



**Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 24 March 2025 at 10.00 am
via Teams**

In Attendance: Cllr Katherine Evans Cllr Pam Carlaw
Cllr Bob Palmer Cllr Ian Giles
Cllr Nathaniel Warwick Lisa Collins – Clerk

Member of Public 0

1 **DISCUSSION OF THE FOLLOWING APPLICATIONS**

a) **25/00439/FUL** – Police Houses, London Road, Feering

Comments by Councillors: Development – is there enough room for two houses at the back? Back of the police houses are very close to Lavender Crescent. 2 houses are an overdevelopment of the site. One would possibly be ok and would provide extra visitor parking for development. Would the spaces for 3 leave the entrance to the rear of the property too narrow for larger commercial vehicles. In the neighbourhood plan we have said we need smaller houses rather than 4 bed houses. NP (paragraph 5.3.1 and policy 3) identified the need for smaller houses. Useful infilling of a brownfield site. Parking guidance only needs 2 parking spaces, and this is a sustainable location, does not need 3 parking spaces, and needs visitor parking. No space for bins and bikes. They need to show bike storage and bins. There is an alleyway between 4 and 6 Lavender Crescent would like to see a connection between the site for active travel. Like to be assured that there is access for refuse collection / Fire & Rescue. LPP72 states that resource efficiency energy FP NP Policy 2 design – includes EV points and grey water collection. Climate emergency. Object to the plan as it is on the basis of over development and the plans as they stand. What is in the store and the proximity of cars.

Delegated response: Feering Parish Council object to the proposed development of the two further 4-bedroomed houses at the rear of the Police Houses. Whilst we appreciate the intention to make use of a brownfield site, we have concerns about the scale and design of the proposal which we believe constitutes overdevelopment and fails to meet key local and national planning policies.

The proposal for an additional two 4-bedroom houses on this site represents an overdevelopment that is not in keeping with the surrounding area. Adding two additional properties would place undue pressure on the available space, creating a cramped and overbuilt environment. A single house or smaller semi-detached properties would be more appropriate and would allow for the provision of visitor parking.

The proposal includes three parking spaces for all properties, which exceeds the local parking guidance requirement of two spaces. The site is in a sustainable location within walking distance of Kelvedon station, and on a direct bus route. Reducing the

number of spaces to two would free up space for the required visitor parking and avoid creating a narrow entrance to the rear of the property that could restrict access for delivery, emergency services and refuse collection vehicles. Clarification is needed to ensure that access remains safe and practical for these essential services.

There is no clear provision for bin and bike storage, which is essential for a development of this type. Adequate secure storage facilities for both should be included in the revised plans.

An alleyway exists between 4 and 6 Lavender Crescent, and it would be beneficial to provide a connection to and through the development to the nearby bus stops to London Road and the primary school on Coggeshall Road to encourage active travel.

The Feering Neighbourhood Plan ("FNP") clearly identifies, at paragraph 5.3.1 and Policy 3, the need for smaller houses rather than large 4-bedroom properties. The current proposal does not align with this identified local housing need and should be revised to provide smaller homes that would better serve the local community.

The development should comply with BDC Local Plan Policy LPP72, The Essex 2024 Parking Guidance and FNP Policies 2 and 12, which require the inclusion of electric vehicle charging points and grey water collection systems to support resource efficiency and address climate emergency commitments. Photovoltaic (PV) panels should also be considered as part of the development's sustainability measures, particularly given that both Feering Parish Council and Braintree District Council have declared a climate emergency.

We would like clarification as to the contents of the container on the nearby site of Huws Gray. Its proximity to the proposed parking spaces raises potential safety and practical concerns.

Conclusion: While we support the principle of infilling a brownfield site, the current proposal for two additional 4-bedroom houses is excessive and does not align with local planning policies. A revised plan for a single smaller dwelling or smaller semi-detached properties which include proper provision for parking, storage and active travel would be more appropriate and beneficial for the local area.

We would ask the planning authority to reject the current proposal and request that the applicant revises the plan to address the issues outlined above.

b) **25/00505/HH** – 61 Feering Hill, Feering

Comments by Councillors: Could not see a site notice for this application. Not happy about a wood burner. In view of climate policy with the air quality issues from the wood burner. No objection to the application.

Delegated response: Feering Parish Council noted that no planning site notice is displayed. We would like to make the following comments and recommendations in line with our environmental policy and commitment to improving air quality and reducing the carbon footprint within the parish:

- We would not wish to see the installation of a wood burner at the property. Feering Parish Council's environmental policy seeks to reduce air quality issues within the parish and the use of wood burners contributes to particulate pollution, which would be inconsistent with our efforts to improve local air quality.

- Feering Parish Council has declared a climate emergency within the parish. Given that this proposal represents a substantial change to the existing accommodation, we would like to see the inclusion of energy efficiency, energy conservation, and environmental sustainability measure to minimise the environmental impact on the community and reduce the carbon footprint. This could include the installation of solar panels, provision for electric vehicle charging points, incorporation of grey water collection and reuse systems or enhanced insulations and energy efficient heating systems such as heat pumps.

c) **25/00459/HH – Chandlers, Inworth Road, Feering**

Comments by Councillors: No objection. Climate emergency policy.

Delegated response: Feering Parish Council have no objection to this application.

Feering Parish Council has declared a climate emergency within the parish. Given that this proposal represents a substantial change to the existing accommodation, we would like to see the inclusion of energy efficiency, energy conservation, and environmental sustainability measure to minimise the environmental impact on the community and reduce the carbon footprint. This could include the installation of solar panels, provision for electric vehicle charging points, incorporation of grey water collection and reuse systems or enhanced insulations and energy efficient heating systems such as heat pumps.

d) **National Grid Norwich to Tilbury – Targeted Consultation**

Comment by Councillors: No further comments to make. Pylons have been moved away from Feeringbury Manor, but closer to Littlebury and Mill Cottages. Away from the south to the footpath. Essex 5 – Surrex – the proposal for TB74 is closer to Cockerells Farm which will have a visual impact over this pylon.

Delegated Response: Feering Parish Council have no substantial comments on the changes to Essex 6. The decreased impact on public footpaths is noted and the increased distance from Feeringbury Manor.

Essex 5 targeted consultation includes Skye Green in the Feering Parish. The proposal to move the pylon line further south to avoid the private stables / horse paddocks has the noted effect of taking the alignment closer to the dwellings at Skye Green (Feering), including the Grade II listed Cockerell's Farm. The additional pylon TB74 in Essex 5 will have an impact on the surrounding properties in Skey Green, in particular on Grade II listed Cockerell's Farm. Feering Parish Council therefore consider that the proposed changes do have an effect on the Historic Environment.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Approved:

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

24/02383/VAR – approved with S106 – Land North of London Road, Kelvedon

DATE OF NEXT MEETING

To be confirmed.

DRAFT