



Member of Public 0

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

Comments by Councillors: They have made a 1m passage way along the side rather than 0.5m and paved rather than gravel. Think they have lowered the roof height. No comment on this application. There are objections to the working hours. Note the objections and ask for a condition to be applied for working hours to not be unsociable.

Delegated response: Feering Parish Council has no further comment on the revised proposal as part of this re-consultation. However we have noted the concerns raised by local residents regarding construction activities taking place during unsocial hours, which have caused significant disturbance.

Should Braintree District Council be minded to approve the application, we request that a condition be imposed to restrict working hours to those that are considered reasonable and in accordance with best practice guidelines, to protect the residential amenity of nearby properties.

This request aligns with the principles set out in Policy LPP 36 (Design and Layout) of the Braintree District Council which seeks to ensure that development does not result in unacceptable adverse impacts on the amenity of neighbouring occupiers.

We trust that appropriate conditions will be considered to mitigate the potential impacts on construction on the surrounding community.

b) **25/01060/FUL** – Little Barrows, Worlds End Lane, Feering

Erection of 1 No. self-build dwelling with garage and associated parking and amenity space

Comments by Councillors: Garage at 6.085 x 6.085m is not compliant with the 2024 parking guidance which states that the garage should be 7m x 3m. Proposed first floor plan and roof plan, shows potential location of PV panels. Design and Access statement does not show any panels on any roofs. Heat pump as a possible source but not definite but note a plant room. In view of sustainability section in the D&A statement, would like confirmation about PV panels, heat pump and EV charging points. As there is a bungalow adjacent the first-floor windows on the adjacent side should be frosted or high level to avoid overlooking. In the interest of not overlooking the adjacent bungalow, we would like to see frosted or high level. We note from the design and Access statement at page 24 states that the windows will be frosted.

Delegated response: Feering Parish Council have the following comments to make on this application:

We note that the proposed garage design does not comply with the current Essex Parking Standards 2024 which require minimum internal dimension of 7m x 3m to ensure the space is functional for modern vehicles and storage. The proposed internal measurements of 6.085m x 6.085m fall short of this guidance. This is contrary to Policy LPP 43 of the Braintree Local Plan which requires development to provide parking in accordance with adopted standards and Feering Neighbourhood Plan Policy 9 which requires provisions for parking which have regard to the Essex Parking Standards (2009) or subsequent amendments.

We note that the proposed first floor and roof plans include a reference to a “potential location of PV panels” but the Design and Access Statement (DAS) makes no firm commitment to their inclusion. While not yet a legal requirement, the Government has announced that all future new-build dwellings will be expected to include solar panels as standard.

Furthermore, the DAS references a heat pump as a potential energy source, and we consider this a positive sustainability measure. However, we would welcome confirmation that both the photovoltaic (PV) panels and air source heat pump will be formally included and implemented as part of the final development.

We also request that a condition be applied requiring the inclusion of electric vehicle (EV) charging infrastructure in line with the NPPF, paragraph 112(e) which encourages developments to be designed to enable charging of plug-in and other ultra-low emission vehicles, the Feering Neighbourhood Plan Policy 12(C) which supports development that demonstrates the use of renewable energy sources and sustainable transport links; and Braintree Local Plan Policy LPP 71.

We acknowledge the efforts made in the DAS (page 24) to protect the amenity of neighbouring properties, particularly the adjacent bungalow, by using obscure glazing and a minimum cill of 1050mm for any first-floor windows facing the boundary.

We request that the use of obscured glazing and minimum cill height be secured through a condition to protect neighbour privacy and avoid overlooking.

Feering Parish Council supports good design and sustainable development and trusts that these comments will be taken into consideration during determination of the application.

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

Re-consultation following revised plans

Comments by Councillors: The issue for us is the health centre and capacity but they have done what the ICB have asked. They have changed the brick on the health centre, looks a lighter brick. Edge of Feering is within the 3km radius and at 3kmh would make it a 25-minute walk. A lot of people who will be using the centre will not be able to work at this speed. Have no further comment to make but remain concerned about the capacity for future capacity and we have reached out to the ICB but with no response.

Delegated response: Feering Parish Council have no further comment to make in response to the revised plans. However we wish to reiterate the following concerns, particularly in relation to community infrastructure and accessibility.

Health Centre Capacity and Community Infrastructure

While we acknowledge that the developer states that they have met the requirements set out by the Integrated Care Board (ICB), Feering Parish Council remain concerned about the long-term capacity of the local health centre to accommodate the increased patient demand that will result from this development and the strategic growth location development in Feering.

Feering Parish Council has attempted to engage with the ICB to understand the future planning and support for health services in the area, but no response has been received to date. This lack of engagement limits our ability to assess the robustness of healthcare provision associated with this development.

