



Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 17 July 2024 at 10.00 am
via Teams (Meeting ID 399 139 673 025)

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

1) **DISCUSSION OF THE FOLLOWING APPLICATIONS**

a) **National Grid Statutory Consultation – Norwich to Tilbury**

Comments by Councillors: Do not think that we should object. Would all prefer it to be under water cables but not doable within the financial envelope and time constraints and if we want net zero and the climate change effects we need to support. Underground cables cause a lot of harm to marine wildlife. Issues with where it is going to go as it will make a mess of public footpath Feering 4. Witham meeting suggested that we propose alternatives. Suggest that it goes south of Mill Lane and Mill Cottages or north of Feeringbury avoiding Feering and Kelvedon Footpath 4. Skye Green will be better off eventually as the current pylons will be undergrounded as this is a cross-over point although will suffer inconvenience and disruption for a period of time. Concern about the disruption to the land as haul roads will need to be 8m wide and will need to clear 21m wide and the haul road will not necessarily go close to the pylons which will result in a lot of vegetation clearance. It will leave a scar on the land for many years around it. Due consideration is given to reducing the amount of land for the haul road and pylon construction and that more mature trees, shrubs and hedges be replanted.

Delegated response: Bearing in mind that Feering Parish Council have declared a climate emergency, whilst the Parish Council would prefer underwater cables we understand that this is not financially viable within the time constraints. It would also cause extensive harm to marine wildlife as the undersea option would require sufficient seabed width for 3 cables to achieve the required 6GWatts Capacity. Feering Parish Council do not object to the Pylon scheme as we recognise that the infrastructure is required to assist with climate change. The Parish Council do have concerns regarding the location of the current proposal as the redline order limits include public footpath Feering 4 / Kelvedon 4 which means that people will be unable to use these footpaths and the mature vegetation alongside will be removed. Feering Parish Council suggests that the route is moved to either south of Mill Lane and Mill Cottages or north of Feeringbury, the sewage works and Half-Way Cottages which would avoid Feering and Kelvedon Footpath 4 and also be north of Feering Footpath 22 and Kelvedon Footpaths 3 and some of 2. We are also concerned about the disruption to land, particularly as haul roads will not necessarily run close to the pylons which will result in a vast amount of vegetation clearance and will leave a scar on the land for many years around the work. We would like to see due consideration to the reduction in the amount of land for the haul road and pylon construction and would like to see more mature trees, shrubs and hedges replaced to mitigate the loss of biodiversity.

b) **24/01308/COUPA** – Popp's Cottage, Little Tey Road, Feering

Comments by Councillors: Because this was for the Aberdeen Angus calves there will be contamination and noise and waste from the animals in the past, what will happen to the waste in the future as this does not go together with housing. There is no information about where the waste has been disposed of in the past will the waste be disposed of going forward? Barn was built in 2023 for a specified agricultural purpose and less than a year later is no longer needed for that purpose. Where is the bike storage and bin storage? Even though it is COUPA there should still be a need to have storage. They are also not showing the visitor parking space – surely this is a necessity as per the parking guidance. There will be an intensive increase of traffic coming in and out so can we see sight lines as the location is near two bends. . This road has increased traffic a huge amount. Noted that refuse lorries cause an obstruction on the road when emptying the bins as they do not enter the site and will be there longer as there will be an increase in the number of bins. Objection to the application.

Delegated response: Feering Parish Council object to this application for a COUPA. We would like to seek clarification around the answers to question 7 on the application form regarding contamination and waste. The applicant has stated no to this, however there will be noise from the cattle and over-wintering calves which was the reason given for the barns being built. Will they remain on the site? There will also be the associated waste which comes with the cattle and where will this be stored? There is also no information as to where the waste has been previously disposed of which has the issue of contamination and also where the waste will be disposed of going forward, assuming the cattle remain. This does not go together with housing.

Whilst we understand that this is a COUPA application, we believe that there is still a requirement to have bicycle storage and bin storage. The plan only shows the bin collection point which is some distance from the proposed dwellings. There should also be 0.25 spaces per dwelling (rounded up) for visitor car parking, however there is no visitor parking shown on the plans. We therefore assume that there is no visitor parking facility which is in contravention of the parking guidance.

We also disagree with Essex Highways comments regarding the intensification of traffic as there will be an additional 3 properties which is not in a sustainable location so they will be using vehicles or bikes. We would therefore like to see sight lines as the vehicle access is located very close to two bends on Little Tey Road which is a derestricted road. It is also noted that the refuse lorries currently cause an obstruction on the road when emptying the bins as they do not enter the site and there will be an increased number of bins to empty so they would remain an obstruction for longer.

We have also noted that the plans for this COUPA application do not show the second barn and therefore does not show that the proposed "rear extension and amenity areas would be over the access for the second barn as shown in the block plan for the granted 22/01195/FUL for the second barn.

c) **24/01358/FUL** – Cockerells Farm, Skey Green Road, Feering

Comments by Councillors: Current COUPA 21/02027/COUPA was granted on 20 August 2021 so is due to expire in August 2024. Had conditions which have not been discharged including contamination and the requirement for an intrusive survey has only been partially discharged. Would like to see conditions discharged before any more planning is granted on the site. Email of 3 July stated that there was a revised description but we cannot find this on the website. Do not believe that the proposed finish to the barn conversion is in keeping with the countryside setting. Comments

raised by the neighbours are of concern to the Parish Council and if correct, the impact on the planning application going forward. Would have to come out with how they are going to clean the site. Concerned that this may end up as an unfinished site in the countryside. We find that the proposed extensive dark weatherboarding is overpowering and not in keeping with the adjacent dwellings of the COUPA. Object because the COUPA conditions have not been discharged.

