 2019**

[UTT/18/3424/OP](#)

**Land East Of Station Road Little Dunmow**

Outline planning application for the erection of up to 240 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Station Road. All matters reserved except for means of access

**Permission Refused 21<sup>st</sup> March**

*("The proposal would result in the introduction of new built form at a rural fringe location situated outside the defined development limits.*

*-The proposal would result in the urbanisation of the rural area which makes a significant contribution to the setting of the village of Little Dunmow.*

*-The application does not provide sufficient evidence to demonstrate to the satisfaction of the Highway Authority that the impact on the local highway network caused by this proposal is acceptable in terms of highway safety, capacity and accessibility is acceptable.*

*-The proposal does not provide any mechanism to secure the infrastructure requirements arising from the development.")*

**7. Enforcements**

Concern was expressed re a caravan in Cock Green that appears to be in use as a residential dwelling. Asst Clerk agreed to write to UDC and ask them to investigate.

**8. Date and time of next meeting:** Tuesday 21<sup>st</sup> May in the URC Hall at 7.30pm

..... Chairman 21 May 2019

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>