



Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 2 September 2024 at 10.00 am
via Teams (Meeting ID 394 940 048 50)

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

1) **DISCUSSION OF THE FOLLOWING APPLICATIONS**

a) **24/01697/ADV – Filling Station, London Road, Feering**

Comments by Councillors: Makes no difference whatsoever. Into access driveway for the sight. In context with the other illuminated signs.

Delegated response: Feering Parish Council have no comment to make on this application.

b) **24/01766/TPO – 15 Feering Hill, Feering**

Comments by Councillors: Application does not provide the requisite information. For TPO need to provide reasons for the work. There is a contradiction. Application form states that the work is not in a conservation area. We need to see which TPO the trees relate to. Cedar trees previously refused as they do not take well to pruning. No provided any reasons as to why it is needed. Object to the application as they have not provided what the application form requires. We note that in the 23/01938/TPO application the work on cedar trees was refused and would like to see which tree numbers these are referenced in the TPO.

Delegated response: Feering Parish Council object to this application. The Parish Council believe that this application is inadequate and does not provide the requisite information. Reasons should be provided for the work as the trees are protected by a TPO and which trees are referred within the TPO rather than the tree surgeon giving the trees separate numbers eg, clarification which TPO T1 refers to. We would also like to see a copy of the TPO.

This application states that the work is not in a conservation area, however in the previous application (24/01370/TPOCON) which is still undetermined states that the property is within a conservation area. Please could we request clarification on this.

We note that application 23/01938/TPO was refused as Cedar trees do not take well to pruning of any kind. Feering Parish Council's Tree warden has also commented that Cedars should only be pruned in early spring before any growth starts and with caution as cutting into the dead zone means that nothing will grow back and some arborists recommend never pruning cedars at all unless they are a danger to anyone.

T3 and T4 should be done in the winter when the trees are dormant as this reduces the danger of introducing disease through the wound.

c) **Braintree Local Plan – Statement of Community Involvement**

Comments by Councillors: Does not highlight what the changes are from the current statement of community involvement. Would be helpful to understand why they are

putting this forward and what they are changing. Has to comply with the NPPF so limited room for manoeuvre and the Labour party are proposing to change the NPPF. Methods of community involvement. Para 6.4 and 6.5 posters leaflets can be used should be changed to will be used and will be circulated. 8.11 should to must. Wherever PROW mentioned consultees should include interested bodies including ramblers, CPRE and wherever local assets or historical assets local heritage societies and CPRE should be included.

Delegated response: Feering Parish Council have reviewed this document but there is nothing to highlight what the changes are from the current statement of community involvement. It would be helpful to understand why this is being put forward and what is being changed. We understand that the document must comply with the NPPF and there is limited room for manoeuvre, although we are also aware that the new government are proposing to change the NPPF therefore will this be compliant with the new NPPF?

It was felt that the wording could be stronger to make it more obvious that BDC will be engaging with the community rather than they could do this. For example, paragraphs 6.4 and 6.5 states that "posters, leaflets and displays can be used and could be circulated" should be amended to "will be used and should be circulated" to make it more obvious that you will be engaging with the community. Paragraph 8.11 for "large development some of the consultation methods which should be considered" should read "must be considered".

Table 7.4 refers to public rights of way. Where public rights of way are mentioned organisations with an interest in PROWs should be consulted, including Ramblers Association, Essex Bridleways Association, CPRE and Essex Local Access Forum.

Table 7.6 refers to listed buildings and where these are mentioned local historical societies / heritage, local heritage societies and CPRE should be included.

d) **24/01774/FUL** – Threshelfords Business Park, Inworth Road, Feering

Comments by Councillors: There is a TPO covering Threshelfords Farm No 33/88 but we do not believe that any trees on the application site are covered by the TPO. Noted that they will be taking reasonable measures to protect the tree which will be affected. Will look better when they are finished. Regularising where people park anyway and make traffic movement easier. No extra visitor spaces for the application. There are EV spaces and 4 new EV spaces being installed. No disabled spaces which should be included within the space. Parking planning guidance says you have to have disabled spaces. No cycle and 2 wheeled spaces. We'd like to know that the final proposals meet the parking planning guidance for disabled spaces, visitor space and cycle and powered two wheeler spaces. There are visitors and EV charging spaces – are these sufficient? Biodiversity net gain – we expect all the planting to be done as per the proposal to ensure the statutory biodiversity net gain.

Delegated response: Feering Parish Council have noted that the applicant could not find any information on whether there was a TPO covering the application. We have noted that there is a TPO covering Threshelfords Farm No 33/88 but we do not believe that any trees on the application site are covered by the TPO. We have also noted that the applicant will be taking reasonable measures to protect the tree which will be affected.

Feering Parish Council would like confirmation that the final proposals for the parking is compliant with the Parking Planning guidance in terms of disabled spaces, visitor

spaces and cycle and powered two wheel spaces. We understand that there are already existing visitor spaces and EV spaces but are these sufficient?

We appreciate that the biodiversity net gain will be small, but we would expect all planting to be done as per the proposal to ensure the statutory required biodiversity net gain.

2)

UPDATE ON APPLICATIONS

The following applications has been granted:

- 24/01308/COUPA– Popps Cottage, Little Tey Road, Feering
- 24/01635/SCR – Land at Feeringbury Farm, Coggeshall Road, Feering
- 24/01414/FUL – Inntel House, Threshelfords Business Park, Inworth Road, Feering.

DATE OF NEXT MEETING

To be confirmed