Delegated response: Feering Parish Council object to this application. The current COUPA (21/02027/COUPA) is due to expire in August 2024 and we have noted that a number of conditions on this COUPA application have not been discharged or only partially discharged. We would therefore like to see the conditions discharged before any more planning is granted on this site.

We have noted the comments raised by the neighbours which are of concern to the Parish Council and, if correct, the impact of the planning application going forward. We are also very concerned that this may end up as an unfinished site in the countryside.

With regard to this application, we do not believe that the proposed finish of dark weatherboarding to the barn is in keeping with the adjacent dwellings of the COUPA and is overpowering.

d) **24/01281/FUL** – Langley Cottage, Langley Green Road, Feering

Comments by Councillors: Comment pending clarification as we do not understand what is actually being asked for as the application form has been heavily redacted. If BDC are minded to approve the change of use of the land from agricultural to Equestrian with no structures or buildings on it, it is for private use only for Langley Cottage only and that all permitted development rights should be removed.

Delegated response: Feering Parish Council is seeking clarification as to what is actually being applied for as it is unclear and the application form has been heavily redacted.

If BDC are minded to approve this application for change of use of the land from agricultural to equestrian, with no proposed structures or buildings on it, a condition should be made that the land remains for private use for Langley Cottage only and that all permitted development rights should be removed.

e) **24/00979/FUL** – Coggeshall Hall Farm Yard, Coggeshall Road, Kelvedon

Comments by Councillors: The redline plan is showing access from Coggeshall Road, Feering past Feeringbury Manor, however the construction management plan states that they will be coming in from the west from Coggeshall Road, Kelvedon which is not included on the redline plan. The route will be over Kelvedon Public Footpath 4 and Feering Footpath 4 so will have an impact on pedestrians. Commenting and seeking clarification. 23/00803/FUL – FPC were not advised of this application due to BDC not seeking comment from the Parish Council. We would agree with the Heritage Society's comment that we would like to see only one application permitted. The current access route in the management plan, the end section from Feering Footpath 4 goes through a green area of vegetation. We would suggest that it departs from the track at the earlier field boundary where it would not be going through extensive vegetation.

Delegated response: Feering Parish Council have the following comments. Please provide clarification as to why the redline plan is showing access from Coggeshall Road Feering past Feeringbury Manor, but the construction management plan is proposing

access from the west from Coggeshall Road, Kelvedon which is not included on the redline plan.

This construction management plan states that the route will be crossing a private road and farm tracks, however it is in fact over Kelvedon Public Footpath 4 and Feering Public Footpath 4 and this will have an impact on pedestrians. In the construction management plan, the end section of the current access route from Feering Footpath 4 goes through a green vegetated area. If this is to be the construction route we would suggest that it departs from the track at the earlier field boundary where it would not be going through extensive vegetation.

We would also like to make it clear that Feering Parish Council were not originally consulted on this application by BDC, nor were we consulted on the previous application 23/00803/FUL (which was granted planning permission) even though this property lies within the Feering boundary.

Feering Parish Council have also noted that the Kelvedon and Feering Heritage Society have raised whether this application is a replacement to 23/00803/FUL and the Parish Council would be grateful for clarification around this as we would wish to see this application consented as less vegetation is affected, not both.

f) **2401370/TPOCON – 15 Feering Hill, Feering**

Comments by Councillors: Defer to the BDC Tree Warden. If they are minded to allow removal then as the Parish Council have declared a climate emergency we would like to see a replacement tree at a suitable location.

Delegated response: Feering Parish Council would like to defer this application to the BDC Tree Warden.

If BDC are minded to allow the removal of the tree then as the Parish Council have declared a climate emergency we would request that a suitable replacement should be planted in a suitable location.

g) **Braintree District Council – Local Plan Review 2041**

Comments by Councillors: Defer to next meeting.

Delegated response:

h) **24/01414/FUL – Inntel House, Threshelfords Business Park, Inworth Road**

Comments by Councillors: Cannot see a problem with this and should be encouraging. Please to see this application in terms of the climate emergency the Council has declared.

Delegated response: As Feering Parish Council have declared a climate emergency we would support this application and would encourage this.

i) **24/01449/HH – 36 Feering Hill, Feering**

Comments by Councillors: Gone out of their way to ensure the design is in keeping. No comment assuming that it compliant with the Conservation area regulation in BDC LPP 53 and defer to the historic building adviser. Replacement with insulated windows and doors is in keeping with Feering Parish Council's climate emergency declaration.

Delegated response: Feering Parish Council have no comment on this application assuming that it is compliant with the conservation area policies in BDC LPP 53. We acknowledge that the applicant is replacing the windows and doors which mimic the appearance of traditional timber windows but offer superior thermal insulation and

reducing energy consumption, which is in line with the Parish Council's climate emergency declaration.

2)

UPDATE ON APPLICATIONS

The following applications have been approved:

- 24/00607/HH – Litres, Rye Mill Lane;
- 24/00867/TPOCON – Drummonds, The Street,
- 24/00904/HH – 31 Marshall Close

The following application has been withdrawn:

- 24/00783/HH – Feeringbury Manor, Coggeshall Road

The following application has been refused:

- 24/00784/PLD – Land North of Langley Cottage, Langley Green Road

DATE OF NEXT MEETING

Monday 5th August at 10.00 am.