

## FELSTED PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on 18 September 2018 at 7:30 pm in the United Reformed Church Hall Committee Room.

**Present:** Councillors Chris Woodhouse (Chairman), Andy Bennett, Nicholas Hinde and Malcolm Radley Nicholas Hinde. Apologies were received from Cllrs Graham Harvey, Richard Freeman and Alan Mackrill. Three members of the public were present.

#### 1. Minutes of previous meeting

The Minutes of the previous meeting were signed as correct by the Chairman.

#### 2. Public Forum

Members of the public raised concerns about the resubmitted application for outline permission for 30 new dwellings adjacent to Clifford Smith Drive, including

- Incompatibility with the emerging Neighbourhood Plan
- Traffic management implications
- School capacity already exceeded
- Taylor Wimpey's previous unsatisfactory delivery of wildlife impact 'mitigation'
- Weaker ecological reports and recommendations than in previous applications
- Cumulative impact of development on countryside, resulting in falling numbers and disappearance of species such as hares, grass snakes, hedgehogs and bats.

#### 3. New applications considered:

##### [UTT/18/2064/FUL](#)

##### **The Swan Hotel, Station Road, Felsted**

Section 73A retrospective application for change of use of existing cart shed to garden room.

*Comment:* The PC objects to the current form of the cart shed, which has resulted in a reduction of highway parking spaces available for users of other neighbouring businesses. It is also concerned that granting this change of use will permit the later use of this outdoor facility, currently licensed to 11pm, and asks that, if permission is granted, it should be subject to a similar time limit, in order to limit the noise nuisance to neighbours.

##### [UTT/18/2229/LB](#)

##### **Hatleys, Mole Hill Green Road, Felsted**

Structural repairs to jettied gable and reconstruction of chimney.

*Comment:* The PC supports the application.

##### [UTT/18/2325/LB](#)

##### **Littlefield, Cock Green, Felsted**

Installation of new party wall in loft void for fire separation.

*No comment.*

##### [UTT/18/2355/HHF](#)

##### **20 Cressages Close, Felsted**

Proposed single storey rear extension.

*No comment.*

##### [UTT/18/2399/FUL](#)

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

Section 73A Retrospective application for amendments to planning application

UTT/13/2877/FUL - raising of ridge and eaves height to building 'K' and change in roof covering to barn 'J' from natural slate to corrugated sheeting.

*Comment:* No objection to the raising of the eaves and roof height. However the change from the agreed natural slate roof to a corrugated sheeting structure is regrettable and should be resisted.

##### [UTT/18/2400/OP](#)

##### **Land E and N of Clifford Smith Drive, Felsted**

Outline application with all matters reserved, except for access, for the erection of up to 30 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping.

Comment: The PC noted a letter from the applicants' agent.

The PC objects to the application on similar grounds to those voiced against the previous identical application UTT/18/0784/OP, currently the subject of an Appeal against the LPA's refusal of permission.

The site is in open countryside, and the proposed development in this location is neither necessary nor is it 'exception' housing. It is therefore contrary to Policy S7 of the Adopted Local Plan (preservation of the countryside), and to Para 55 of the NPPF Planning Guidance.

The replacement, to which the applicant has referred, of the demountable classrooms at Felsted Primary School is already planned and funded by Essex CC. It will not increase the capacity of the school, but merely improve conditions for the existing number of pupils. The headmaster has made it clear in his response to this application that "Felsted Primary School is full and does not currently have any places". Based on the formula used by ECC to estimate demand for school places, the proposed development alone would add a need for an additional nine by its completion. The children would need to be bussed to Dunmow or Rayne, adding to the unsustainability of the proposal.

The GP practice in Felsted has stated that it could accommodate patients from the development, but it qualifies this by adding that this is subject to the anticipated development of "a new large and full-time surgery elsewhere in Felsted". This new surgery is under discussion between the Care Commissioning Group, the Neighbourhood Plan (NP) Steering Group and the land owner's representative. It will NOT materialise unless the emerging NP — now at Regulation 14 stage — is adopted by the Parish at referendum. If this proposed development is approved by UDC it would seriously undermine the NP, as the community is very likely to refuse the further necessary additional "enabling" housing envisaged in the NP to fund its construction. In the absence of a new surgery, the practice has indicated that it would close the existing Felsted surgery and concentrate its services in new premises in Dunmow — again compromising the sustainability of this local health provision, not only for Felsted but also the wider community.

UDC minutes of the Planning meeting on 1<sup>st</sup> August 2018 state "Councillors discussed that this application could undermine the work of the Neighbourhood Plan which was in its early stages, and the impacts and benefits to the community of this proposed development".

A decision by the Local Planning Authority (which has been closely involved in the development of Felsted's Neighbourhood Plan) to approve this application,

- having recently refused an identical application UTT/18/0784/OP, and
- in the knowledge that the NP is likely to be undermined,

would call into question the integrity of the whole Local and Neighbourhood Planning processes.

