



**Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 28 April 2025 at 10.00 am
via Teams**

In Attendance: Cllr Katherine Evans Cllr Ian Giles (Arrived at 10.12)
Cllr Bob Palmer Lisa Collins – Clerk

Meeting started at 10.14

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

- a) **ESS/23/25/BTE** – Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

To consider planning applications for variations of conditions accompanied by an environmental statement

Comments by Councillors: Defer to the next planning meeting

Delegated response:

- b) **ESS/24/25/BTE** – Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

Outline Planning permission with all matters reserved (except for access) for the construction of a Carbon Capture, Usage and Storage Plant and Heat Offtake and associated stack, external pipelines, electrical cables and landscaping works

Comments by Councillors: Defer to the next planning meeting

Delegated response:

- c) **ESS/39/23/BTE/NMA13**– Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

Non-Material Amendment to the Description of Development of planning permission ESS/39/23/BTE to remove reference to materials processed within the IWMF, together with the re-wording of Condition 29 to include reference to materials processed within the IWMF. ESS/39/23/BTE is an amended planning permission for the Rivenhall Integrated Waste Management Facility.

Comments by Councillors: Defer to the next planning meeting.

Delegated response:

- d) **ESS/39/23/BTE/LA1** – Rivenhall Airfield, Coggeshall Road, (A120, Braintree CO5 9DF

Details pursuant to Clause 3.10.3 (Traffic Routing Management Scheme) of Legal Agreement (dated 30 October 2009) associated with ECC Planning Ref ESS//37/08/BTE. ESS/37/08/BTE was the permission for the Rivenhall Integrated Waste Management Facility, subsequently varied such that the extant permission as at April 2025 is Ref ESS/39/23/BTE.

Comment by Councillors: Cllr Evans said that she thought this was ok. That it was a case of looking at it to check that what they have said they will do in their Traffic Management Scheme meets what they will do in their S106 Agreement about the

traffic management scheme. Agreed that it will be Discussed by email and the application will be submitted before 6 May.

Delegated Response:

e) **25/00772/TPO – Amberley, Rye Mill Lane, Feering**

Notice of intent to carry out works to trees protected by Tree Preservation Order – 28/2000 T2 Oak Tree – Request to fell tree and replace with a more compact tree

Comment by Councillors: Insufficient information or justification for the felling of the tree. Object to the application to fell. Note that there is incomplete and insufficient information. . Should provide engineering report as stated on the form as it is inconsistent and incomplete.

Delegated Response: Feering Parish Council object to the proposed felling of this oak tree on the grounds that the application lacks sufficient information or justification. The details provided are inconsistent. In section 7 of the application form, it is stated that the tree's roots are causing damage to a concrete shed foundation and a neighbour's patio. However, in section 8, question 2, regarding whether there is alleged damage to property, the applicant has selected "no", which contradicts the earlier claim.

Under Part VIII of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 the burden of proof lies with the applicant to provide adequate evidence from a suitably qualified arboriculturist or other relevant profession to support such claims. No such supporting documentation appears to have been submitted with this application.

Given the lack of consistent information and professional evidence, the Council considers the proposed felling unjustified and therefore objects to the application.

f) **25/00733/REM – Land North of London Road, Kelvedon**

Application for the approval of reserved matters (in respect of access, appearance , landscaping, layout, and scale) pursuant to outline planning permission 24/02383/VAR granted 21st March 2025 for the construction of a health centre, 300 residential dwellings, a vehicular access (north) from London Road, a foul water pumping station, a sub-station, allotments, public open space, acoustic bund, children's play space, SuDS, internal roads, car parking, cycle parking, and landscaping. This application also includes the submission of information to discharge Condition 11 (noise mitigation for dwellings), 13 (net gains in biodiversity), 14 (construction environmental management plan), 17 (foul water drainage strategy), and 18 (surface water drainage scheme) and partially discharge Conditions 6 (Health Centre mitigation to protect residential amenity).

Comment by Councillors: Defer to the next planning meeting following the Planning Members forum on 29 April. The main issue for the Council is the health centre. Cllr Evans could not see in the latest plans the space for expansion or whether they are building the larger area now which includes the expansion.

