



Notes of the Feering Parish Council Planning Working Group
held virtually on Thursday 5 December 2024 at 10.00 am
via Teams

In Attendance: Cllr Katherine Evans Cllr Pam Carlaw
Cllr Bob Palmer
Lisa Collins – Clerk

Member of Public 1

1 A member of the public expressed their opinion on the Prested Hall application. It was stated that a memo had been circulated from the resident and a discussion was held around this.

2 **DISCUSSION OF THE FOLLOWING APPLICATIONS**

- a) **24/02658/FUL** – Proposed Solar Farm Land East of Littlebury, Coggeshall Road, Feering

Comments by Councillors: Sufficient landscaping and topography. Should be avoiding journeys between 3 and 5 pm for school journeys. We do not object to the principle of the solar farm but we object to the lack of conditions and information in some cases. We are still unsure where the route to the substation will take and the environmental impact this will have on the environment and traffic. The traffic relates to 2013 daily flow estimates along the proposed access route on Coggeshall Road and there has been a significant amount of development in Coggeshall and Feering/Kelvedon since this time. No construction on Sundays or bank holidays but there should be no work on Saturday afternoon and no working under lights during the evening. There is no information on lighting on the site and we would like to have clarification. Pre and post construction traffic survey should be undertaken. No sight lines for Coggeshall Road. It is a national speed limit road. Where does contaminated water go from the wheel washing? 70% is best and most versatile agricultural land, which while not lost indefinitely, would be lost for 40 years and we would like to see a real effort made to introduce sheep so that there is some agricultural food production component. Can they show a tracked path of how they will have to sweep across the other traffic lane? LEMP states that they are planning to use Glyphosate under 4.9.1 (weed killing prior to construction) two methods to getting rid of topsoil. FPC policy is that we are not in favour of using Glyphosate so we would like to see the non-glyphosate regime implemented. Planning statement – no increase in the PRow rights of way connectivity, the NP policy 6 and NPPF paragraph 105 says planning policies and decisions should protect and enhance public rights of way and access including taking opportunities to provide better facilities for users eg by adding links to existing rights of way networks including national trails. We have asked previously requested that they endeavour to provide some connectivity. Heritage impact assessment, figures 8 9 and 10 show historic footpaths through the site and adjacent to the site. We should request the increase in PRow connectivity. FP 11 is south and

goes across Frame Farm land and then into their site and a connection with Mill Lane would be really good.

Delegated response: Feering Parish Council does not object to the principle of the proposed solar farm, as we strongly support renewable energy developments particularly in light of the Parish Council's declaration of a climate emergency. However, we have several concerns and objections related to the lack of information within the application.

We note that the traffic information provided in the application is based on 2013 daily flow estimates along the proposed access route on Coggeshall Road. This data is outdated, as the surrounding areas have nearly doubled in size over the past 12 years. Additionally, local knowledge highlights peak traffic times during school runs from 8 am to 9 am and 3 pm to 5 pm. We request assurances that deliveries will be restricted during these peak times to mitigate traffic congestion and safety risks.

While we acknowledge that no construction is planned on Sundays and Bank Holidays, we urge that this restriction be extended to Saturday afternoons to minimise disruptions to the community during weekends. We would also ask that no work be undertaken outside of daylight hours to avoid further disruption to local residents.

Road Condition Surveys and Wheel Washing

The applicant has stated that no pre- and post-construction road condition surveys will be carried out. Feering Parish Council strongly recommend that these surveys be undertaken to ensure that any damage to the roads caused by construction traffic is identified and rectified. Furthermore, we seek clarification on the management of contaminated water from the wheel-washing facilities on site. Proper disposal measures must be outlined to prevent environmental harm.

Visibility and Access Safety

We request sightline assessments along Coggeshall Road to ensure that lorries entering and exiting the site have adequate visibility on this national speed limit road. Given the slow acceleration of lorries, this is a critical safety concern. Additionally, we ask for tracked path analyses showing the turning movements of lorries into and out of the site, including whether their manoeuvres will sweep across traffic flows.

Environmental Impact and Weed Control

The Landscape and Ecological Management Plan (LEMP) specifies two methods for weed control under paragraph 4.9.1, including the use of glyphosate-based chemicals. Feering Parish Council has an Environmental Policy that prioritizes minimizing the use of harmful pesticides and chemicals. We strongly recommend that the non-glyphosate method be adopted for weed control to align with our environmental principles and to protect local biodiversity.

