

**Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 5 August 2024 at 10.00 am
via Teams (Meeting ID 325 592 208 119**

In Attendance: Cllr Katherine Evans Cllr Nathaniel Warwick
Cllr Bob Palmer Cllr Pam Carlaw
Lisa Collins – Clerk
Members of the Public: 0

1) **DISCUSSION OF THE FOLLOWING APPLICATIONS**

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

Comments by Councillors: Significant green wedges between Feering, Coggeshall and Marks Tey. Most of the call for sites is in Colchester and the call for sites extends Colchester into Feering. Councils do not meet in August and the time frame for this consultation is not sufficient. Extend the demand responsive transportation service and/or a taxi voucher scheme. Incorporate truly usable open spaces and biodiversity strategy. Not reliant on a private car

Delegated response: Feering Parish Council are extremely concerned with the timing of this consultation. Most Parish and Town Councils do not meet in August and we feel that it is crucial that the consultation response deadline is extended until at least the end of September to allow all councils to respond and to give time for councillors to consider the review.

We have also been made aware that there is an NPPF Consultation on the planning reforms which will take place in the coming weeks which will have a knock on effect to the Local Plan, particularly as this is looking at restoring mandatory housing targets and updating the method used to calculate them. We again are concerned that any work undertaken by the Parish Council on the Local Plan Review will become defunct and will need to be reviewed again once the NPPF consultation has finished. Therefore surely BDC (and all other councils) should stop working on their local plan review as some of the changes being proposed as part of the NPPF consultation are extremely significant and will impact considerably on the next Local Plan.

Our preliminary thoughts on matters we would like to see addressed are: in terms of the calls for sites which have been submitted for Feering, we would like to ensure that there are significant green wedges between Feering, Coggeshall and Marks Tey. We would also like to see proper sustainability criteria to ensure that developments are not on the edge of settlements which are reliant on the private car. We would like to see the demand responsive local transportation service and/or taxi voucher scheme extended to cover areas such as Feering, which is deemed as non-rural. Most of the call for sites which affect Feering are in Colchester and Marks Tey and extends Marks Tey into Feering.

We have previously stated in the previous Local Plan Review that we are very much against just having one field between Feering and the West Tey community and we would wish to see significant green wedges between Feering and Coggeshall and Marks Tey so that it is not a continuous development. We would like to see open spaces incorporated as truly usable open spaces and biodiversity.

- b) **24/01350/DAC** – Great Domsey Public Footpath Crossing, London Road, Feering

Comments by Councillors: Field edge path along Domsey chase and the bridge. Public Sector equality duty and do not see why they should have steps rather than a slope. No justification for steps as there is not a great height. Would rather see a slope with a maximum design of 1:20 slope. No objection to the actual closing of the crossing. Steps are designed as concrete but the plan is wooden steps. Would like it wider than 1m and it should be 1.5 m under the public sector equality duty. Width of 2m maintained throughout.

Delegated response: Feering Parish Council have considered this application. We have no objection to the closing of the crossing, however we would rather see a slope with a longitudinal gradient not steeper than 1 in 20 and cross gradient no steeper than 1 in 40 as per the Development and Public Rights of Way document provided by Essex County Council (Jan 2010) as part of the Public Sector Equality Duty which states that steps should be avoided. We cannot see any justification for steps as the road, ditch and field edge are of a similar level. We also note that the required width for a new or diverted footpath is 2 meters within the ECC policy and we would like to see this adhered to.

- c) **24/01524/ELD** – Prested Hall, Prested Hall Chase, Feering

Comments by Councillors: Access track has been cut and recently used. Access road carries on past the site. Site is completely overgrown. Can no longer see the foundations as site is completely overgrown. Our previous comments are not on the website. When does the 3 years expire? 23.59 on 12th May or 23.59 on 13th May. Material start does not take place until the picture on 13 May 2022. Object to the extension of the red line area which was not included in the original planning 2016 application. If ELD is granted it should be within the existing planning application for 16/00229/FUL which was just for the garden area / yew Tree area. The fact that the redline application for this ELD is a much larger application we object to. What is the provision for biodiversity net gain if the bungalow is built. We note the photograph of the digger dated 13 May.

Delegated response: Following discussion, Feering Parish Council would like to seek confirmation from Braintree District Council as to when the 3 years expires. Is this 23.59 on 12th May or 23.59 on 13th May? From the pictures which have been provided, the material start of the project took place on 13 May 2019.

We would also like to reiterate our comments which were made in the previous ELD application (23/02660/ELD) that there has been no evidence of the removal of the pool house which formed part of the original application.

