



Notes of the Feering Parish Council Planning Working Group
held virtually on Thursday 17 October 2024 at 10.00 am
via Teams

In Attendance: Cllr Katherine Evans
Cllr Bob Palmer
Cllr Nathaniel
Cllr Pam Carlaw
Cllr Paul Lees
Lisa Collins - Clerk

Also in attendance: Michele Lakin

Members of the Public: 1

1) **DISCUSSION OF THE FOLLOWING APPLICATIONS**

a) **24/02045/TPO – 8 Kings Gardens, Feering**

Comments by Councillors: Defer to the BDC Tree Warden but is not usually a problem with crown reductions on sycamores.

Delegated response: Feering Parish Council would defer this to the BDC Tree Warden. However our Tree warden has notified us that a light crown lift for a Sycamore Tree would be ok.

b) **24/02058/HH – Thistley House, Coggeshall Road, Feering**

The applicant joined the meeting and gave some information relating to the application.

Comments by Councillors: A straightforward application replacing the garage with a similar structure with space above. Should be fully insulated and efficient. One councillor felt that it is not in keeping with the property with the steep pitched roof. Should not be used as a separate dwelling. No problem with the idea of it but the problem was with the concept and that it should have been more in keeping with the associated property.

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

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 included to minimise the environmental impact on the community.

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.

c) **24/01932/FUL – Pumping Station 178m w of Worlds End Lane**

Comments by Councillors: Applicant has a misleading postcode which puts it in the wrong location. Nothing to object to. Will not cause any issues to the location. Interesting concept that is consistent with climate change objectives.

Delegated response: Feering Parish Council have no objection to this application and it is an interesting concept that is consistent with Feering Parish Council's climate change objectives.

We note however that the application has a misleading postcode which puts the pumping station in the wrong location of Avocet Close, Kelvedon when in fact it should be Worlds End Lane, Feering and this should be rectified.

d) **Earls Colne Neighbourhood Plan – Regulation 16 Public Consultation**

Comments by Councillors: Have taken on board the comments we made at the Regulation 14 stage. No comment to the consultation, following comments made at Regulation 14

Delegated response: Feering Parish Council have no comments to make on this consultation as it was noted during our discussion that our previous comments at Regulation 14 stage have been taken into account. .

e) **Footpath 18, Feering – Informal Consultation**

Comments by Councillors: Very concerned about this consultation. The footpath has already been narrowed and is just about walkable now. Plan looks as though they want to narrow further. It appears that the consultation is for a 1.5m wide footpath as they do not want to ask the owner to move their fence. It would seem unreasonable to ask for the fence to be moved, but we are within our rights to do so. No longer 2 metres wide. The diversion is to where it is currently trodden. Footpaths are very important in the village. ECC Guidance states that the diversion should be 2 m wide but it is not. Footpath was not in a garden

Groups have to walk in single file and no width to assist those who may need assistance. Prested Hall is a well-used local facility, and the footpath is very also well used.

Delegated response: Feering Parish Council are very concerned about this informal consultation.

Feering Parish Council would like this footpath to be increased to 2 m wide. Essex County Council's Development and Public Rights of Way Advice Note states that the required width for a new / diverted footpath is 2 m (page 5 of the Advice Note).

In 2021 the developer of the dwelling erected a new fence which has negatively affected the legal line of Footpath 18 and reduced the walkable width to less than 2 meters and has resulted in the path being enclosed on both sides. Feering public footpath 18 was not originally within a garden. The footpath was in a 3-4 metre wide parcel of land between the brick wall of the Coach House and the minimal fencing around the land to the rear of the (dilapidated) Barn. When the new owner moved the fence line and erected the solid fence

enclosing the legal line of Feering footpath 18 it left only the narrow strip of approximately 1.5 m wide, which is the proposed diverted line of the footpath. The footprint of the building shown to the south of the footpath of the proposed diversion plan does not resemble the footprint of the (demolished) barn nor the new dwelling.

Where this footpath has already been narrowed it is just about walkable now. Groups have to walk in single file and no width to assist those who may need assistance and it gets worse when the vegetation grows and encroaches further on the width of the path. This is a very well used footpath and Prested Hall is a well used local facility.

- f) **Finchingfield and Weathersfield Joint Neighbourhood Plan – Regulation 14 Pre-Plan Submission and Public Consultation**

Comments by Councillors: No comment as it is not in the locality of Feering and unlikely to have any impact on the Parish

Delegated response: Feering Parish Council have no comment to make on consultation as it is not in the locality of Feering and is unlikely to have any impact on our Parish.

2)

UPDATE ON APPLICATIONS APPROVED / REFUSED

The following applications have been approved:

- 24/01147/HH – 2 Domsey Chase – Installation of air source heat pump
- 24/01358/FUL – Land Adjacent to Cockerells Farm, Skye Green Road, Feering
- 24/00814/SCO – Land South East and South of London Road Feering – adopted Scoping opinion
- 24/01370/TPOCON – 15 Feering Hill
- 24/01281/FUL – Intel House, Threshelfords Business Park
- 24/01281/FUL – Langley Cottage, Langley Green Road,
- 24/01350/DAC – Great Domsey Public Footpath Crossing, London Road Feering
- 24/01449/HH – 36 Feering Hill, Feering
- 24/01524/ELD -Prested Hall, Prested Hall Chase – Certificate of Lawfulness

The following applications have been refused:

- 23/00816/OUT – Land Cranes Lane, Kelvedon
- 24/01606/HH – 56 Sherwood Way, Feering

The following applications have been withdrawn:

- 23/00241/FUL – Prested Hall, Prested Hall Chase, Feering – Marquee provision

DATE OF NEXT MEETING

Monday 4 November 2024 at 10.00 am.

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