

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 17 March 2020 in the URC Committee Room at 7:30 pm

Present: Councillors Andy Bennett (Chairman), Richard Freeman, Penny Learmonth and Roy Ramm

1. Apologies for Absence

Apologies were received from Cllrs Alec Fox and Graham Harvey.

2. Declarations of Interest

Cllr Penny Learmonth declared a prejudicial interest in UTT/20/0450/FUL/ [UTT/20/0451/LB](#) and stated that she would leave the meeting whilst the applications were discussed.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of previous Meeting

The minutes of the February meeting were agreed and were signed Cllr Richard Freeman who was the Chairman of that meeting.

5. New Applications Considered

[UTT/20/0511/HHF](#) / [UTT/20/0512/LB](#)

The Barn Evelyn Road Willows Green

Erection of two single storey glass flat roofed extensions to the northern kitchen wing and associated alterations.

No Comment

Note: Cllr Learmonth left the meeting at this point.

[UTT/20/0450/FUL](#) / [UTT/20/0451/LB](#)

The Watch House Watch House Green

Demolition of existing barn and garage and erection of 1 no. detached dwelling

Comment: Objection The Barn is a Listed Building in its own right and so should be protected from unnecessary development.

The application is to build a new dwelling within the curtilage of a listed building.

It is not a sympathetic development in relation to its very close neighbour, the listed Watch House, after which Watchhouse Green is named. The development also impacts unacceptably on the amenity of the neighbouring dwelling, Porters.

This application is for a new separate dwelling and doesn't comply with any of the exceptions for allowing supplementary dwellings within the curtilage of existing dwellings as identified in the Made Felsted Neighbouring Plan under policy FEL-HN6.

This application is also against the adopted 2005 Local Plan in that there is no identified need for this additional dwelling beyond the financial gain of the owners.

Note: Cllr Learmonth re-entered the meeting at this point.

[UTT/20/0433/HHF](#)

Larks Bannister Green

Proposed conversion of existing garage barn to form 2 bedroom self-contained annex

Comment: The PC have no objection to the principle of a garage being converted into an annex. The design proposed however, suggests a separate dwelling. It has its own new driveway, own garden, own parking and is fenced off. A defined new boundary separates it from the main dwelling. The design and layout of an annex should show itself as subservient to the main dwelling but reliant upon it.

[UTT/20/0436/FUL](#)

Seabrooks Farmhouse Braintree Road

Demolition of existing barns and erection of 1 no. dwelling (Revised scheme to approved UTT/18/3110/FUL)

No Comment

6. New Appeals

[19/01326/OUT](#)

Land Off School Road Rayne

Outline application for residential development of up to 150 dwellings including affordable homes, with areas of landscaping and public open space, including point of access off School Road and associated infrastructure works.

Comment: Objection. Felsted PC still strongly believes that this proposed development is unsustainable for all of the original reasons they submitted to the original application, on the 28th August 2019:

- *The site has been rejected by BDC in the emerging Local Plan Call for Sites process. Notably this site was found unsustainable for 45 dwellings, so the application for 150 is clearly unsustainable.*
- *We understand that BDC can demonstrate a near-5 year land supply. UDC is under attack from developers citing the lack of a 5 year land supply. However, UDC is standing up to speculative developers promoting what are inappropriate and unsustainable developments. Most recently UDC has refused an application on the other side of Felsted for 260 houses in a mirroring location to this application.*
- *Queenborough Lane, an unlit narrow country lane with no lighting or pavements. It has a 7.5 MT weight restriction and width limitations which make it a dangerous road and impossible for safe use by anything larger than a delivery type van.*
- *Gore Road Bridge, a small humpback bridge accessed by a sharp right angled turn and leading into a road made single file by vehicles parked outside houses with no off-street parking, and again impossible for use by anything larger than a delivery type van.*
- *Both the Gore Road and Queenborough Lane options pass the Station Cafe and access point to the Flitch Way, which is now so busy that there are always cars parked in the road, making that section a difficult series of contraflows even for cars.*
- *School Road leading into Felsted Parish. In 600 pages of transport studies, why is there no consideration of the suitability of and impact on School Road beyond the Braintree district boundary? Just 100m from the site entrance, School Road progressively turns into a small*

country road, with no lights or pavements and several tight and right angled bends, making it impossible to take large construction vehicles.

