



Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 20 August 2025 at 2.00 pm
via Teams

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

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 25/01671/HH – Brooks Barn, Little Tey Road, Feering

Installation of solar panels and erection of a single storey rear extension

Comments by Councillors: No issues with this application. Relatively small extension and in keeping with the other buildings. Solar panel on the other side to the listed buildings and we support solar panels generally in line with climate policy.

Delegated response: After discussion, the Parish Council have no comment to make.

b) 25/01781/TPO – 3 Franklin Gate, London Road, Feering

Notice of intent to carry out works to tree protected by Tree Preservation Order 6A/987

Removal of silver birch and replaced with silver birch in similar location.

Comments by Councillors: Tree looks sad. Support Tree Wardens comments that its fine to replant a birch close to the old one.

Delegated response: After consultation with our Tree Warden, we have no objection the removal and replacement of the Birch Tree. Our Tree Warden has confirmed that it is fine to replant a birch tree close to the old one.

c) 25/01758/HH – 40 Feering Hill, Feering

Proposed single storey rear and side extensions

Comments by Councillors: Would they have enough light in their living room as there would be no light coming into the living room area other than what is coming in from the extension? Would they have enough luminescence Removing a parking opportunity from the property and rear access to the property. Ask BDC how is this going to affect the light on number 38 for the rear extension? Will they still be compliant in terms of light for 38 and light for themselves in the lounge of number 40. Question 8 of the application form asks whether this will affect existing parking arrangements and they have stated no. Object on the basis of our concerns that they will not be able to get into and out of the property in a forward gear and onto the main road of Feering Hill. Main road will get busier due to the A12 cancellation. Do they need to apply for planning permission for the large structure that is in the rear garden in a conservation area? Illuminance targets. BSEN17037 2018 – Daylight in buildings.

Delegated response: Following discussion, Feering Parish Council object to this application on the following grounds.

Highways Safety and Access: The Parish Council is concerned that the proposed development does not provide safe and suitable access, as required by NPPF Paragraph 115(b) and Policy

LPP 43 (Parking Provision) of the Braintree Local Plan. Vehicles would not be able to enter and exit the property in a forward gear, resulting in reversing movement directly onto Feering Hill (designated as a PR2 main road), which presents an unacceptable highway safety risk.

Traffic along Feering Hill is expected to increase due to the withdrawal of the A12 widening proposals, contrary to the objectives of the Feering Neighbourhood Plan objective D6 and Policy 9 (Moving Around), which seeks to ensure development proposals do not exacerbate existing highway safety issues.

Loss of Parking Provision: The proposed scheme will lead to a loss of existing off-street parking capacity, contrary to Policy LPP43 (Parking Provision) of the Braintree Local Plan and Feering Neighbourhood Plan Policy 9(vi) (Parking Standards), which both require adequate parking to be maintained to avoid additional on-street parking pressures.

Residential Amenity – Loss of Daylight and Sunlight: The Parish Council is also concerned about the impact on neighbouring residential amenity, particularly for the adjoining properties at no's 38 and 42 Feering Hill. The proposed development would result in significant loss of daylight to habitable rooms, in particular the living room, leaving them reliant on artificial lighting. This is contrary to the guidance set out in BS EN 17037:2018 (Daylight in Buildings) and conflicts with NPPF Paragraph 130(F) which seeks to ensure developments provide a high standard of amenity for existing and future users.

Furthermore, the proposal is inconsistent with Braintree Local Plan Policy LPP55 (Layout and Design of Development) and Feering Neighbourhood Plan Policy H3 (Design Principles), which both emphasise the importance of safeguarding neighbouring amenity and ensuring good design that respects surrounding properties.

d) **25/01808/TPO – 3 Barnfield, Feering**

Notice of intent to carry out works to tree protected by Tree Preservation Order 51a/00

T1 Oak – Crown reduced to previous reduction points 1.5m maximum, general tree maintenance.

Comments by Councillors: Tree warden said oaks can take a lot of pruning but must be done in the winter.

Delegated response: Following consultation with our Tree Warden, Feering Parish Council have no objection to this application. Our Tree Warden has confirmed that Oak trees can stand a lot of pruning, however this should be done in the winter.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications approved:

25/01447/PLD – Wood Cottage, Rye Mill Lane, CO5 9SB

25/00733/REM – Land North of London Road, Kelvedon, Essex

DATE OF NEXT MEETING

TBC