

# FELSTED PARISH COUNCIL

## Minutes of the Planning Meeting held on Tuesday 20 August 2019 in the URC Committee Room at 7:30 pm

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

### 1. Apologies for Absence

Apologies were received from Councillor Graham Harvey.

### 2. Declarations of Interest

There were no declarations of interest.

### 3. Public Forum

No members of the public were present.

### 4. Approval of Minutes of Previous Meeting

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

### 5. New Applications Considered:

[UTT/19/1718/FUL](#)

#### **Pond Park Farm Cock Green Cock Green Road Felsted**

Section 73A Retrospective application for amendments to planning application UTT/13/2877/FUL - raising of ridge and eaves height by 400mm to building K, and installation of air-conditioning units in between buildings K and J (roofs to barns K and J to be clad in natural slate).

*Comment: The PC questions whether or not there is a noise issue from the air conditioning units, particularly relating to Gate Cottage. A better understanding re size, positioning and noise is required to ensure that it doesn't cause a noise nuisance to Gate Cottage.*

[UTT/19/1954/HHF](#)

#### **4 Bentalls Willows Green Main Road Felsted**

Demolition of existing outhouse and the erection of a two storey side and single storey rear extension.

*No Comment*

[UTT/19/1874/HHF](#)

#### **The Ash Bannister Green Felsted**

Single storey side / rear infill extension and front porch.

*No Comment*

[UTT/19/1235/FUL](#)

#### **Building at Princes Halfyards Stebbing Road Felsted**

Proposed change of use from agricultural and equestrian to dwelling house (C3) by demolition of existing dilapidated barn and replacement with 1.5 storey dwelling on same footprint.

*No Comment*

[UTT/19/1962/HHF](#)

#### **Foresters Jollyboys Lane North Felsted**

Proposed alterations and extensions and new garage/workshop.

*Comment: The Parish Council has some concern over the bulk of the design particularly in relation to the face exposed to the neighbouring property and suggests that a more acceptable design could be found.*

[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.

*Objection: A pre circulated response was reviewed and agreed. This will be submitted to Braintree District Council (see separate document on website).*

**6. Update on Previous Applications**

[UTT/18/2508/OP – Revised](#)

**Land West of Bury Farm Station Road Felsted**

Outline application with all matters reserved, with the exception of access, for a mixed use development comprising a Doctors Surgery and a residential development of up to 38 new dwellings, new accesses, parking provision, landscaping and associated development.

*Support: The PC had previously objected to this application because the affordable housing allocation and plan for this site was not aligned with the Neighbourhood Plan. An updated application form has now been submitted which commutes the affordable housing to provide funds for the doctor's surgery. This is in alignment with the Neighbourhood Plan proposal and as such the PC now support the outline application subject to access resolution and further detailed approval from Highways.*

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

**Land to the South of Braintree Road Felsted**

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

*Objection: The PC was represented at the UDC Planning Committee Meeting on Wednesday 24<sup>th</sup> July, where the decision was deferred. The deferment was appealed as a 'non decision' and was validated, with the decision going to Inspector level.*

*The PC was again represented at the following UDC Planning Committee Meeting on Wednesday 21<sup>st</sup> August where UDC formally objected to the application.*

**7. Decisions received since 16 July:**

[UTT/19/0253/HHF](#)

**Taylor's Chelmsford Road**

Erection of single storey rear extension

**Permission Refused 12<sup>th</sup> July 2019** *"The extension would represent a poor design unsympathetic to the character of the heritage asset."*

[UTT/19/0254/LB](#)

**Taylor's Chelmsford Road**

Erection of single storey rear extension and internal alterations.

**Permission Refused 12<sup>th</sup> July 2019** *"The extension would represent a poor design unsympathetic to the character of the heritage asset."*

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

**Andrews House Braintree Road**

Widening of existing dropped kerbs.