[UTT/18/2422/HHF](#)

**1 Ravens Crescent, Felsted**

Proposed two storey side extension, rear dormer and single storey front extension.

Comment: PC objects to the proposed dormer window as unsightly and overbearing in bulk, setting an undesirable precedent. No objection to the side extension, but note that the ridgeline is not dropped as is recommended practice.

[UTT/18/2428/HHF](#)

**Holly House, Cock Green, Felsted**

Proposed two storey and single storey side extension and associated alterations (amendment to previously approved scheme UTT/18/1468/HHF).

No Comment.

[UTT/18/2450/HHF](#)

**The Jays, Braintree Road, Felsted**

Erection of two storey rear extension.

No Comment.

[UTT/18/2489/PAP3Q](#)

**Corn Barn at Long Barnes, Cobblers Green, Felsted**

Prior Notification of change of use of agricultural building to 1 no. dwelling.

No Comment.

[UTT/18/2502/OP](#)

**Land West of Kunduchi, Bannister Green**

Outline application with all matters reserved except access, for the erection of 2 no. detached dwellings and garages, with shared access.

*Comment: The proposed development is in open countryside and is contrary to advice contained within the National Planning Policy Framework (2018) and to Policy S7 of the current adopted Local Plan (2005) and to Policy SP10 in the Regulation 19 Draft Local Plan, which reinforces the protection of the countryside by ensuring that any permitted new buildings are needed. There is no defined need for this dwelling in this location and there are no material considerations which would justify the development of this site outside of the Development Limits.*

#### 4. Appeal lodged since 14 August

[UTT/18/0784/OP](#)

**Land E and N of Clifford Smith Drive, Watch House Green**

Outline application with all matters reserved, except for access, for the erection of up to 30 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping.

Refused 8 August 2018.

**Appeal lodged 24 August 2018 (Ref APP/C1570/W/18/3210034).**

#### 5. Decisions received since 14 August:

[UTT/18/1022/FUL](#)

**Land adjacent to Aylands, Bannister Green, Felsted**

Erection of 2 no. detached dwellings with garages (alternative scheme to that approved under planning permission [UTT/16/1071/FUL](#)).

**Permission Granted 7 September 2018.**

[UTT/18/1340/OP](#)

**Land at Gransmore House, Gransmore Green, Felsted**

Outline application with all matters reserved except for access for the erection of 1 no. dwelling and garage/outbuilding served via existing access, complete with related infrastructure.

**Permission Granted 23 August 2018.**

[UTT/18/1454/DFO](#)

**Edwards House, Braintree Road, Felsted**

Details following outline approval [UTT/17/1432/OP](#) for the erection of 2 no. dwellings. Details of access, appearance, landscaping, layout and scale.

**Permission Granted 10 August 2018.**

[UTT/18/1474/OP](#)

**Land South of Tarcquita, Braintree Road, Felsted**

Outline application with all matters reserved for a proposed bungalow with new access onto Braintree Road.

**Withdrawn 23 August 2018.**

[UTT/18/1500/FUL](#)

**Long Barnes, Cobblers Green, Felsted**

Conversion of 2no. Barns into 1no. Dwelling including infill extension.

**Permission Granted 6 September 2018.**

UTT/18/1844/HHF and [UTT/18/1845/LB](#)

**Milch Hill, Willows Green**

Demolition of existing single storey flat roof extension and outbuilding and erection of new single storey pitched roof extension and new dormer window to first floor rear elevation.

**Listed Building and Planning Permission Granted 13 September 2018.**

[UTT/18/1851/HHF](#)

**The Chimes, Station Road, Felsted**

Proposed rear balcony over existing flat roof.

**Permission Granted 7 September 2018.**

[UTT/18/2013/HHF](#)

**9 Bury Fields, Felsted**

Replacement entrance lobby.

**Permission Granted 6 September 2018.**

[UTT/18/2206/TPO](#)

**1 Bury Fields, Felsted**

Fell 3 no. Sycamore.

**Application rejected 18 September 2018:** (*“Felling of the three sycamore trees would result in a significant loss of visual amenity and would be detrimental to the quality of the street scene in this part of the Felsted conservation area.*

*Note to applicant: An overall crown reduction of the 3 sycamore trees by up to 4m would be found acceptable. An application for consent to carry out this recommended work would be required to be made.”*)

[UTT/18/2217/TPO](#)

**1 Bury Fields, Felsted**

Pollard 3 no. Sycamore.

**Application rejected 18 September 2018:** (*“Pollarding of the three sycamore trees would result in large cut wounds which would be susceptible to decay and weakly attached new growth at the cut points. Pollarding would significantly reduce the trees' visual amenity value and their contribution to the quality of the street scene in this part of the Felsted conservation area.*

*Note to applicant: An overall crown reduction of the 3 sycamore trees by up to 4m would be found acceptable. An application for consent to carry out this recommended work would be required to be made.”*)

## **6. Next Meeting**

Next meeting: Tuesday 16 Octobe at 7:30 pm, URC Committee Room.

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Committee Chairman  
16 October 2018