

## FELSTED PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on 20 November 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. No 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/18/2645/HHF](#) and UTT/18/2646/LB

##### **Terleys, Mole Hill Green, Felsted**

Proposed front porch extension including reinstatement of historic doorway. Proposed demolition of existing cart lodge and erection of replacement cart lodge.

*No comment.*

[UTT/18/2731/OP](#)

##### **Land rear of Stane House, Dunmow Road, Felsted**

Outline application with all matters reserved except for access for 2 no. dwelling and new vehicular crossovers and closure of existing crossover.

*Comment: The refusal of a previous application ([UTT/15/1746/OP](#)), upheld on appeal, recognised that the proposed development in open countryside was not necessary and was contrary to LPA Policies S7 and GEN2, and also to paragraph 17 of the NPPF which seeks to recognise the character and beauty of the countryside. The current application is equally unnecessary and unacceptable.*

[UTT/18/2869/HHF](#)

##### **Ashley, Chelmsford Road, Felsted**

Alterations to the front elevation including 2 no. new bay windows at ground floor level, 1 no. new bay window at first-floor level with pitched roof over and erection of 4 no. supporting columns. Removal of existing painted boarding to be replaced by painted render and stained boarding.

*Comment: The proposed alteration is unattractive, giving the building a top-heavy appearance which would not enhance the environment.*

[UTT/18/2929/HHF](#)

##### **Kingstons, Mill Road, Felsted**

Proposed single storey free standing timber framed outbuilding and plant room. Existing walls surrounding the pool to be removed and replaced.

*No comment.*

[UTT/18/2930/FUL](#)

##### **Tinsley House Bartholomew Green**

Erection of 1½ single storey rear extension and detached snooker room. Change of use of paddock land to domestic amenity. Erection of 3 no. stables with hay store, tack room and wash down area. Demolition of garden store, adaptation and ground floor extension to the rear of existing garage to form summer house with access to existing first floor studio.

*No comment.*

[UTT/18/3019/FUL](#)

##### **Land At Thorpes, Frenches Green, Felsted**

Proposed erection of single dwelling with garage together with demolition of and replacement cartlodge and associated landscaping work.

*Comment: The proposed infill dwelling is within the curtilage of the adjacent Grade II listed building (although no Listed Building application is evident) and would have considerable impact on the open countryside. There is no need for the development, so it would be contrary to the LPA's Policy S7.*

[UTT/18/3038/FUL](#)

**Gate Cottage, Cock Green, Felsted**

Erection of 1 no. detached dwelling.

*Comment:* A previous application ([UTT/18/0752/FUL](#)) was refused under Policies S7 and GEN2 on account of the proposed size, design and scale relative to the plot size, which were found inappropriate. The PC considers that the current application is unacceptable for the same reasons.

[UTT/18/3054/HHF](#) and UTT/18/2964/LB

**Yew Tree Cottage, Stevens Lane, Felsted**

Rebuild detached garage following fire damage.

*Comment:* Clay-peg double lap tiles would be preferable for a building in the curtilage of a Grade II listed building.

[UTT/18/3110/FUL](#)

**Seabrooks Farmhouse, Braintree Road, Felsted**

Demolition of existing barn and the erection of 1 no. dwelling.

*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.

[UTT/18/3112/FUL](#)

**Land adj 15 Evelyn Road, Willows Green**

Erection of 1 no. detached dwelling. (Amendment to scheme previously approved under [UTT/16/2348/FUL](#)).

*Comment:* The previously-approved scheme should stand, as it is more in keeping with the existing street scene. The revised design — especially the porch — is out of scale.

[UTT/18/3140/HHF](#)

**4 The Terrace, Chelmsford Road, Felsted**

Proposed demolition of rear extension and erection of single storey rear extension with associated landscaping works.

*Comment:* The proposed extension would reach well beyond any other nearby building and extend too far into the garden.

#### 4. Decisions received since 18 October:

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

**Littlefield, Cock Green, Felsted**

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

**Listed Building Permission Granted 23 October 2018.**

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

**1 Ravens Crescent, Felsted**

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

**Permission Refused 1 November 2018:** (“The proposed extension is considered to be unacceptable by reason of its design, scale and bulk, and would therefore have a significant detrimental impact on the host dwelling and the wider area.”)

[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.

**Approve - Prior Approval Not Required 31 Oct 2018**

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

**2 The Copse, Bannister Green, Felsted**

Erection of two storey side extension.

**Permission Granted 14 November 2018.**

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

**9 The Copse, Bannister Green, Felsted**  
Erection of single storey rear extension.  
**Permission Granted 14 November 2018.**

## **5. Next Meeting**

Next meeting: Tuesday 17 December at 7:30 pm, URC Committee Room.

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Committee Chairman  
17 December 2018