**Permission Granted 18<sup>th</sup> July 2019**

[UTT/19/1119/HHF](#)

**Rosemary Cottage Causeway End Road**

Section 73 Retrospective application for Single storey rear extension

**Permission Granted 12<sup>th</sup> July 2019**

[UTT/19/0980/LB](#)

**Kerrys Causeway End Road**

To fit 3 no. chimney guards to top of chimney

**Permission Granted 18<sup>th</sup> July 2019**

[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

**Permission Granted 25<sup>th</sup> July 2019**

[UTT/19/1366/FUL](#)

**1 Park Cottages Littley Park Lane Felsted**

Demolition of garage and erection of 1 no. detached dwelling with new vehicular access

**Permission Refused 25<sup>th</sup> July 2019** *“unsustainable location, not within a settlement or other site boundary”*

[UTT/19/1362/HHF](#)

**Littledown Watch House Green**

Single storey rear extension, loft conversion with rear facing dormers and construction of new single storey front entrance extension

**Permission Granted 26<sup>th</sup> July 2019**

[UTT/19/1284/HHF](#)

**Pine House Chelmsford Road**

Two storey front and part single and part two storey rear extension including conversion of garage.

**Permission Granted 26<sup>th</sup> July 2019**

[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.

**Permission Refused 26<sup>th</sup> July 2019** *“The introduction of a new dwelling at this site would cause environmental harm”*

[UTT/19/0027/OP](#)

**Farm Yard South of Causeway End Road**

Outline application with all matters reserved except for access for the demolition of existing farm buildings, construction of 4 no. residential dwellings.

**Permission Granted 26<sup>th</sup> July 2019**

[UTT/18/2960/FUL](#)

**Land to The West of Chelmsford Road**

Erection of 23 no. dwellings together with internal roads and open play space

**Permission Refused 31<sup>st</sup> July 2019** *“would create undesirable urbanised extension of this linear hamlet into open countryside.”*

[UTT/19/0604/OP](#)

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

Outline application with all matters reserved for 3 no. dwellings

**Permission Refused 1<sup>st</sup> August 2019** *“The introduction of three new dwellings at this site would cause environmental harm.....It has not been adequately demonstrated that safe and suitable access to the site can be achieved..... There is no mechanism within the application to mitigate the impacts of the development on the Blackwater Estuary Special Protection Area and RAMSAR.”*

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

**Weston Bannister Green**

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

**Permission Refused 14th August 2019** *“The quantum of development, namely four dwellings, results in an unsatisfactory layout and scale of development that would over dominate this prominent edge of settlement setting”*

[UTT/19/1288/FUL](#)

**Land Adjacent to Cemetary (Gransmore Meadow) Chelmsford Road**

Erection of 2 no. single storey bungalows, associated garaging and parking area to serve adjacent cemetery.

**Permission Refused 20th August 2019** *“...a sensitive location due to its contribution to the distinction between two settlements, would result in significant harm..”*

**8. Other Urgent Planning Business**

**Committee Policy:**

**It was agreed that, to ensure comments were received by Planning Inspectors, in all future appeals cases, the Committee would either resubmit application comments unchanged, or, if appropriate (for example where the NP or LP references required updating etc), update and resubmit them as such.**

**Appeals:**

[19/00091/REF](#) (UTT/18/3408/FUL)

**Brook Cottage Gransmore Green Gransmore Green Lane Felsted**

Construction of 4 new dwellings and associated works including access

*Objection: The PC remains strongly opposed to this application. As we submitted in our previous objection the site is in an area where open countryside policies S7 of the adopted Local Plan and SP10 of the draft Local Plan apply.*

*In the Felsted Heritage and Character Assessment, produced by AECOM in 2017 on behalf of Felsted Parish Council and Felsted Neighbourhood Plan Steering Group, Gransmore Green is identified as a hamlet forming part of LCA1 (Landscape Character Area 1) “Felsted Arable Farmland”. The “Key Characteristics” of LCA1 describe the area as “Settlement is limited to isolated Farmsteads and Gransmore Green and Bartholomew Green which comprise a small number of houses and large agricultural and light industrial sheds”. The assessment further states under “Issues to be addressed” - “New development that is unsympathetic in terms of the number layout and materiality of dwellings has the potential to dilute the identity of the local vernacular”. 3 dwellings have already been granted. Granting any more than 3 would result in overdevelopment in an area where open countryside policies apply.*

*The application is also in contravention of HN5 of the Felsted Neighbourhood Plan which is at Regulation 17, as it does not comply with any of the exceptions for supporting development outside of VDLs.*

[https://www.uttlesford.gov.uk/media/9593/Felsted-Neighbourhood-Plan-submission-draft/pdf/2\\_Felsted\\_NP\\_Submission\\_Draft.pdf](https://www.uttlesford.gov.uk/media/9593/Felsted-Neighbourhood-Plan-submission-draft/pdf/2_Felsted_NP_Submission_Draft.pdf)

