



1) DISCUSSION OF THE FOLLOWING APPLICATIONS

- Comments by Councillors:** Having read the comments from Chase House, support the comments of the resident and the lack of support from BDC. Resident is under the impression that the new marquee would mean that the existing marquee will be removed. We cannot see anything in the documents which support this comment and would like to draw their attention to the fact that this is an additional marquee being requested. The application form states that there are no trees on the plan and the plan shows a tree which is to be removed. We would like a more detailed location plan on a physical on-site survey. Large tree to the southwest corner appears to be closer to the marquee than suggested. Where is the storage areas going which is currently to the side of the house? Accuracy of the location against the trees. Inaccuracy in the application form that there are no trees. Demolishing existing storage facilities where is that being relocated to? If approved the number of vehicle movements associated with it will be significantly greater and they are not proposing to increase the car parking facility. Question whether the highway study has been considered properly. What about welfare facilities as the Hall is not adequate for the present marquee. Food transportation – you need a steppingstone kitchen for the food area. If there are two events on, is the kitchen large enough to have segregated facilities in terms of allergens. Was the sound survey with a non-solid construction or just like what they have at the moment?

Delegated response: Feering Parish Council object to this application on the proposals as presented.

The Parish Council are concerned regarding the scale of the marquee. This is a very large structure and there has been no information on the material make-up of the marquee and whether this will be a non-solid construction. It is also not mentioned

as to whether the marquee will be insulated and given that both the Parish Council and BDC have declared a climate emergency this information should be sought as this will also have an impact on the noise levels from the marquee. We would also seek clarification as to what welfare facilities will be provided, including disabled facilities, and where these would be situated as there is no mention in any of the plans as to these and we are unaware of any improvements made internally to the hall to accommodate the number of guests that would be attending events, given that the hall is listed and would need to have planning consent for internal alterations.

There will be insufficient parking for a provision of this size and in the current application there is no intention to increase car parking facilities. Has the highway study been considered fully given the potential traffic increase which would occur with this application/

We would also like clarification of the proposals as to what will happen to the current hardstanding on the north east side of the house which we believe may currently be a storage area for bins and sheds. There is no mention of this in any of the plans.

The application form states that there are no trees on the proposed development site, however the proposed marquee plan shows a juvenile fir tree which is to be removed. The Parish Council would like an arboriculture assessment to be carried out for root protection areas, particularly for trees around the south east end of the marquee.

The Parish Council have looked at the acoustics survey. The survey is showing the nearest residential dwelling as Chase House, however there is a property which is considerably closer, known as the Chalet, which was granted a certificate of an Existing Lawful Development for the use as a dwelling house in 2010 (10/00487/ELD) which is within the dark red of the survey and the noise from the marquee would have a far greater impact on this dwelling and also the dwelling which has not yet been completed apart from foundations but is within the footprint (16/00229/FUL). We also understand that the Chapel is used for accommodation during events which would be affected by the noise levels. There are also serviced apartments within the grounds of the Health Club which we believe are used for accommodation and again will be affected by the noise impact of the marquee.

We have seen the comments made by the resident at Chase House, and their understanding that the existing marquee will be removed once this proposed marquee is installed. We have not noted anywhere in the application that this is the case and it is our understanding that this new large marquee would be in addition to the existing marquee. If it is the case that this is an additional provision and there are multiple events /one large event taking place at the same time, what is the provision for extra capacity, for preventing cross-contamination in food facilities? Are the kitchen areas set up for catering for allergen issues? Also how would the transportation from the existing facilities to the marquee be undertaken? Should there be a stepping stone facility for the kitchen which is not shown in any plans?

We also note that Prested Investments Ltd are the applicant for this application and we have noted on Companies House that there is an active proposal to strike off against this company.

As stated above, given our concerns listed, the Parish Council object to this application and would urge Braintree District Council to refuse this application.

b) **Draft Biodiversity Supplementary Planning Document Consultation**

Comments by Councillors: No material comments as it is not based in our area. Page 32 sentence does not make sense.

Delegated response: Feering Parish Council do not have specific comments to make on the consultation, however we have noted that the third paragraph, first sentence, of section 8 (page 32) appears to have confusing wording and should be looked at again to give clarity to the sentence.

DATE OF NEXT MEETING

Date of the next meeting pending decisions.

DRAFT