

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 19 May 2020 electronically 7:30 pm

Attending: Councillors Andy Bennett (Chairman), Alec Fox, Richard Freeman, Penny Learmonth and Roy Ramm.

1. Apologies for Absence

Apologies were received from Cllr Graham Harvey.

2. Declarations of Interest

Cllr Andy Bennett declared a prejudicial interest in application UTT/20/1041/FUL Land South Of Oaklea School Road Rayne and stated that he would withdraw from the meeting when the matter was discussed.

3. Public Forum

There was 1 member of the public in attendance.

4. Approval of Minutes of previous Meeting

The minutes of the April meeting were formally approved. They will be formally signed when the Planning Committee next physically meet.

5. New Applications Considered

[UTT/20/0911/HHF](#)

4 Cromwell Park Chelmsford Road

Proposed extension and alteration consisting of an enclosed porch, lower roof alteration and enlarged upper roof dormer.

No Comment

[UTT/20/0433/HHF](#) (Re-consultation)

Larks Bannister Green

Proposed conversion of existing garage barn to form 2 bedroom self-contained annex.

Comment: Support. The PC are now happy that the updated plans are in an acceptable annex form. The current revised plans are now more consistent with a true annex rather than an independent dwelling.

[UTT/20/0072/LB](#) - Revised

George Boote House Chelmsford Road

Internal alterations and refurbishment including the addition of new toilets to ground floor restaurant and first and second floors for domestic use.

Comment: The PC recognise the removal of the hotel element from the Boote House and continue to support the core aspect of the restaurant.

However, we remain concerned about the use of the outside space as an entertainment area, which could impact neighbours with unacceptable noise, and with the original suggestion that they would extend opening hours to 1am, again impacting nearby neighbours with noise, as people leave the restaurant.

No traffic assessment has been completed as part of what is understood to be an increase in covers for the proposed restaurant re-opening. We see that as having a potentially big impact

on the free flow of traffic within the important village centre conservation zone. We would like to see a traffic survey completed, addressing our concerns about the inevitable on street parking, which is extremely limited in the centre of the village.

Cllr Andy Bennett withdrew from the meeting at this point.

[UTT/20/1041/FUL](#)

Land South Of Oaklea School Road Rayne

Change of use of land for the keeping of horses and the erection of a stable building. Land South Of Oaklea School Road Rayne Braintree Essex CM77 6SP

No Comment

Cllr Andy Bennett re-joined the meeting at this point.

[UTT/20/1020/FUL](#)

Riverside Books Ltd Pyes Farm Mole Hill Green Molehill Green Road

Demolition of existing B8 (storage and distribution) use buildings and erection of new B8 use buildings.

Comment: Support. The PC are pleased to see a local business investing sensitively in their facilities in the parish.

[UTT/20/1148/LB/](#) [UTT/20/1147/HHE](#)

Brook Cottage Gransmore Green Gransmore Green Lane

Proposed demolition of existing attached garage and replacement with new single storey extension. Erection of detached garage.

No Comment

[UTT/20/1144/FUL](#)

Brook Cottage Gransmore Green Lane

Construction of a Single Dwelling, with Parking, Garden Space and Associated Development.

Comment: This is a cynical approach to house building. The site began development with an approved application for 3 new dwellings. Then it was increased to 4, refused by UDC but approved at appeal. Now a further individual dwelling is being shoehorned into the end of the plot, into what was a garden for one of the 4 approved new houses.

This 'salami sales technique' is simply wrong and should not be condoned or allowed as part of a planning process. If this is approved then how long before they find a way to fit 6 in and come back for just one more?

The application changes the character of plot 4 completely and changes the outlook for the existing neighbouring property. The residents would currently look out onto the garden of plot 4, but will now look straight into the windows of the new property.

It further increases the development from what we felt was already too dense for the location.

Gransmore Green is a hamlet serviced by a single track road which struggles to serve the existing properties.

This application is also against policy S7 of the 2005 Local Plan, as there is no demonstrated need for this additional dwelling to be built in the countryside. It is also contrary to the made Neighbourhood Plan, policy HN5, for allowable reasons to build in the countryside.

Despite UDC not having a 5 year housing supply, it is not a good enough reason to allow a poorly positioned and unsustainable dwelling.

6. Appeal Decisions received since 21 April

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

Land Adjacent To Cemetery (Gransmore Meadow) Chelmsford Road

Erection of 2 no. single storey bungalows, associated garaging and parking area to serve adjacent cemetery. Land Adjacent To Cemetery (Gransmore Meadow) Chelmsford Road
Appeal Allowed 12th May 2020

[UTT/19/2241/FUL](#)

Land Adjacent To Cemetery (Gransmore Meadow) Chelmsford Road

Erection of 2no. single storey 2 bedroom wheelchair adaptable bungalows, permissive footpath and parking area to serve adjacent cemetery.
Appeal Allowed 12th May 2020

7. Decisions received since 21 April

[UTT/20/0205/HHF](#)

The Barn Evelyn Road Willows Green

Proposed swimming pool and pool room structure.
Permission Granted 23rd April 2020

[UTT/20/0511/HHF/](#) [UTT/20/0512/LB](#)

The Barn Evelyn Road Willows Green

Erection of two single storey glass flat roofed extensions to the northern kitchen wing and associated alterations.

Permission Refused 28th April 2020 *“will not be of subservient size, scale and design...flat roof design is in vast conflict and incongruous with the existing roof pattern of the host dwelling.....will harm the character, significance and setting of the curtilage listed building (i.e. The Barn)/ Rutlands-neighbouring listed building”*

[UTT/19/3091/FUL](#)

Land To The West Of Chelmsford Road

Change of use of land to use as a residential caravan site for 5 gypsy families, each with two caravans including laying of hardstanding, erection of 3 utility buildings and construction of access.

Permission Refused 15th May 2020 *“development harmful to the setting, character and appearance of the countryside.... does not demonstrate a safe and suitable access.... a unilateral undertaking committing the developer to financial contribution towards visitor management measures for the Blackwater Estuary does not accompany the application”*

8. Draft Local Plan – Uttlesford DC

The PC is aware that UDC has withdrawn their plan. A discussion covered the way in which the recently made Felsted Neighbourhood Plan was developed to align with the housing target set by the draft Local Plan for type A villages. It was agreed that, at an appropriate time, it would be vital that a clear case was put that Felsted has carefully planned its housebuilding target to meet both a reasonable portion of the Uttlesford housebuilding target, the needs of the community and to deliver important community infrastructure. It would be wrong if a new Local Plan process did not recognise and respect this.

9. Other Urgent Planning Business

Appeal 19/01326/OUT Land off School Lane Rayne

A letter has been received from the Planning Inspectorate requesting the PC to be involved in the digital process. Cllr Andy Bennett will attend a telephone conference on Thursday 21st May.

10. Date and time of next meeting:

Tuesday 16th June electronically at 7.30pm

..... Chairman 16 June 2020

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>