Delegated Response: It was agreed to defer this response until after the planning members forum meeting on 29 April.

g) **23/00816/OUT and APP/Z1510/W/25/3359441 – Land Cranes Lane, Kelvedon Essex**

To consider whether any furthers or modification to previous representation needs to be made.

Comment by Councillors: It was felt that a modified objection should be submitted. It was discussed that it should also include a sentence about the objection remaining regarding the A12 widening and until it is confirmed that there is funding for the improvement scheme.

Delegated Response: Feering Parish Council maintains its objection to this application reiterating the points made in our previous submission dated 7 August 2023. The proposed development lies outside of the village envelope and is not in the Braintree District Council Local Plan.

We continue to object to this application on the basis of the accesses that the applicant is proposing. The applicant is proposing to subsume the lower end of Cranes Lane to make that the entrance to the 100 residential homes. Cranes Lane exits straight onto a 60mph speed limit slip road from the A12.

The proposed access to the business court access is located within a complex road layout, connecting directly to both the on and off slip roads of the A12. This raises safety concerns as vehicles would need to cross white line markings on a 60 mph slip road.

The Parish Council notes that National Highways withdrew their objection to the application in April 2024. However, it is also noted that the Government has postponed the A12 widening scheme from Boreham to Marks Tey due to funding constraints. This scheme would have reclassified the existing A12 slip road to a trunk road slip road. A decision on funding is expected in June 2025, although this has been delayed multiple times. Should the scheme not proceed, the proposed development would result in permanent access and egress connecting directly to a major A-road slip road.

We have noted that the "Highways Additional Information letter of March 2024 by Richard Jackson Engineers refers to a Stage 1 Road Safety Audit – this does not appear to be available on the BDC planning website.

Feering Parish Council have also noted the objections by BDC Environmental Health on noise grounds and by the ECC Historic Building constraints regarding the effect on heritage assets.

Feering Parish Council respectfully urges the Planning Inspector to refuse this application, for the above reasons, in its entirety.

h) **Bloor Homes Traffic Regulation Order**

To consider email received from Bloor Homes regarding the proposed Parking Permit Scheme.

Comment by Councillors: Ask Highways what the charges would be for the residents parking permit and a day visitor parking permit. We would suggest lining the visitor parking bays to include them within the existing order would be a more proportionate response than a parking permit.

Delegated Response: It was agreed to seek clarification from Essex Highways regarding the costs for residents requiring parking permits and day visitor parking permits. It was also suggested that the lining of the visitors parking bays, to include

the within the existing order would be a more proportionate response than a parking permit.

i) **25/00775/HH – Cherry Tree House, Coggeshall Road, Feering**

Proposed single storey rear / side extension, conversion of garage to habitable accommodation and alterations to fenestrations. Proposed rear pergola and alteration to driveway.

Comment by Councillors: It is single storey so no overlooking, cannot see any objection to this. Property is on the junction with Coggeshall Road and Feering Hill. No comment other than the sustainable initiatives continued.

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

Furthermore, Feering Parish Council has declared a climate emergency within the parish. In light of this, and given the proposal involves change to existing land use and accommodation, we would like to see the continued inclusion of energy efficiency, energy conservation, and environmental sustainability measures 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.

2 **UPDATE ON APPLICATIONS APPROVED / REFUSED**

Applications Approved:

24/02045/TPO – 8 King's Gardens – Notice of intent to carry out works to tree protected by Tree Preservation Order 16/99

24/02658/FUL – Land East of Littlebury, Coggeshall Road – Installation of a solar farm with associated works

24/02383/VAR – Land North of London Road, Kelvedon – Variation of Conditions

Applications Refused:

24/02590/FUL – Prested Hall – Removal of existing marquee and erection of a replacement marquee in a new location.

24/01766/TPO – 15 Feering Hill – Notice of intent to carry out works to trees protected by TPO 51A/2000

Application withdrawn:

25/00058/VAR – The Tree House, London Road Feering – Variation of condition 2

DATE OF NEXT MEETING

Wednesday 14 May 2025 at 2.00 pm