

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 18 February 2020 in the URC Committee Room at 7:30 pm

Present: Councillors Richard Freeman (Acting Chairman), Alec Fox, Penny Learmonth and Roy Ramm

1. Apologies for Absence

Apologies were received from Cllrs Andy Bennet and Graham Harvey.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There was one member of the public present.

4. Approval of Minutes of previous Meeting

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

5. New Applications Considered

[UTT/20/0028/DFO](#)

Land Off Stevens Lane Felsted

Details following outline permission UTT/17/0649/OP (granted under appeal ref: APP/C1570/W/18/3205707) - Details of access, appearance, landscaping, layout, scale for 7 no. dwellings

Comment: Felsted Parish Council finds itself having to comment on a development application which they have previously vehemently opposed.

However, we consider the design and scale of the proposed dwellings, show little regard for the rural setting and character of the immediate area or the two listed buildings - Stevens Farm, and Yew Tree Cottage, between which the site is situated.

Whilst Stevens Lane comprises dwellings of a wide range of styles, ages, size and designs, none are of a style similar to those proposed in this application which are best described as "executive style homes", the proportions of which would appear better suited to a large modern housing estate such Chelmsford's Beaulieu Park.

The scale of the dwellings is not sympathetic to the neighbouring listed properties and shows little imagination for their rural setting.

Far smaller dwellings in variety of styles and using more appropriate materials in keeping with their character and surroundings would be more suited to this site.

Felsted Parish Council endorses the comments contained in the "Built Heritage Advice" submitted by Place Services on behalf of Essex County Council which we consider a very well balanced and objective assessment and Felsted Parish Council fully support their recommendations.

The Parish Council also have significant concerns regarding the logistical and practical difficulties relating to the construction of this development. Stevens Lane is a very narrow lane (indeed it is a designated "Quiet Lane"), with no pavements and no on-road parking available. In their original response to third party representations the applicant stated that they proposed to retain the vegetation to the frontage of the site which the Parish Council

strongly supports. Maintaining this undertaking will increase the logistical difficulties associated with ensuring only on-site parking and deliveries, however despite this, retention of this vegetation this should be a condition of any approval.

Provision also needs to be made for the protection of neighbouring properties including verges as a consequence of large vehicles entering and leaving this restricted access site. At the very least, the developer should be obliged to carry out restoration of any effected private land or highways verges in the immediate vicinity upon completion.

Felsted Parish Council continue to believe that this is an inappropriate site for development for the many reasons previously stated but recognising that development of the site is already approved on Appeal, the Parish Council accepts this in principle and submits these comments as a “fait accompli”.

UTT/20/0072/LB

George Boote House Chelmsford Road

Internal alterations and refurbishment including the addition of new toilets to ground floor restaurant and first and second floors for domestic use.

Comment: Objection. Felsted Parish Council, whilst recognising that The Boote House is already a licenced restaurant, finds it necessary to object to this application as presented. We would emphasise that we are not against the re-opening of The Boote House as a restaurant and would be pleased to support a local business but there are significant concerns which need to be addressed.

The Parish Council have concerns regarding the impact on local on-road parking resulting from any increase in both customer numbers and staff. Whilst it is unclear what the net increase in parking will be, it is likely to be considerable from increases in staff and customers. As The Boote House Restaurant does not have any dedicated customer or staff parking, all parking relies on on-road parking or the use of very limited shared space within the village car park.

The previous (refused) application was to include “new en-suite letting bedrooms”, and consequently that application refusal included a reference to the lack of any proposed additional parking space as required in accordance with the Essex Parking Standards – The Parking Standards: Design and Good Practice (September 2009).

Whilst it is recognised that this application does not include any declared “letting” bedrooms, the ground floor plan continues to show one entrance as “Hotel & Bar”. The plans include new bedrooms and six (five en-suite) bathrooms (in addition to the male and female ground floor customer toilets) described as being for “domestic use”. The suggestion that there will be a need for at least five bedrooms and six bathrooms for domestic use appears excessive. It is not made clear what domestic use means but if it is for “live in” staff / proprietor, then it will potentially create as much additional overnight parking demand as “letting rooms” and indeed, the impact is likely to be 365 days per year, the equivalent to 100% utilisation of letting rooms. It also seems to be at odds with there not having been any specified requirement for “domestic” bedrooms or bathrooms / en-suites for use by staff in the previously refused application.

Felsted Parish Council would be unable to support the subsequent letting of these domestic rooms should this application be allowed, without addressing the lack of the necessary associated parking.

In addition to the above, the application should also include a Transport Statement/Assessment in accordance with ECC Development Management Policies (2011) as required under Policy FEL/HVC5 – of the Felsted Neighbourhood Plan (FNP) – “Managing Congestion at the T Junction in Felsted Village”.

This Policy was included in the FNP because of the recognised and substantial parking and traffic issues at the Tee junction on which The Boote House is located. Since the previous application was considered, the FNP has been subject to a referendum of the Parish (on January 30th), which was supported by 91% of those voting. It therefore, represents a Significant Material Consideration in all Planning decisions.

*The Boote House is a historically important building (Grade II *). Whilst the Parish Council does not have any specific objection to the proposed internal and structural alterations, such changes do need to be acceptable to the UDC Conservation Officer and Historic Environment Team.*

It is noted that there is no specific mention of the intended use of the outside space, identified as “external courtyard” within the application, whereas the previous application stated that this space would be incorporated as a customer drinking area with external lighting and heating. Whilst not being included within this application, the Parish Council would request that should the application be allowed, that restrictions are specified on the use of this external area to prevent any adverse impact on the amenity of neighbouring properties.

The previous (refused) application also indicated potential opening times up to 1 am. Opening times are not mentioned in this application but any request for extended opening times should be the subject of a separate formal request for a variation to the existing “premises licence”.

