



Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 4 November 2024 at 10.00 am
via Teams

In Attendance: Cllr Katherine Evans

Cllr Pam Carlaw

Cllr Bob Palmer

Cllr Nathaniel Warwick

Lisa Collins – Clerk

**Also in
attendance:**

Ray Houghton - BDW Homes

Oliver Milne - Savills Planning

Members of the Public: 1

1) **Presentation by BDW Homes in relation to the 300 homes at London Road**

BDW have acquired the site. The development has outline planning for 300 homes, a health centre and medical centre, nursery, care home and retail centre. They have to deliver the medical centre before the first home is occupied.

There is a land use plan which takes into account constraints. They have to deliver allotments, open spaces, and delivery of sustainable homes. Homes constructed of latest materials such as insulation, they are also considering water butts and through-cross ventilation. They have submitted the land plan use to BDC and are hoping to get this written into the planning permission. There will be two exits onto London Road. Attenuation basins will be as natural as possible, rather than reservoirs.

BDW have developed a site in Hatfield Peverel within the last 6 months which Councillors could visit to see the site. There is also a site at Halstead alongside a Bloor Homes site.

Several applications have been submitted to BDC for the planning and the access into the site so that they can get the approval to start discussions with ECC to get S278 agreements signed off. These application should be registered with BDC imminently.

Cllr Evans asked what we can do as a parish to ensure that the crossing is installed. It was discussed that pressure could be put upon Highways to ensure that the crossing happens. Cllr Warwick asked whether the speed limit would be reduced earlier before the entrance area for the site. BDW confirmed that they have not had any discussions with Highways regarding this. Cllr Carlaw asked about affordable and social housing and the mix of housing. Affordable housing will all be houses rather than flats and could this be expanded on. BDW are looking at reducing the number of larger houses to take into account local need. BDC are happy with the broad range of mix, including bungalows subject to a few tweaks. Cllr Carlaw asked whether BNG is always on site or whether it is done off site. They believe they will be doing a mixture of both onsite and offsite BNG for this site. This will be detailed. Cllr Evans asked about

the access and whether there would be a 2m wide footway in front of the existing houses. Cllr Carlaw asked why the care home has to be along the road and not the retail units. The care home is more in keeping with the street scene whereas the medical centre has more specific needs which is not in keeping with the street scene. They want to bring people into the site which the medical centre would do which would bring them into the retail area.

They are hopefully going to sign shortly a planning performance agreement with BDC to support the planning application. Sets out a strategy and expected timescale and an onus on both parties to respond within specific timescales. The timescale is a reserved matters application at the March Planning meeting. They do not see an issue with providing affordable housing and they have relationships with a number of housing associations. They have had interest with the care home and the medical centre.

2)

DISCUSSION OF THE FOLLOWING APPLICATIONS

- a) **24/02228/TPOCON** – Walberswick House. The Street, Feering

Comments by Councillors: Go with Tree Wardens Comment. Comment regarding replacement tree if removed.

Delegated response:

- b) **24/02193/HH** – Harkstead, Rye Mill Lane, Feering

Comments by Councillors: How are they going to get to the back garden and where will they store their bins which is a design issue. A very large extension but not out of keeping with other houses in the road. It is going to fill in and make the properties a block of development. Usual comment regarding climate change.

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.

- c) **24/02257/HH**– 19 Packe Close, Feering

Comments by Councillors: No comment on this application. It is mirroring what they neighbour has done and seems sensible and does not depart from the street scene.

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

- d) **24/00814/SCO** – Crown Scoping Opinion Request

Comments by Councillors: It was discussed that FPC should engage with BDC, particularly around the S106 Agreement and holding them to the Neighbourhood Plan. It was agreed that this needs to be looked at further and

we should set time aside to discuss the response to the Scoping Opinion Request.

Delegated response: Defer this to another meeting.

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

Comments by Councillors: Acknowledge the response and await to hear the information about the meeting with the applicant.

Delegated response: Feering Parish Council acknowledge the response received and we will wait to hear from you with further information about the meeting with the applicant.

3)

UPDATE ON APPLICATIONS APPROVED / REFUSED

The following applications have been approved:

- 24/01774/FUL – Threshelfords Business Park – Alteration to small area of existing office car park
- 24/01177/TPO – 6 Barnfield – Notice of intent to carry out works to trees protected by Tree Preservation Order 51a/00
- 23/02191/TPO – Amberley, Rye Mill Lane – Notice of intent to carry out works to trees protected by TPO 28/2000.

The following applications have been withdrawn:

- 24/01697/ADV – Filling Station, London Road, Feering – Internally illuminated digital display.

DATE OF NEXT MEETING

Thursday 9 December 2024 at 10.00 am.