Accessibility of Health Facilities

We note that the Transport Assessment, paragraph 4.3, states that "the whole of Kelvedon in addition to the south-western extents of Feering are accessible within 2km of the site," and that paragraph 4.10 references the CIHT guidance which assumes an average walking speed of 3mph, equating to a 2km walk of approximately 25 minutes.

Feering Parish Council would like to raise a concern that this assumption does not reflect the needs or abilities of all residents, particularly elderly individuals, those with disabilities, or young families, many of whom may not be capable of walking at this pace or for this distance.

While we appreciate the technical basis of the Transport Assessment, we urge Braintree District Council to consider inclusive accessibility in their assessment of community impacts.

- d) **25/00035/REF and APP/Z1510/W/25/3365443** – Prested Hall, Prested Hall Chase, Feering CO5 9EE

Appeal under Section 78 – Removal of existing marquee and erection of a replacement marquee in a new location.

Comments by Councillors: Unaware of the extra information that came to light in March, and we wish to make these additional comments. Wasn't aware that the new capacity would have 400 guest capacity, extra information states that there were plenty of parking because there is parking in front of the health club and associated with it and overflow parking. None of this is within the redline boundary of the hall. A local resident who noted that a recent prom event there were cars parked everywhere including the parking in the overflow car park and parking at the health club. Huge area, would it not be sensible to collect rain water from the top of whatever marquee they have got. Continue to be concerned about the energy efficiency and sustainability and policies in our Neighbourhood Plan.

Delegated response: Feering Parish Council would like to submit the following additional comments in relation to the appeal lodged by Prested Hall regarding the removal of their existing marquee and the proposed installation of a significantly larger marquee in an alternative location.

We would particularly like to address the additional documentation submitted by the applicant on 28 January and 19 March 2025, which was not notified to Feering Parish Council by Braintree District Council, limiting our opportunity for timely comment.

Event Capacity and Parking Concerns

The Heritage Impact and Viability Assessment specifically the Access and Traffic Management Statement, now clarifies that the proposed marquee would have capacity for up to 400 guesses, a fact not evidence at the time of our original response dated 20 January 2025. This marks a substantial increase in visitor numbers with implications for local infrastructure, amenity and character.

While the statement asserts that events predominantly occur on weekends with "ample parking for over 200 vehicles", we note that:

- The redline boundary of the application site does not include the overflow car park or Health Club parking.

- As such, these cannot be considered formally secured parking provision under the terms of the application.
- Evidence from residents has confirmed that, during a recent school prom, cars were parked outside the redline area and on grass verges. This practice is unlikely to be sustainable in adverse weather and contradicts principles of planned and environmentally sound development.

This situation conflicts with Policy LPP 42 (Sustainable Transport) of the Braintree District Council Local Plan which requires development to provide adequate parking on-site without harming the character of the area or cause parking pressures.

Scale, Insulation and Energy Efficiency

In our January submission, we questioned whether the proposed structure would be insulated. No clear confirmation has been provided. This is of particular concern for two reasons:

Energy Efficiency and sustainability: As both Braintree District Council and Feering Parish Council have formally declared a climate emergency, all development should be required to demonstrate alignment with sustainable and energy-efficient practices. The proposed uninsulated marquee conflicts with Feering Neighbourhood Plan Policy 12 (Climate Change and Sustainability), which supports development that reduces carbon emissions and improves thermal performance. The proposal should also incorporate measures for sustainable water use, including the collection and reuse of grey water. This is a basic expectation for any development, especially one that may include catering, toilets and hospitality functions. Such measures align with NPPF paragraphs 152 and 157 which support low-carbon development and efficient use of a natural resource, and with Policy 12 of the Feering Neighbourhood Plan.

Noise mitigation: Insulation also impacts sound containment, given the increased size and guest capacity, we remain concerned about noise disturbance to neighbouring properties, especially during summer months when the marquee is likely to operate at maximum occupancy. Crucially, the sound survey provided was based on the marquee sides being down, which does not reflect typical use during warmer seasons. In practice, the sides are likely to be raised during summer events to aid ventilation and guest comfort. This would significantly increase the potential for noise escape. The lack of clear acoustic strategy appears to fall short of NPPF paragraph 185, which requires planning decisions to mitigate and reduce to a minimum potential adverse impact resulting from noise.

In light of the above, Feering Parish Council continues to object to this application for the reasons set out in our earlier submission (dated 20 January 2025) and now additionally reinforced by the recently submitted documentations.

We ask the Planning Inspectorate to consider the cumulative environmental, infrastructure and amenity impacts of this application and to give due weight to local plan policies and the Feering Neighbourhood Plan.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications approved:

25/00776/LBC - 18 Feering Hill

DATE OF NEXT MEETING

9 July 2025 at 2.30 pm