



Notes of the Feering Parish Council Planning Working Group
held virtually on Thursday 25 September 2025 at 10.00 am
via Teams

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

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 25/01987/TPO – Connemara, Inworth Road, Feering

Notice of intent carry out works to tree protected by Tree Preservation Order 23A/2019 – T1 Twin-stemmed Pine (P1) to have damaged limbs removed and x 2 branches in upper crown to be tip pruned back by up to 1m to help relieve.

Reasons: Remove hazardous branches and remove nuisance, whilst also relieving weight.

Comments by Councillors: Leave it to the Braintree Tree Warden as no response from our Tree Warden due to holiday

Delegated response: Feering Parish Council's Tree Warden is currently unavailable to comment on this application. Accordingly, the Parish Council defers to the expertise and decision of the BDC Tree Warden on this matter.

b) ESS/39/23/BTE/17/01 – Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

Details pursuant to partial discharge of condition 17 (Plume Abatement Plan for the Commissioning Phase of the Combined Heat and Power Plant) of planning permission ESS/39/23/BTE. ESS/39/23/BTE is extant planning permission for the Rivenhall Integrated Waste Management Facility

Comments by Councillors: Did not understand all the comments, parish council note that this is just covering the commissioning phase and so have no comment to make on the partial discharge of condition 17.

Delegated response: Feering Parish Council notes that this application relates solely to the commissioning phase of the Combined Heat and Power Plant. Accordingly, the Parish Council has no comment to make on the partial discharge of Condition 17.

c) 25/01641/REM – Land North of London Road, Kelvedon

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) for erection of a 2 storey, 66 bed care home for older people with associated car park, access and landscaping pursuant to Outline planning permission 17/00679/OUT (Allowed on Appeal) 30.01.2023 and as varied by application 24/02383/VAR for: Outline planning permission, with all matters reserved, for a mixed use neighbourhood development comprising up to 300 dwellings, health centre, local retail area, care home, an early years and childcare facility, open space and landscape buffers, and supporting infrastructure that includes sustainable drainage and two accesses from London Road.

Comments by Councillors: Design is boring, brutalist and uninspiring, but functional. 6 EV charging points is this staff and visitors only or is it usable for the local residents? KE: No

access between the car park for the Health Centre and the car park for the Care home, not even a footpath? Lorry movements, tyre washing, lights, no information or construction management plan? Is there a construction management plan and at which point does this need to be submitted? Crime Design Out officer has stated would like to see the site being secured by design compliant which we support. Lot of glazing and in view of the hotter summers we are having has solar gain been factored in. Agreed not to mention this.

Delegated response: Feering Parish Council has no objection in principle to this application. However, in line with the National Planning Policy Framework ("NPPF"), the Feering Neighbourhood Plan and the Braintree District Council Local Plan, we wish to make the following observations:

Design Quality

We are concerned that the proposed design does not contribute positively to the character and appearance of the area. The building design appears overly brutalistic, boring and uninspiring.

Electric Vehicle (EV) Charging Provision

We welcome the inclusion of six EV charging points within the car park. However we request clarification on whether these will be available exclusively for visitors and staff or whether provision will also be made for local residents, consistent with the promotion of sustainable transport in the NPPF (Section 9).

Crime Prevention and Safety

We note the comments made by the Essex Police Designing Out Crime Officer. We support their recommendation that the applicant incorporate Crime Prevention Through Environmental Design (CPTED) principles in this development, in line with the NPPF (paragraph 135(f)) and Braintree District Council Local Plan Policy LPP 52(h). We also support their recommendation that the developer seeks to achieve the Secured by Design accreditation in respect of all relevant aspects of the proposed development.

Construction Management Plan

We also seek confirmation as to whether a Construction Management Plan (CMP) has been prepared to address the movement of heavy goods vehicles, wheel and tyre washing facilities, site lighting and construction noise management. If no CMP is currently in place, we would like clarification on the stage at which this will be required for submission, consistent with best practice and the protection of residential amenity under the Local Plan.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications approved:

25/01065/TPO – Threshelfords Business Park

25/00439/FUL – Police Houses, London Road, Feering, Essex

25/01671/HH – Brooks Barn, Little Tey Road

Applications refused:

25/00772/TPO – Amberley, Rye Mill Lane

DATE OF NEXT MEETING

6 October 2025 at 10.00 am via Teams