



**Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 2 June 2025 at 09.30 am
via Teams**

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

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

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

Re-consultation on plans following revised plans being received.

Comments by Councillors: Bungalows are good but still things not to like. Changed again the design of the bungalows in the new documents. Changed the car parking arrangement. Not enough bin spaces compared with BDCs bin requirement from 1 June 2026. Not addressed the comments from Essex Highways in terms of access. Changed it to an in and out rather than 3 access points. Too close to the pedestrian refuge. Note Highways previous objections. Reiterate they suggested they might provide access from their site to Lavender Crescent but nothing showing. BDC local plan policy inc PV panels, electric charging points, grey water collection. Where the heat pumps would be installed. Proposal includes 3 parking spaces for all ex-police house properties which exceeds the local parking guidance. Note includes the visitor parking but still 3 spaces at the front for each property. Looks as if there is a pinch point going past the garden and visitor parking of property 3. Not sure whether the car parking is such to enter and exit the property in forward gear and London Road is a main PR2 road and adjacent to the junction and the pedestrian crossing. Want to be reassured that you can enter and exit. Make a note that the outbuilding is only an ancillary annex not additional dwelling. Condition that removes permitted development right which allows expansion into the roof space. Lot of laurels hedging which we do not believe is native and would like to see a more native hedge or shrub. Better to have prickly bushes near the front of a property to prevent lurking? Clarification as to whether the fence along the Huws & Grays boundary whether it is going to be additional or replaced. Along with the container comment. Would wish the pavement to be widened along the frontage to meet the minimum 2 metres requirement. Welcome bungalows but objecting. 1.8 m fence at the front from a design aspect do not consider that the fencing is in keeping with current local open street scene and provide places for people to hide.

Delegated response: Feering Parish Council continue to object to this application.

We acknowledge that the applicant has amended the dwellings to the rear of the site from houses to bungalows. This is a positive step and aligns with the Feering Neighbourhood Plan (FNP), particularly policy 4 which identifies a need for smaller homes and housing for older residents or those with mobility limitations. However despite this improvement, the proposed development remains inconsistent with several key policies at local and national levels.

Design and Layout Non-Compliance

The application remains contrary to Braintree District Council Local Plan Policy 36 (Residential Alterations, Extensions and Outbuildings) and LPP 52 (Layout and Design of Development). These policies require that new developments respond positively to their context, are well-integrated into their surroundings, and promote high-quality, sustainable design.

The site layout and building design do not fully reflect the character of the area or adequately address concerns previously raised regarding overdevelopment, access, and visual impact.

Sustainability and Climate Policy Compliance

Both Braintree District Council and Feering Parish Council have declared a climate emergency, and development proposals must reflect this commitment.

Despite this, the application lacks key sustainability features required under:

- Local Plan Policy LPP 72 (Green Infrastructure),
- Feering Neighbourhood Plan Policies 2 and 12, and
- NPPF Paragraphs 154-161, which promote climate change mitigation through energy efficiency and sustainable infrastructure.

Specifically in relation to the following:

- Electric Vehicle Charging: No EV charging points are shown, contrary to LPP 72, Essex 2020/2025 Parking Standards, and the FNP.
- Renewable Energy: There is no indication that photovoltaic (solar) panels will be installed, despite the ample roof space.
- Water Efficiency: No provision is made for grey water recycling systems, which are encouraged by the Feering Neighbourhood Plan to support long-term sustainability and resource efficiency.
- Heating Systems: It is unclear whether the dwellings will use gas boilers or heat pumps. The Parish Council prefers heat pumps, but noise impacts in such a compact site must be addressed with an appropriate acoustic assessment and mitigation measures.

Parking and Access Concerns

We note the following issues in relation to parking and access. The bungalows now have two spaces and additional visitor parking which is welcomed. However, the existing dwellings retain three frontage spaces, exceeding the Essex Parking Standards for this location and contributing to poor site layout. Reducing these to two spaces would conform better with sustainability principles (encouraging walking, cycling and public transport, would improve site circulation, especially for delivery and emergency vehicles and address the pinch point adjacent to the visitor parking of plot 3 which risks obstructing access.

It is also essential to confirm that all vehicles can enter and exit the site in a forward gear, particularly given the site's location on London Road, which is classified as a PR2 road, is near a pedestrian refuge and major junction with Coggeshall Road.

We note that there is still no clarification regarding the use and contents of the adjacent building on the nearby Huws & Gray site. Given the proximity of proposed car parking spaces to this boundary, we remain concerned about the potential safety and operational implications, as previously raised in our earlier objection.

Bin and Bicycle Storage Provision

There is still no clear indication of bin and cycle storage. This omission is particularly concerning in light of BDC's forthcoming waste collection changes in 2026 which will increase the number of bins required per household. There is also a need to support active travel, in line with the FNP and NPPF (Paragraph 110), which promotes development that facilitates cycling and reduces reliance on cars.

Access to Local Services and Connectivity

We reiterate the need to enhance pedestrian connectivity through the existing alleyway between 4 and 6 Lavender Close through the proposed development which will create a link to bus stops on London Road and the primary school on Coggeshall Road and would support Policy 7 of the FNP by encouraging sustainable, active travel.

Conditions for Ancillary Buildings and Permitted Development

We request planning conditions to ensure any outbuildings remain ancillary to the main dwelling and cannot be used as separate accommodation and also remove permitted development rights for bungalows, particularly for roof extensions or additional storeys to prevent future overdevelopment and preserve the character for the site.

Landscaping and Biodiversity

The proposal includes a substantial amount of laurel hedging, a non-native species. We request the use of native hedgerows, which are more suitable for local biodiversity. Additionally, following recommendations from crime prevention officers, prickly plant species should be used at the front of properties to deter anti-social behaviour.

Boundary Treatments and Visual Amenity

We seek clarification on the fencing proposed along the builder's merchant boundary. Is the fence a replacement or additional structure? We would also like the fencing to the front of the site to be reviewed as 1.8 m in height and design do not reflect the local street scene character.

Pavement Width and Accessibility

We request that a condition be applied requiring the widening of the pavement on the frontage to meet the minimum 2m width in line with highway and accessibility guidance to support pedestrian safety and movement.

Summary

In summary, while there are some positive amendments to the application, the proposal continues to fall short of key policy requirements in the Braintree District Council Local Plan, the Feering Neighbourhood Plan and the NPPF. Until these issues are resolved, Feering Parish Council maintains its objection.

b) BDC Local Plan – Sub-Committee Meeting 5 June, Feering and Kelvedon

To consider comments on the Local Plan call for sites for Feering and Kelvedon

Comments by Councillors: They have said no to all of the Feering sites, apart from those which are already in process.

Coggeshall COGG2083 FPC should be advised when this comes to be considered as it extends into Feering.

3.2 Who pays for the building of the school if they are only providing the site? Email to Gary Sung about this. No mention of the NHS facility. No mention of the 2 pre-school facilities. Kelvedon – deals have applied for a site but not the one they applied for planning permission before. Query as to whether the car parking designation is still required. Station car park seems to be coping adequately. NO need for extra parking. Becomes a mixed used site. Allow flexibility without

Delegated response: After discussion it was agreed that no comments were needed for the Local Plan Sub Committee but an email should be sent to the officer requesting clarification

relating to the provision of a site for a primary school and the construction of the building, that there is no mention of the NHS facility or the 2 pre-school facilities.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Nothing to update

DATE OF NEXT MEETING

TBC

DRAFT