

FELSTED PARISH COUNCIL

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

Present: Councillors Chris Woodhouse (Chairman), Andy Bennett, Richard Freeman and Nicholas Hinde. Apologies were received from Cllr Alan Mackrill. No members of the public were present.

1. Minutes of previous meeting

The Minutes of both the October and November meetings were signed as correct by the Chairman.

2. Public Forum

No issues were raised.

3. New applications considered:

[UTT/18/3001/FUL](#)

Land Sth Kinvara Business Centre Gransmore Green

Section 73A Retrospective application for the erection of 3 no. dwellings (amendments to previously approved applications UTT/16/2953/DFO and UTT/17/2941/DFO).

No comment.

[UTT/18/3135/HHF](#)

Homefield, Cock Green Road, Felsted

Erection of single storey and two storey side extension, front porch and front and side single storey canopies.

Comment: The PC note that the extension does not have a dropped ridge height in accordance with good practice.

UTT/18/3238/FUL and [UTT/18/3239/LB](#)

Graunt Courts, Felsted

Reinstatement of historic and original driveway to Graunt Courts. Erection of detached garaging. Conversion of barns one and two into a single dwelling, including the partial removal of later addition to barn two and erection of single story extensions. Conversion of barns three and four into a separate dwelling, including small link extension uniting buildings. Associated landscaping works and alterations.

Comment: The PC support the imaginative re-use of established agricultural buildings which would otherwise fall into disrepair.

[UTT/18/3256/LB](#)

Brook Cottage, Gransmore Green

Remove existing dilapidated render finish and apply new render finish.

No comment.

[UTT/18/3291/CLP](#)

45 Station Road Felsted

Proposed single storey rear extension and internal alterations.

No comment

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

Land At Bakers Lane Felsted

Erection of detached 4 bed dwelling and garaging.

Comment: The site is in open countryside and the development of the site would be contrary to Adopted Policy S7 and the Draft Local Plan Policy SP10. The site was considered under the 2018 SLAA but "... is considered unsuitable as development on the site would not contribute to sustainable patterns of development".

The proposed development will impact on views of the adjacent Grade II Listed Building and the open countryside beyond from the bridleway Jollyboys Lane.

[UTT/18/3357/FUL](#)

Belmont Hollow Road Felsted Dunmow Essex

Proposed demolition of bungalow, outbuildings and workshop buildings and erection of 1 no. 5 bedroomed house and garage building - revised scheme to that approved under [UTT/17/2725/FUL](#).
No comment

[UTT/18/3396/FUL](#)

Exhibit House Dunmow Road Stebbing

The proposed installation of two windows on the South elevation facing the access road.
No comment

[UTT/18/3403/HHF](#)

1 Ravens Crescent

Demolition of side extension and erection of two storey side extension and single storey front extension.
No comment

[UTT/18/3404/CLP](#)

1 Ravens Crescent

Proposed rear dormer and roof light.

Comment: The third storey and full width dormer is too oppressive to the vernacular of the existing and neighbouring housing stock.

[UTT/18/3408/FUL](#)

Brook Cottage Gransmore Green Gransmore Green Lane

Construction of 5 new dwellings and associated works including access.

Comment: The PC was strongly opposed to the previously approved application [UTT/17/1123/FUL](#), and is equally opposed to the new proposal. The site is in open countryside and at the time of the previous application included a coppice of mature trees, many of which have since been felled. This new proposal is neither necessary in this location nor is it for exception housing. It is therefore contrary to Policy S7 of the Adopted Local Plan, to Policy SP10 of the Draft Local Plan (preservation of the countryside), and to Para 55 of the NPPF Planning Guidance.

The proposal is an opportunistic and inappropriate attempt at further intensification and urbanisation of this rural hamlet. It will add yet more traffic to the single-track access carriageway.

The PC notes that the proposed development is within the curtilage of Brook Cottage, a Grade II Listed Building, and that no Listed Building application has been submitted.

[UTT/18/3429/CLP](#)

Alvignac Watch House Green

Proposed loft conversion with flat roof rear dormer.
Deferred until next meeting.

4. Decisions received since 20 November

[UTT/18/1444/HHF](#)

16 Station Road, Felsted

Proposed rear extensions to main house, replacement outbuilding and proposed new cartlodge building, together with associated landscaping works. **Permission Granted 14 November 2018.**

[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.

Permission Refused 23 November 2018: (*"The proposal would adversely affect the rural character of the area, in conflict with Policy S7 ... and the NPPF The application does not include a mechanism to secure suitable affordable housing provision The application does not include a mechanism to secure suitable contributions towards education"*)

[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.

Permission Refused 23 November 2018: (*"The proposal would result in an encroachment into the open countryside and would result in environmental harm which would outweigh the economic and social benefits of the proposal.... Unsustainable ... would not meet the criteria of acceptable development in the countryside in accordance with the Uttlesford Local Plan Policy S7."*)

[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.

Permission Refused 6th December 2018: (*"The proposal's design and scale and proximity to the common boundary of its nearest neighbour would create an unacceptably visually intrusive appearance which would have a material detrimental impact on the amenity of that neighbour and so the proposal is contrary to the NPPF and Uttlesford Local Plan Policy GEN2(i)."*)

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

Firs End, Causeway End Road, Felsted

Proposed roof terrace area created within existing garage roof..

Permission Refused 6th December 2018: (*"The proposed terrace would allow additional overlooking which would result in a material loss of privacy to the immediate neighbour to the west and so create a materially adverse effect on that neighbour's reasonable occupation and enjoyment of their property and so the proposal is contrary to Uttlesford Local Plan Policy GEN2(i)."*)

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

14 The Copse, Bannister Green

Erection of first floor side extension.

Permission Granted 6 December 2018.

[UTT/17/2935/LB](#) and [UTT/17/2936/HHF](#)

Great Greenfields, Gransmore Green, Felsted

Section 73A Retrospective Listed Building application for (and Planning application for retention of) remodelling and reduction in volume of upper floor extension, alterations to single storey rear extension, internal re-planning within rear later section of dwelling, alterations to joinery, and lantern enclosure and alterations to existing linked basement. **Permission Granted 30th November 2018.**

[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.

Permission Granted 20 November 2018.

[UTT/18/3175/TPO](#)

Cadet Centre CCF, Felsted School, Felsted

Group of 14 Limes (T1-T14) - Pollard at 10m. 1 no. Holm Oak reduce crown by 6m. Tree

Permission Granted 20 November 2018.

4. Next Meeting

Next meeting: Tuesday 15 January at 7:30 pm, URC Committee Room.

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Committee Chairman
15 January 2019