

FELSTED PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 15 September 2020 electronically 6 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 Roy Ramm declared that he had a near neighbour with an interest in UTT/20/2058/HHF/UTT/20/2060/LB Mill House Mill Road Felsted. He was not declaring an interest in the application as he had no pecuniary or vested interest in it.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of previous Meeting

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

5. New Applications Considered

[UTT/20/2139/HHF](#)

Foxgloves Bannister Green

Erection of single storey rear extension
No Comment

[UTT/20/2123/HHF](#)

17 Chestnut Walk Garnetts

Proposed Single Storey Rear Extension
No Comment

[UTT/20/2058/HHF/UTT/20/2060/LB](#)

The Mill Mill Road Felsted

Replacement and relocation of footbridge

*Comment: Support. The Committee considers that this application will improve access for less able walkers and will mitigate problems of safety (including COVID-19 transmission), privacy and anti-social behaviour. It will minimise the impact on neighbouring properties and unlike the current bridge and Planning Applications UTT/20/2014/FUL / UTT/20/2015/LB (yet to be determined) **will not** have a materially adverse effect on the reasonable occupation and enjoyment of a residential property, as a result of loss of privacy. The Committee considered this application to be a significant improvement on the applications UTT/20/2014/FUL / UTT/20/2015/LB.*

This alternative application proposes to move the crossing point seven metres from its current position (within land that is owned by The Mill on both sides of the river) without any negative impact on walkers whatsoever. The design also provides the opportunity for a wider bridge with ramped access in immediate alignment with the footpath. This option offers a significant benefit to a wide range of footpath users including the less able, users of mobility aids, dog walkers, push chairs etc., all of whom are currently precluded or seriously restricted from using the existing crossing.

There is probably no greater opportunity to offer such a profound improvement in access to the footpath network anywhere else in the Parish of Felsted. For all the above reasons, Felsted Parish Council supports this application and urges UDC to grant permission.

Should officers be minded to refuse this application we ask for it to be called in to UDC Planning Committee for consideration.

[UTT/20/2195/HHF](#)

Maranello Watch House Green

Single storey infill extension to the rear of the property

No Comment

[UTT/20/2145/HHF](#)

3 Watch House Villas Braintree Road

Erection of first floor side and rear extension, part single and part two storey rear extension, rear dormers and alterations to front porch

Comment: This application is a significant imposing extension to a semi-detached property with the potential for restricting light to the neighbouring property. The design is anachronistic with the Watch House Green vernacular. The wall that will become the boundary wall at the back of the property will become hugely imposing and the design of the windows at the rear are also not in keeping with neighbouring properties.

[UTT/20/2245/LB](#)

Bell House 7 Station Road

Replacement of windows

No Comment

[UTT/20/2269/HHF](#)

Trespassers Will Causeway End Road

Proposed new detached double garage.

No Comment

[UTT/20/2319/HHF](#) / [UTT/20/2320/LB](#)

The Barn Evelyn Road Willows Green

Single storey glass flat roofed extension to kitchen wing of barn conversion

No Comment

6. Decisions received since 18 August

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

Brook Cottage Gransmore Green Lane

Construction of a single dwelling, with parking, garden space and associated development

Permission Granted 18th August 2020

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

Brook Cottage Gransmore Green Gransmore Green Lane

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

Permission Refused 21st August 2020 “will result in an accumulation of built form that is not sympathetic with the historic core of the listed building resulting in harm to the character and appearance of the Grade II listed building.”

storey extension.

[UTT/20/1647/HHF](#)

Mulbury House Bannister Green

Amendments to existing porch and change of roof to existing ground floor extension.

Permission Granted 21st August 2020

[UTT/19/2225/HHF/](#) [UTT/19/1848/LB](#)

Cressages 2 Cressages Close Bannister Green

Extension and conversion of integral garage into bedroom/bathroom. Erection of veranda/decking area.

Permission Granted 24th August 2020

[UTT/20/1562/HHF](#)

Brooklands Stebbing Road

Proposed two storey and single storey side and rear extensions, alterations and landscaping

Permission Granted 25th August 2020

[UTT/20/1395/HHF/](#) [UTT/20/1396/LB](#)

Beacons Cobblers Green Causeway End Road

Proposed single storey rear extension

Permission Refused 25th August 2020 “proposed extension in addition to the previously approved additions will result in undue overbearing to the historical host dwelling.”

[UTT/20/1696/LB](#)

Three Horse Shoes Bannister Green

Proposed repair works to existing sole plate, replacement lime render to entire front elevation and proposed installation of 1 no. air source heat pump to external wall

Permission Granted 3rd September 2020

[UTT/20/1389/HHF](#)

Pankinya Cock Green Road

Proposed timber gate and rendered piers

Permission Refused 8th September 2020 “*detrimental impact to the functionality and safety of the highway, whilst the gates are opened and closed*”

[UTT/20/1730/HHF](#)

Brook Cottage Cobblers Green Causeway End Road

Proposed works to existing residential outbuilding to create annexe accommodation for family occupation.

Permission Granted 8th September 2020

7. Government White Paper Consultations:

- i) Changes to the Current Planning System
- ii) Planning for the Future

The PC will submit a letter to the Ministry of Housing, Communities and Local Government expressing frustration with the process and stating that they are completely against anything that removes District/Parish Councils.

8. Stansted Airport Planning Application – Update

This application has now gone to appeal. The PC will make a submission to the appeal process reinforcing their objections and pointing out that this appeal has been squeezed in just in advance of new legislation about change processes. The appeal should be assessed against current government guidance and the updated change management process.

9. Public Consultation: North Essex Local Plan

The PC feel that it would not be appropriate for them to comment as this plan relates to Colchester/Tendring and so is a matter for them.

10. Draft Local Plans – Nothing to update.

11. Date and time of next meeting:

Tuesday 20 October electronically at 6 pm

..... Chairman

20 October 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>