

Planning Application 25/03189/FP Dwellings at Fears End, Kelshall Parish Comments of Kelshall Parish Meeting

The views of the Parish Meeting regarding application Ref 25/03189/FP covering the erection of five new dwellings was discussed at its January 12th 2026 Meeting at which the Owner was present.

The Parish Meeting welcomes the reduction in the number of dwellings arising from the approval of the conversion of agricultural buildings, from seven to five. However the development now embraces 4 and 5 bedroomed less affordable dwellings and therefore the number of occupants and their vehicles are likely to be similar.

The Parish Meeting remain concerned at the number of vehicles and traffic arising from this and the further developments along Gannock Road (i.e 25/02883/FP Woodcotes and 25/03120/OP Land at Fears End). With this application a total of 9 new dwellings are to be built in open countryside. We note that on both these sites Highways have expressed concern over accessibility.

The Parish Meeting considers that significant improvements need to be made to the road to allow the addition of 20 or so cars from both the Woodcotes and Fears End sites and many more movements than at present. The three approved dwellings at Manor Farm (19/02388/FP) will introduce further traffic. The road suffers from flooding, pot holing from farm traffic, is single lane most of the way and can be impassable in winter. Residents complain of the antiquated nature of the water mains and their contribution to flooding.

The situation is seriously exacerbated by the inappropriateness of the junction between Gannock Road and Stump Road. This road suffers from frequent traffic diversions from the A505 and is frequently logjammed as traffic is guided by its satnav to perform a turn left into Stump Road if coming from Sandon and a right turn if approaching Sandon from Stump Road. This is of course nigh impossible. The traffic from Gannock Road will by necessity go through Kelshall Village.

If this junction were made into a T junction it would greatly assist the movement of traffic and avoid traffic going through Kelshall village from the A505 or from Sandon . This is a particularly important consideration for traffic movements from the expanding Sandon Bury venue, the configuration of the junction at Gannock/Stump being an impediment to traffic approaching Sandon from the A505 at Odsey, the alternative going through Kelshall North End.

The Parish Meeting request that the Planning Authority address these accessibility issues in considering this proposal at Fears End.

Stephen Ford
Chair

Peter Gartside
Clerk