



Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 14 August 2023 at 10.00 am
via Teams (Meeting ID 318 645 631 326)

In Attendance: Cllr Katherine Evans Cllr Paul Lees
Cllr Pam Carlaw Lisa Collins - Clerk
Members of the Public: 0

1) **DISCUSSION OF THE FOLLOWING APPLICATIONS**

a) **National Grid Consultation**

Comments by Councillors: Informal consultation. Discussion was held around the fact that the developer of the windfarm has pulled out as it is not financially viable. Councillors not against the infrastructure. Pleased to be kept informed. Like to see a route that avoids residential properties ie within 100 m and consultation on the style of pylon.

Delegated response: Thank you for keeping Feering Parish Council informed regarding this proposal. We would like to see a route which avoids close proximity to residential properties (within 100m). We would also like to see a consultation on the style of the pylons and a proposal whereby both style of pylons are used to ensure the least intrusive structures, particularly in agricultural areas. The proposed line is showing as running close to properties within the vicinity of Skye Green and Feeringbury. We are aware that there are existing pylons at Skye Green which will need to be taken into account when finalising the route.

b) **Rivenhall Integrated Waste Management Facility – Development Consent Order**

Comments by Councillors: It is not clear what the DCO is going to cover and what it is going to permit them to change. Indaver are clear that it does not make any difference at all, going up to 50mw will not make any difference to what they are doing there. When they apply for a DCO, will that application, be solely restricted to the changing output from the energy from waste plant or will it be worded to give them the chance to change any of the components for the IWMF. Cllr Carlaw said that their understanding was that the DCO just applied to the energy output and the consequence is that the project stops being a local project and starts being a national infrastructure. Documentation states that they are not changing the outside of the building and they are not changing what they are doing with Woodhouse Farm, the lorries etc but it does not say anything about what is going on inside the building and there is a fear with the DCO at the moment that they will use the DCO to make changes to those things inside the building and it cannot be found in the documentation any information in this.

Will the decision about the internal features of the IWMF move from Essex County Council to the planning inspectorate and the Secretary of State?

Acknowledge that generating more electricity from same amount of waste is a good thing but as long as the other environmental factors are taken care of ie scrubbing of exhaust gases and monitoring of pollutants and if it does become a National Infrastructure Project we are concerned that locally we should be kept consulted. We

do not think it is very clear from the consultation and documentation whether the DCO will include any other components apart from just the energy from waste.

On the planning inspectorate website, there was a consultation on the scoping and the only Parish Council which was consulted were Kelvedon. The legislation states that other parish councils which are relevant means a body which has responsibility for the location where the proposals may or will be sited or has a responsibility for an area which neighbours that location. On that basis, more parishes than Kelvedon should have been consulted than Kelvedon.

Delegated response: Feering Parish Council are concerned about the consultation and documentation as it stands for the DCO application. It is not clear from this documentation whether the DCO will include any other components apart from the energy from waste or whether the application is just in relation to the energy from waste. The Parish Council acknowledge that the generation of more electricity from the same amount of waste is a sustainable option, however this would need to ensure that all other environmental impacts, ie scrubbing of exhaust gases and monitoring of pollutants are undertaken.

Feering Parish Council are aware that a scoping consultation was undertaken prior to this DCO consultation and the only relevant parish council which was consulted was Kelvedon. Feering Parish Council would like to ensure that we are consulted on all aspects of this development, particularly as the APFP Regulations, Schedule 1, states that prescribed consultation bodies include "relevant" Parish Councils which means a body which has responsibility for the location where the proposals may or will be sited or has a responsibility for an area which neighbours that location. On this basis, more parishes than Kelvedon should have been consulted and we would like to ensure that Feering Parish Council and the other surrounding parishes who are part of the Site Liaison Committee are included in all future consultations.

c) **22/03134/FUL – Deal of Kelvedon**

Comments by Councillors: Not been thought through. Traffic is an issue. Agent has not addressed our comment in our previous comments regarding the traffic data and reiterate the objection. Not a viable proposal due to the river opposite. Support what has been said by the Environment Agency and cleaning of the site and proximity to the river. Buildings still in exactly the same place. Block C still in front of the built line and has not changed. Don't need the balconies on the basis that the flats are going to be built using mechanical ventilation. Number of parking spaces for visitor and commercial premises are insufficient. We have read 1 Rosslyn Terrace objection and insufficient parking for residents. No where for people to leave prams, dogs or bikes in front of the shop. Site on a slope, a reasonable number of steps within the property to allow for the – is this inclusive and qualify for disability compliance. Please confirm that each parking space will have EV parking installed.

Delegated response: Feering Parish Council continue to object to this application. The agent has not addressed the comments in our previous objection in December 2022 regarding the traffic data not taking into account the cumulative impact of the development which have already been approved. We would like to reiterate this objection.

We have also read the objection from 1 Rosslyn Terrace regarding insufficient parking for the shop and commercial premises and we support these comments as we also have concerns that there will be insufficient visitor parking for the shop and commercial premises. As we previously stated in our objection there still does appear

to be any provision for users who come by foot or cycle to leave their bikes / prams / dogs outside of the premises.

Feering Parish Council support the comments made by the Environment Agency regarding the site de-contamination. We would also reiterate our previous comment regarding Block C being forward of the built line of Rosslyn Terrace which does not appear to have been addressed.

We have also noted that there is a thermal modelling report and the entire building will be mechanically ventilated. If this is the case, why is there a need for balconies? The presumption appears to be that there will not be any windows opened due to the mechanical ventilation and the proximity to the train line and traffic.

Having reviewed the details again, we have also noted that routes through the buildings have steps to take account of the level differences. Also, there does not appear to be any lifts or disable access provision for the flats and building B. Can it be confirmed that this is an inclusive and Equality Act compliant development?

Feering Parish Council would also like confirmation that each parking space for the accommodation will have EV charger points installed and not just the provision for them to be added at a later date.

As previously stated the Parish Council accept that this is a good brownfield development and could be supported in future, if the above comments are taken into account.

d) **23/01942/HH – 15 Feering Hill, Feering**

Comments by Councillors: Insulated and energy efficient as possible. Garden room has no guttering and/or rainwater collection which needs to be addressed as could have an effect on neighbouring properties. Must not be used as a separate standalone property.

Delegated response: Feering Parish Council have no objection to this application, however as the Parish Council have declared a climate emergency, we would like to see the Garden Room structure using a sustainable energy source which is energy efficient, uses energy conservation and environmentally sustainable measures to minimise the environmental impact on the community. We have also noted that there is no guttering provision or rainwater collection provision on either the shed or the Garden Room. Given that the Garden Room roof slopes towards the neighbour's property the lack of this could have an effect on neighbouring properties and the fence.

If BDC are minded to approve this application, we would ask that there is a condition that this building cannot be used or converted at a later date into residential accommodation without further planning permission and cannot be sold as a separate dwelling and must remain ancillary to the main accommodation.

e) **23/01183/HH – The Bungalow, Coggeshall Road, Feering**

Comments by Councillors: Discussion was held around the changes to the plans.

Delegated response: Feering Parish Council have seen the revised plans for this property and the Parish Council have no further comments to make.

DATE OF NEXT MEETING

Date of the next meeting Thursday 14 September at 10.00 am.