Public Rights of Way (PRoW)

This application states that there will be no increase in PRoW connectivity. This contradicts Feering Neighbourhood Plan Policy 6 and the National Planning Policy Framework (NPPF) paragraph 105, which states that planning decisions should protect and enhance public rights of way, including opportunities to improve

connectivity. Historical footpaths adjacent to and through the site, as shown in Figures 8, 9 and 10 of the Heritage Impact Assessment, provide an opportunity to enhance PRow connectivity. We request that the application be revised to include measures for improving public access and connectivity.

In conclusion, while Feering Parish Council supports the principle of renewal energy and welcomes the development of a solar farm, we object to the lack of detail and assurances provided in the application. Specifically, we require updates and commitments regarding:

- Restrictions on delivery times during peak traffic hours.
- Extending construction restrictions to Saturday afternoons and ensuring no work occurs outside of daylight hours.
- Pre- and post-construction road condition surveys.
- Safe and sustainable disposal of contaminated water from wheel washing.
- Sightline and turning path assessments for lorries accessing the site.
- Adoption of non-glyphosate weed control methods.
- Improved PRow connectivity in line with local and national policies.

We ask that the Council address these concerns before granting approval of the application.

b) **24/02676/HH – 5 Greenways, Feering**

Comments by Councillors: No comment on this application.

Delegated response: After discussion Feering Parish council have no comment to make on this application.

c) **24/02590/FUL – Prested Hall, Prested Hall Chase**

Comments by Councillors There does not appear to be any difference to this application from the application in 2023, except that there is a guarantee that the existing marquee will be removed. Day time events during the summer could be just as disruptive as nighttime events. Fire and rescue service should be consulted to ensure that there is adequate provision to get water from the moat. Object on the grounds that it would affect the access to water for fire service, concerned about sewage and the consented residential dwelling within the Yew Trees which is in closer proximity to the new marquee. The Chapel is within the footprint of the marquee. Pool house is a dilapidated residential facility which we believe still has residential status. The removal of the existing marquee we would like to see some additional planting and the area returned to a grassed area. Note the assurances given about the noise but if BDC minded to approve the application these assurances should be made as a condition.

FPC NP Policy 10 therefore seeks to support existing businesses in the Parish while also providing the necessary infrastructure and premises to encourage new businesses which can provide employment for residents. Policy 10 (Business and Economy) reads:

Delegated response: Feering Parish Council object to this application on the proposals as presented and reiterates several points raised in our objection to the withdrawn application (number 23/00241/FUL). Aside from the guarantee that the

existing marquee will be removed there appears to be no significant difference between this application and the 2023 proposal.

The Parish Council remains concerned about the scale of the proposed marquee, which is a very large structure. There is no mention of whether the marquee will be insulated, despite its intended year-round use. Given that both the Parish Council and BDC have declared a climate emergency this information is critical. Proper insulation would not only improve energy efficiency but also impact noise levels.

The application lacks details about welfare facilities, including disabled facilities, and their proposed location. There is no indication of any improvements to the existing hall to accommodate the anticipated number of guests attending events. Since the hall is a listed building, any internal alterations would require planning consent, yet no such consent is referenced in this application. There is also a lack of information regarding sewage provision for the proposed marquee and hall. Given the number of guests the applicants hope to attract, it is unclear where the additional waste will be directed. We understand that there is an existing septic tank, but this system is inadequate for a venue of this size. This issue must be addressed, and appropriate waste management facilities must be included in the plans.

There is insufficient parking for a provision of a venue of this size, and the application does not propose any increase in parking facilities. We seek confirmation that the highway study has been fully reviewed and that it adequately addresses the potential traffic increase associated with this development.

The Parish Council seeks clarification on the proposals for the current hardstanding area on the northeast side of the hall, which appears to be used as a storage area for bins and sheds. There is no mention of it in the application. Additionally, we understand that a hardstanding area was installed several years ago to enable the Fire & Rescue service to draw water from the moat. This hardstanding appears to be located very close to the proposed construction area for the marquee. We request confirmation that the Fire & Rescue service has been consulted and that they find the proposed development acceptable.

The application form states that there are trees or hedges on the proposed development site and that there are trees or hedges adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. We cannot find any reference to a tree survey having been undertaken or information on any trees to be removed. The Parish Council continues to request an arboriculture assessment be carried out for root protection areas, particularly for trees around the southeast end of the marquee.

The Parish Council have reviewed the acoustics survey, which identifies the nearest residential dwelling as Chase House. However, this is incorrect. A closer property, the Pool Bungalow (currently dilapidated), would be more significantly impacted by noise from the marquee. Additionally, the consented residential development (reference 16/00229/FUL and 24/01524/ELD) is within the dark red of the acoustics survey and would also experience greater noise impact. Noise levels would also affect the Chapel, used for accommodation during events, as well as the serviced

apartments within the grounds of the Health Club. These residences should be considered in any noise impact assessment.