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

Land At Gransmore House Gransmore Green Gransmore Green Lane Felsted

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.
No Comment

[UTT/20/0205/HHF](#)

The Barn Evelyn Road Willows Green

Proposed swimming pool and pool room structure.
No Comment

[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.

Comment: The PC feel that this decision should be made by the Conservation Officer.

[UTT/20/0333/HHF](#)

1 Clifford Smith Drive Felsted

Single storey side and rear extension together with two storey rear extension.

No Comment

[19/00001/LDO](#)

Horizon 120, Land West Of A131, London Road Braintree

Proposed Local Development Order for the creation of a Business and Innovation Park comprising B1(a) (Office); B1(b) (Research and Development); B1(c) Industrial Process; B2 (General Industrial) and B8 (Storage or Distribution) uses, and within Zone A of the proposed development a C1 (Hotel) (maximum 120 bed spaces); and buildings within the Horizon Hub area where the following uses will be permitted, subject to restrictions on internal floor area: A1 (Shop; maximum 300sq.m); A3 (Restaurant and Café; maximum 100sq.m); D1(a) (Medical or Health Services; maximum 150sq.m.); Early Years Childcare, Day Nursery or Preschool within Use Class D1(b) (maximum 350sq.m); Gymnasium within Use Class D2€ (maximum 700sq.m.) along with associated structural landscaping and infrastructure.

Comment : Felsted Parish Council (FPC) has no comment to make in respect of the LDO process itself and supports local employment/business opportunities.

However, we do have concerns with the potential cumulative effect of such developments, on the local minor road network and believe that the impact should be assessed to take account of other significant local developments. These include the West of Braintree proposal as part of the Uttlesford District Council Submitted Local Plan, the 1,100 new homes proposed to be built in Great Leighs by 2036 and 150 proposed at Land off School Road Rayne. Queenborough lane in particular, is already becoming an increasingly attractive and congested Westerly cut through from the proposed development area, which then leads through to Rayne and ultimately Felsted Parish.

Impacts on the local road network should not be considered in isolation for a single development or without due regard for the cumulative effect from a combination of developments.

Felsted Parish Council does not have the professional expertise or skill to carry out a “traffic impact assessment” for our village and must rely on the transport modelling assessments carried out by ECC Highways.

We are also concerned , as with the three examples given above (West of Braintree, Great Leighs and Rayne developments), that where these fall within two or more separate District Council areas it is important that there is visible collaboration between the various planning responsible authorities.

6. Appeal Decisions since 14 January

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

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.

Appeal Allowed 15th January 2020

[UTT/18/3336/FUL](#)

Land At Bakers Lane Felsted

Erection of detached 4 bed dwelling and garaging

Appeal Dismissed 16th January 2020 “harmful to the character and appearance of the area.....harm to the significance of heritage asset”

7. Decisions received since 14 January

[UTT/19/2810/HHF](#) | [UTT/19/2811/LB](#)

Roslyn House Braintree Road

Proposed demolition of residential outbuilding garage and erection of single storey replacement structure with associated minor landscaping works and alterations.

Permission Granted 20th January 2020

[UTT/19/3148/AG](#)

Land West Of Mill Road Mill Road Felsted Essex

Proposed agricultural storage building. |

Deemed Approved 17th January 2020

[UTT/19/2940/HHF](#)

Cromwells Watch House Green

Proposed first floor front extension, two storey extension to North East elevation and garage conversion.

Permission Refused 23rd January 2020 *“The proposed extension by reason of size, massing, design, siting and scale will result in development that would not be sympathetic to the original dwelling.”*

[UTT/19/2946/FUL](#)

Land West Of Breadlands Cock Green Cock Green Road

Section 73A Retrospective application for the erection of an extension to a storage building.

Permission Granted 27th January 2020

[UTT/19/3022/HHF](#)

Meadow House Cock Green Cock Green Road

Demolition of existing garage and construction of single storey and two storey side extension and single storey front extension. Alterations to roof including provision of flat roof and dormer window.

Permission Granted 4th February 2020

[UTT/19/2994/OP](#)

Land To Rear Of Jolly Boys Lane South And Causeway End Road

Outline application for the erection of 5 dwellings with all matters reserved except for access

Permission Refused 5th February 2020 *“result in significant harm to the character and appearance of the area by urbanising the site....development in an unsustainable location, not within a settlement or other site boundary.....fails to respect the streetscape and character of existing development at the setting to the site...fails to demonstrate that a safe and suitable access can be provided ”*

[UTT/19/3089/LB](#)

Garnetts Cottage Braintree Road

Replacement of front door

Permission Granted 14th February 2020

[UTT/19/3101/HHF](#)

Richmond Lodge Chelmsford Road

Proposed boundary fencing/hedging with installation of electric five barred field gate and manual pedestrian field gate.

Permission Granted 14th February 2020

[UTT/19/2644/FUL](#)

Weston Bannister Green Felsted

Proposed demolition of existing bungalow and erection of 3 no. dwelling houses and associated works including landscaping, creation of vehicular access and parking

Permission Granted 17th February 2020

[UTT/19/3120/OP](#)

Cobblington And Concern Farm School Road Rayne

Outline application with all matters reserved, except for access, for demolition of existing dwelling and out buildings and for the erection of one replacement dwelling and erection of two detached and two semi-detached dwellings.

Permission Refused 18th February 2020 *“would result in significant harm to the character and appearance of the area by urbanising the setting....unsustainable location, not within a settlement or other site boundary”*

8. S106 Survey

Agreed response will be submitted by the Assistant Clerk.

9. Date and time of next meeting: Tuesday 17th March in the URC Hall at 7.30pm

..... Chairman 17 March 2020

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>