*The PC has observed before that there has been a proliferation of applications for (unneeded) new developments which threaten to urbanise this rural hamlet. The proposed development is within the curtilage of Brook Cottage, a Grade II Listed Building, and the PC notes once again that no Listed Building application has yet been submitted. We consider the Heritage Statement to be one sided and lacking in objectivity.*

[19/00084/REF](#) (UTT/18/3336/FUL)

**Land At Bakers Lane Felsted**

Erection of detached 4 bed dwelling and garaging

*Objection: The PC continues to object to this application. The site is in open countryside and the development of the site would be contrary to Policy S7 of the adopted Local Plan and Policy SP10 of the Draft Local Plan. It is also in contravention of HN5 of the Felsted Neighbourhood Plan, which is at Regulation 17 and so, we would suggest, can be considered to be of significant material weight. We also note the LPA Questionnaire 24k and 24l do not recognise the existence of the Felsted Neighbourhood Plan.*

*The site was considered under the 2015 SLAA but "... is considered unsuitable as development on the site would not contribute to sustainable patterns of development".*

*We agree with the Historic Buildings and Conservation Advice that this development would be harmful to the setting of the designated heritage asset which gives it's name to the road.*

*The proposed development will impact on views of the adjacent Grade II Listed Building and the open countryside beyond from the bridleway Jollyboys Lane. This development would change the character of the lane.*

The Felsted Neighbourhood Plan can be read here:

[https://www.uttlesford.gov.uk/media/9593/Felsted-Neighbourhood-Plan-submission-draft/pdf/2\\_Felsted\\_NP\\_Submission\\_Draft.pdf](https://www.uttlesford.gov.uk/media/9593/Felsted-Neighbourhood-Plan-submission-draft/pdf/2_Felsted_NP_Submission_Draft.pdf)

[19/00082/REF](#) (UTT/19/0801/FUL)

**Frenches Farm Frenches Green Felsted**

Erection of 1 no. detached dwelling with car parking and landscaping.

*Objection: The PC continues to object to this application. This is not infill. It is an unsustainable development in open countryside, on agricultural land, and is contrary to policies S7 of the existing Local Plan (2005), SP10 of the draft Local Plan and the NPPF. It is surrounded by five Listed Buildings. The negative visual impact across Frenches Green to the open countryside beyond would be unacceptable and there is no defined need for this development to take place in the countryside. The Parish Council also believe that the access is over common land and such access should not be allowed without specific permission being sought by the applicant.*

*The PC also still wonders if there should be a Listed Building application for this development?*

*In the appeal documents under 3.1 the Draft Local Plan is dismissed. We believe however that it should carry significant weight in decision making as it is now at Regulation 19. In addition point 3.11 the Felsted Neighbourhood Plan is also dismissed. However it is at regulation 17 and therefore carries significant weight. This application is in direct conflict with policy HN5.*

*Under 4.13 the lack of 5 Year supply is quoted as reason for allowing this application. However, under appeal ref APP/C1570/W/18/3213251 Agricultural Land West of Canfield Road Great Canfield an application for 135 houses was refused on 8/8/19. Under point 77 it was stated that the council cannot at this point demonstrate a 5 Year HLS (Housing Land Supply) but this does not override the development plan nor does it confer refusal at all costs.*

The Felsted Neighbourhood Plan can be read here:

[https://www.uttlesford.gov.uk/media/9593/Felsted-Neighbourhood-Plan-submission-draft/pdf/2\\_Felsted\\_NP\\_Submission\\_Draft.pdf](https://www.uttlesford.gov.uk/media/9593/Felsted-Neighbourhood-Plan-submission-draft/pdf/2_Felsted_NP_Submission_Draft.pdf)

**Application for a Premises License – Felsted School**

*Objection: This will be lodged under the grounds of Prevention of Public Nuisance. The school is in the Conservation Zone, surrounded by residential dwellings. This application is more akin to a nightclub than a school. The recent example of the Leavers Ball which didn't finish until 2am and caused considerable disturbance due to very high noise levels is an example of why events must be managed tightly and not given a blanket permission.*

*The PC strongly believe that events of this nature are not in keeping with a school and village environment and as such event licences need to be applied for on a case by case basis.*

9. **Date and time of next meeting:** Tuesday 17<sup>th</sup> September in the URC Hall at 7.30pm

..... Chairman                      17 September 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>