

FELSTED PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 16 October 2018 at 7:30 pm in the United Reformed Church Hall Committee Room.

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

1. Minutes of previous meeting

The Minutes of the previous meeting were deferred to the next meeting.

2. Public Forum

No issues were raised.

3. New applications considered:

UTT/18/2298/HHF and [UTT/18/2299/LB](#)

Rambler Cottage, Main Road, Willows Green

Proposed amendment to previously approved application UTT/14/3192/LB (Proposed demolition of existing rear extensions and outbuildings and replacement with single and 1 1/2 storey side and rear extensions and patio area; erection of detached 2-bay cart lodge) - Inclusion of a basement floor, redesign and addition of first floor to the approved link element.

Comment: The PC has no objection to the appearance of the proposed design. However it questions the structural wisdom of excavating a basement adjacent to a Grade II listed building.

[UTT/18/2508/OP](#)

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 38 new dwellings, new accesses, parking provision, landscaping and associated development.

Comment: The PC objects to the current proposal as it does not align with the emerging Neighbourhood Plan. Consultation during the development of the NP has indicated firm local support for commuting a requirement for affordable housing in any commercial development on this site, instead seeking funding for the surgery's construction. The current proposal envisages 15 affordable houses in addition to 23 commercial dwellings, all in open countryside, (contrary to LPA Policy S7, Draft Policy SP10 and advice in the NPPF).

The PC has no objection to the proposed location of the development and surgery, but has serious concerns about the proposed accesses to the site, which are adjacent to blind bends and bus stops in Station Road, which is currently a narrow, winding, unnumbered road.

[UTT/18/2573/LB](#)

Andrews House, Braintree Road, Felsted

Retention of amendments to previously approved scheme UTT/16/1107/LB including dismantling and rebuilding of chimney breasts and stacks.

No comment.

[UTT/18/2592/HHF](#)

Greenways, Station Road, Felsted

Demolition of existing triple garage and erection of detached double garage. Erection of two storey front extension to existing dwelling.

Comment: The PC is concerned at the potential overlooking and loss of amenity to the neighbouring property 'Golden Grove'.

[UTT/18/2616/HHF](#)

2 The Copse, Bannister Green, Felsted

Erection of two storey side extension.

Comment: The PC objects to the omission of a dropped ridgeline on the proposed extension.

[UTT/18/2617/HHF](#)

9 The Copse, Bannister Green, Felsted

Erection of single storey rear extension.

No comment.

[UTT/18/2739/HHF](#)

Firs End, Causeway End Road, Felsted

Proposed roof terrace area created within existing garage roof.

Comment: PC is concerned at the potential loss of privacy to the occupants of neighbouring 'Pine House' and 'Greetwell' through overlooking of their gardens.

[UTT/18/2796/HHF](#)

14 The Copse, Bannister Green

Erection of first floor side extension.

No comment.

4. Decisions received since 18 September:

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/18/2103/FUL](#)

Adj. 1 Park Cottages, Littley Green

Erection of 1 no. dwelling.

Permission Refused 26 September 2018: (*"...The [National Planning Policy] Framework states that new development should be accessible to local services and also that it should contribute to protecting and enhancing the natural environment. The proposed development by reason of the site's location would fail to achieve these objectives and would not amount to a presumption in favour of sustainable development thereby being contrary to the Framework and also contrary to ULP Policy S7....*

"...The Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. The proposed dwelling by reason of its siting, design, scale and appearance would fail to meet this design objective contrary to the Framework....

"The parking layout as shown for the proposed development fails to show that the appropriate level of on-plot parking could be achieved for a four bedroomed dwelling under locally adopted parking standards ...)."

[UTT/18/2131/HHF](#)

Rosemary, Braintree Road, Felsted

Two storey extension

Permission Granted 20 September 2018.

5. Next Meeting

Next meeting: Tuesday 20 November at 7:30 pm, URC Committee Room.

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Committee Chairman
20 November 2018