



Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 10 January 2024 at 10.00 am
via Teams (Meeting ID 370 027 197 803)

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

1) **DISCUSSION OF THE FOLLOWING APPLICATIONS**

a) **23/00816/OUT – Land at Cranes Lane, Kelvedon**

Comments by Councillors: Continue to object to the application. BDC no longer need to meet the 5-year housing supply and it is not in the BDC Local Plan. Latest from NH on 4 January says application should not be approved before 26 January. Repeat about access last time.

Delegated response: Feering Parish Council ("FPC") continue to object to this application on the same basis as our previous submission on 7 August 2023. The application is outside of the village envelope and is not in the BDC Local Plan. BDC no longer need to meet the 5-year housing supply since the government revisions to the National Planning Policy Framework change of criteria and BDC are meeting the new criteria. FPC have also noted that the latest response from National Highways of 4 January 2024, states that the application should not be decided before 26 January, which is a change to their previous response.

FPC continue to object to this application on the basis that the applicant is proposing 3 accesses, as in and out of the business area and are proposing to subsume the lower end of Cranes Lane to make that the entrance to the 100 residential homes which exits straight onto a 60mph speed limit slip road from the A12. FPC continue to seek clarification on the land ownership for the access to the business court area as we believe the applicant does not own the grass which it is proposed to cross. The proposed business court accesses are in a complicated road geometry with access to both the on and off A12 slip roads so there will be issues with cutting across the white line markings across a 60 mph slip road from/to the A12.

b) **23/03055/OUT – 43 Feering Hill, Feering**

Comments by Councillors: Object to the application. Does it fit with the Neighbourhood plan? Congested site and Neighbourhood Plan states that the density should not be increased by infill. Overdevelopment of the plot. Neighbourhood Plan has stated that the smaller properties are required. Access – double driveway rather than one driveway. Concern about the Preliminary Ecological Assessment report, as they are saying there are no hedgehogs. It is well known with the village that hedgehogs are regularly spotted. Hedgerows need to be retained to ensure biodiversity. Does not show the large mature hedge along the side of the drive and at the front of the property which will have an additional access point through it. Existing mature hedges will presumably need to be removed and we would like to see the biodiversity and net gain. Main house – will be increasing in height by two storeys and will be overlooking a chalet bungalow at number 45 which has windows facing the

elevation of the new property which could have a potential loss of light for the property. Would like to be assured that the parking spaces for the new plot comply with the parking space requirements and to demonstrate that it is possible to enter and exit in a forward gear as Feering Hill is a PR2 road. The plans should also show site lines from the access points. If planning permission granted for the infill property it needs to comply with the natural light levels. If application granted we would like to see sustainable energy source

Delegated response: Feering Parish Council object to this application on the basis that this development does not fit with the Feering Neighbourhood plan as it will become a congested site. The Neighbourhood plan states that the density should not be increased nor overdevelopment of a plot. The Neighbourhood Plan also states that smaller properties are required in the area, not larger properties and this does not fit with the policy 3A of the Neighbourhood Plan.

The site with an additional property will become congested and will result in over-development of the plot. The main existing property will be increasing in height by two storeys through the garage extension and will be overlooking a chalet bungalow at 45 Feering Hill. The chalet bungalow has windows facing the elevation and there will be a potential loss of light for the bungalow.

We would like to be assured that if the planning permission is granted for an infill property that all the rooms comply with the natural light requirements.

Feering Parish Council are concerned with the Preliminary Ecological Assessment report which specifically states that there is no evidence of hedgehogs on the site. We are aware that hedgehogs are present in the surrounding area to this site and therefore this application will affect the biodiversity and net gain of the site, which should be improved and not harmed. This development will reduce the carbon capture ability of the plot. This includes the mature hedgerows within the site. The plans only show the mature hedges around the garden but do not show the mature hedge along the side of the drive and the hedgerow at the front of the property which will have an additional access point through it. Picture 6 in the Ecology Report shows the side hedge. We assume that the mature hedges will need to be removed and would like to understand the biodiversity off-set for the site.

We would also like to be assured that the parking spaces for the new property comply with the parking space requirements and that it is demonstratable to enter and exit the site in a forward gear, give that Feering Hill is a PR2 road. We have noted that the plans do not show sight lines, although they are giving visibility. Essex Highways requirement is for sight lines.

If Braintree District Council are minded to approve this application, this application is a substantial proposed change, and as Feering Parish Council have declared a climate emergency within the Parish we would therefore like to see the details of any changes to the heating system which should be a sustainable energy source which is environmentally friendly and would minimise the environmental impact on our community. We would also like assurance that if the infill property is granted that all rooms comply with the natural light requirements.

- c) **Local Government Boundary Commission** – Consultation on draft recommendations for division boundaries in Essex

Comments by Councillors: We agree with the redrawing of Braintree Eastern has taken out the Marks Farm estate which seems to be a good thing as we have no natural link with the East of Braintree as there is no public transport to the area. County

Councillor will now be representing a mostly rural division and representing communities with similar concerns.

Delegated response: Following consideration of the plans the Parish Council agree with the re-drawing of the Braintree Eastern boundary as we have no natural affinity with the built-up area of East of Braintree and there is no public transport to the area. The division seems to be more logical for the area.

2)

UPDATE ON APPLICATIONS APPROVED

The clerk updated that the following applications had been approved:

1. 23/02358/HH – Trevone, Worlds End Lane
2. 23/02686/ELD – 40 Hunt Close, Feering

The clerk updated that the following applications had been refused:

1. 23/02660/ELD – Prested Hall, Prested Hall Chase, Feering

DATE OF NEXT MEETING

Date of the next meeting is to be confirmed subject to applications.