A further application for a larger bungalow (20/01301/FUL) was submitted in 2020 which appears to be the redline area of this ELD application. We previously asked whether the planning officer visited the site at the time and found evidence that the foundations being poured. Feering Parish Council object to the extensive redline area included in this ELD application as this is much larger than the red line area in the original planning 2016 application (16/00299/FUL). If BDC are minded to grant the ELD it should be limited to the red line area in the planning application for 16/00229/FUL which is just for the garden / yew tree area.

We have also noted that our Parish Council comments on the previous ELD application are not shown on the website and we would like this to be rectified (23/02660/ELD).

Feering Parish Council would also be grateful for clarification on the provision for biodiversity net gain, if the bungalow is built.

d) **24/01606/HH – 56 Sherwood Way, Feering**

Comments by Councillors: Big extension on a big corner plot. Not out of keeping with large extensions which have already taken place on Sherwood Way. Site can accommodate the extension. Currently room for 2 cars to be parked off road. They should maintain the 2 parking spaces off road, particularly as parking restrictions are in place. Wish to see confirmation that two parking spaces will be retained. We note that the mature chestnut tree has been removed and would like to see a replacement tree on the plot. Feering Parish Council have declared a climate emergency within the Parish and as this is a substantial proposed change to the current accommodation, we would like to see energy efficiency, energy conservation and environmental sustainability measures, particularly within the new build area included to minimise the environmental impact on the community.

Delegated response: Feering Parish Council have no objection to this application and the site can accommodate the extension. We have noted that the current provision of 2 cars being able to be parked off road and we wish to see confirmation that 2 off road parking spaces will be retained.

Feering Parish Council have declared a climate emergency within the Parish and as this is a substantial proposed change to the current accommodation, we would like to see energy efficiency, energy conservation and environmental sustainability measures, particularly within the new build area included to minimise the environmental impact on the community.

We have noted that a mature chestnut tree has already been removed from the plot and we would like to see a replacement tree somewhere on the plot as part of our climate emergency declaration.

e) **24/01635/SCR – Land at Feeringbury Farm, Coggeshall Road, Feering**

Comments by Councillors: We are concerned that if this goes ahead, it will not be able to be connected until 2032 once the grid has been upgraded. Undergrounding work which would cross this site along with the pylons scheme. There is a potential conflict with National Grid which includes a section through Feering. No information on how they are going to connect it to Coggeshall sub-station which is in fact to the North-West or how they are going to underground the cables to the sub-station. This will have a substantial impact on the environment and an EIA should be requested. Fence around the site is going to be 2m high and the panels are going to be higher and it will be a visual impact and environmental impact assessment. River Blackwater floods so if they are going to bury the cable they are going to have to ensure that the trench does not flood. No provision for battery storage which might help the load

Delegated response: Feering Parish Council consider that an Environmental Impact Assessment is required for this application. The documentation received does not give any information on how the panels are going to be connected to the Coggeshall sub-station, (which is in fact to the North West, not North East as stated) or how they are going to underground the cables to the sub-station. This will have a substantial impact on the local environment. The cabling will have to cross the River Blackwater, which has flooding issues, and if they are going to underground the cables they will need to ensure that the trench does not flood. A direct NW route to the sub-station would pass through land associated with Feeringbury Manor, which is a listed building and NGS garden and will also be close to the listed buildings at Pointwell Mill.

The site will also have a potential conflict with the National Grid high voltage line proposals, a section of which goes through Feering. We have also noted from information on the UK Power Networks site that there is an indication that the Coggeshall Sub-Station connects to the Braintree Grid Supply point and 2032 is stated as the lead time for connections and there would be no capacity to take the power generated until 2032. There is also no proposed battery storage which would give flexibility in feeding into the grid.

The proposals states that the land is currently prime agricultural land which would be lost to arable production, it could be retained for the grazing of sheep. We would be grateful for some confirmation as to whether the crop growing under the panels will be cut and if the land is to be used for grazing the panels will need to be higher off the ground to enable the grazing to prevent them from being able to get on the panels. We have also noted that the Panels will have a height between 0.6m from ground to 3.5 m from the ground. If they are 3.5 m from the ground the fence that they are proposing is 2m high the panels will be visible and there will be a landscape and visual impact assessment required.

f) **24/01510/VAR** – Land North of Colchester Road, Coggeshall

Comments by Councillors: Does not affect traffic coming through Feering. Therefore there is no comment as there is no deemed effect on Feering.

Delegated response: Feering Parish Council have no comment to make on this application as there is no deemed effect on Feering.

2)

UPDATE ON APPLICATIONS

The following application has been refused:

- 23/00816/OUT – Land at Cranes Lane, Kelvedon Essex – 100 dwellings.

DATE OF NEXT MEETING

To be confirmed