None of the concerns regarding this application/appeal have been addressed by the appellants.

[UTT/19/2572/OP](#)

Land At 39 Evelyn Road Willows Green

Outline application with all matters reserved for the demolition of outbuildings and the erection of 3 no. one and a half storey chalet style dwellings, replacement garage to parent property and associated works

Comment: Objection. The PC continue to strongly object to this application and would like to draw the Inspector's attention to the fact that the Felsted Neighbourhood Plan is now Made and so is a material consideration in determining this application.

This site is not within the Village Development Limit and as such this application is in contravention of policy S7 of the 2005 adopted Local Plan and SP10 of the emerging Local Plan.

This application is also in conflict with the Made Felsted Neighbourhood Plan (FNP) Policy FEL/HN5 (Residential Development outside Development Limits), which defines acceptable sustainable development outside of Village Development Limits:

FEL/HN5 – Residential Development Outside Development Limits

Residential development proposals demonstrating safe and suitable access, and being accompanied by a Transport Statement/Assessment, as appropriate, in accordance with the

ECC Development Management Policies (2011), outside the Local Plan Village Development

Limits shown on Maps 12, 13, 14,15 and 16 will be supported where one or more of the circumstances set out in paragraph 79 of the National Planning Policy Framework apply or in the following circumstances:

- i) Rural Exception Housing, subject to the types of dwellings being provided being consistent with the needs identified in an up to date professionally assessed housing needs survey for the parish and subject to homes being allocated in perpetuity to those with a strong connection on a hierarchical cascade basis to Felsted Parish;
- ii) Limited market housing required to enable the delivery of rural exception Affordable housing;
- iii) Replacement dwellings where the size of replacement dwellings is dealt with on a site by site basis in line with Local Plan policy (See Adopted Plan 2005 Policy H7 – Replacement Dwellings and Emerging Local Plan (Reg 19) Policy H4);
- iv) Supplemental residential dwellings in line with Policy FEL/HN6;
- v) Development allowed in exceptional circumstances on the edge of the VDLs by other policies in this plan (SC4 and SC6) where the community has been actively engaged, via the provision of a development brief and where exceptional benefits to the community (including delivery of infrastructure requirements identified in this Plan) can be clearly demonstrated; or
- vi) Sites allocated in this plan (HN2, HN3).

7. Appeal Decision since 18 February

[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.

Appeal Dismissed 17th March 2020 *“not previously developed land...in the countryside...not infill development...harmful to character and appearance of surrounding area...”*

8. Decisions received since 18 February

[UTT/20/0097/FUL](#)

Pond Park Farm Cock Green Cock Green Road

Retrospective application for variation of condition 1 on UTT/19/1718/FUL (within 3 months of the date of permission the roof will be clad with natural slate) to within 3 months of the date of permission the existing roof of barn "J" shall be painted black.

Permission Refused 10th March 2020 *“The development would by virtue of its appearance cause significant harm to the character and appearance of the setting of a listed building.”*

[UTT/20/0128/DFO](#)

Land At Gransmore House Gransmore Green Gransmore Green Lane

Details following outline approval UTT/18/1340/OP for the erection of 1 no. residential dwelling and associated garage - details of Layout, Scale, Landscaping and Appearance. Includes widening of access in accordance with condition 4 attached to UTT/18/1340/OP.

Permission Granted 12th March 2020

9. Essex CC Consultation – Developers’ Infrastructure Contributions

No response required.

10. Other Urgent Planning Business

Expansion of [Stebbing School](#)

No response required.

[20/00296/OUT](#)

Land Adjacent Mill House, School Road, Rayne

Outline planning permission with all matters reserved apart from access and scale - Erection of 9 No. dwellings

Comment: Objection: The proposed development is outside of the planning envelope and not in keeping with the vernacular. It is right on the boundary to Felsted Parish and would set a precedent for building on greenfield sites in the countryside. It is unsustainable development with no pavements, street lights or buses, necessitating the use of cars. There is no identified need for the development to be there.

11. Date and time of next meeting:

Due to the coronavirus the next meeting scheduled for Tuesday 21st April will not take place. The Planning Committee will operate remotely until further notice.

..... Chairman

.....Date