While assurances have been provided regarding noise levels, the Parish Council requests that, if Braintree District Council is minded to approve the application, these assurances be made conditions of the approval.

In conclusion, Feering Parish Council objects to this application on the grounds of insufficient detail regarding the scale and insulation of the marquee, lack of welfare, accessibility and sewage facilities, inadequate parking provisions, insufficient consultation with the Fire & Rescue Service, lack of clarity on tree preservation and incomplete consideration of the noise impact on nearby residences. We strongly urge the Council to address these concerns before making any decision on this application.

- d) **ESS/39/23/BTE/NMA11** – Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

Comments by Councillors: No comment to make. This has been done before and no complaints from Bradwell about lighting or lorry movements or traffic generally. Unless those closer object then no comment to make on the application.

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

- e) **24/02652/FUL** – Land adjoining and to the rear of Barnfield House, Old Road Coggeshall

Comments by Councillors: Field was previously arable. Was difficult to access the field to give attention to the sheep. No information on sight lines and we would like assurance that it is safe to egress from the site.

Delegated response: Feering Parish Council requests assurance that safe egress from this site can be achieved. The Parish Council has previously sought information regarding the sightlines for this application but has yet to receive a response. Subject to receiving this assurance, the Parish Council has no further comments to provide.

- f) **EPR/CP3906LP/V0003** – Environmental Permit Consultation – Indavar Rivenhall Ltd

Comments by Councillors: Original permit took account of combined heat and power plant, anaerobic digestion, paper pulp plant, water treatment plant, mechanical biological treatment facility and materials recovery facility. The original environmental permit allowed for onsite water run off going to the pulp plant but with no pulp plant need permission to discharge into the Blackwater together with treated effluent waste. Not going to be a huge problem. Should be getting greenhouses but here is no connection between this water and the greenhouses which are coming. Confirmation that the surface water will not contain contaminants and will not be released during a risk to flooding in Coggeshall, Feering and Kelvedon. Additional waste streams include medical waste, which will be burned. Electricity from waste plant is inefficient, there is only 33% efficiency. 66% of the energy from the waste is going into the environment, which is heat. Environmental permit should include some consideration of micro-climate effects from the heat which is going into the environment. The 66% is outside the parasite electricity use so the energy which

is used to run the site. Is there any way that the potential increase in temperature from the microclimate could be monitored. EfW will be on stream before the greenhouses which have not yet been approved. Would like to see the glint and glare report from the greenhouses as greenhouse glass is a lot more reflective than PV glass. Monitoring to ensure that the water will not be contaminated and that there are conditions that it is not released to increase the flood risk. Non-hazardous waste – we would like to see more monitoring. The nearest AQMA is in Chelmsford and no other monitoring within 20km BR11 in Kelvedon. Nothing to the East or Northeast of the site which is where the prevailing winds will be going. Increased in potential increase in recycling and medical waste we would like to see pollutant monitoring offsite at the edges of the nearby settlements to ensure that the

Delegated response: Feering Parish Council acknowledges and is satisfied with the removal of the electricity generation limit, as this has already been consented.

However, the Parish Council raises the following concerns and recommendations:

1 Surface Water Monitoring and Flood Risk Mitigation:

- We request that robust monitoring measures be implemented to ensure that the surface water entering the lagoon is not contaminated.
- Conditions should be imposed to prevent the release of water from the lagoon during periods when there is a potential flood risk to Coggeshall, Kelvedon and Feering.

2 Pollutant monitoring requirements:

- We believe that additional pollutant monitoring is necessary, particularly as the only current monitoring within 20km is for nitrogen dioxide, conducted by Braintree District Council in Kelvedon.
- There are currently no pollutant monitoring to the east or northeast of the site, which is concerning given that the prevailing winds will likely carry emissions in these directions.

3 Concerns regarding waste composition and emissions:

- The Parish Council is particularly concerned about the increase in waste types, including plastic, medical waste and carcinogenic materials.
- We strongly recommend implementing comprehensive pollution monitoring on the boundaries of Coggeshall, Feering and Kelvedon to ensure that all pollution limits – beyond just nitrogen dioxide – are adhered to.

Feering Parish Council requests that these points are addressed to safeguard the environment and health of the surrounding communities.

4 UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Approved:

24/02385/FUL – Construction of Vehicular Access (North) from London Road – Land North of Lond Road, Kelvedon.

DATE OF NEXT MEETING

TBC

DRAFT