



Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 6 October 2025 at 10.00 am
via Teams

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

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 25/02126/BNGDAC – Cockerells Farm, Skye Green Road, Feering

Discharge of Biodiversity Gain Condition of 24/014358/FUL

Comments by Councillors: Requirement to put in a fence and hedges between the plots at the back. No yellow sign. Misleading to say work is completed. Strongly recommend that the biodiversity net gain as described in the planning application and as stated in condition 12 must be implemented, that is hedging around the plot and between the properties, and turfing the back gardens, 12.5% net gain. The way it looks at the moment there is a loss as there is not even grass. Ensure privacy between rear gardens and encourage management of rainfall and surface water

Delegated response: Feering Parish Council objects to the discharge of the biodiversity net gain condition attached to application 24/014358/FUL on the grounds that the approved biodiversity measures, as set out in Drawing No. PR124704-11 and referenced in Braintree District Council's correspondence dated 17 January 2025, have not been implemented on site.

The approved plan indicates the provision of mixed native hedge planting along the north-west, north-east, and south-east boundaries, as well as hedgerow planting between plots, with a boundary fence installed along the centre line of the hedge. While the fencing between properties has been erected, there is no evidence of the required hedge planting, either along the site boundaries or between individual plots. Furthermore, the proposed tree planting within the soft landscaping areas has not been completed, and the site currently lacks even basic grass cover.

Given these deficiencies, Feering Parish Council cannot see how a 12.5% biodiversity net gain, as claimed in the approved documents, can realistically have been achieved. On the contrary, the site as it currently stands represents a net loss of biodiversity.

The Braintree District Council Local Plan, the Feering Neighbourhood Plan, and paragraphs 187–193 of the National Planning Policy Framework (NPPF) all require that development delivers measurable biodiversity net gains and that such gains are secured, implemented, and maintained in accordance with approved details. The absence of the approved planting and habitat enhancements is therefore contrary to these policies and Condition 12 of the original planning consent.

The Council also notes that Appendix 1 of the Biodiversity Net Gain Assessment refers to the inclusion of native hedging mixes, bat boxes, and Swift boxes, none of which appear to have been installed on site.

Feering Parish Council therefore objects to the discharge of this condition until the approved biodiversity measures have been fully implemented and verified as compliant with the approved plans and relevant policy requirements.

b) **25/02158/TPO – 10 Kings Gardens, Feering**

Notice of intent to carry out works to trees protected by Tree Preservation Order 16/99 – T64 – T1 Very Large Sycamore – Crown reduce to approximately previous pruning points / suitable growth points (approximately 4 meters in height and 3 metres laterally)

Comments by Councillors: Is this the same tree as 25/01916/TPO? Comments remain the same as previous application.

Delegated response: Feering Parish Council was previously consulted on this tree under application reference 25/01916/TPO, at which time, following consultation with our Tree Warden, we raised no objection to the proposal. Our Tree Warden advised that Sycamores can tolerate severe pruning, provided this work is carried out during mid-winter, which is particularly important this year given the additional stress affecting trees.

The Parish Council seeks clarification as to whether this application relates to the same tree as referenced in application 25/01916/TPO. If so, the previous comments and position of no objection would also apply to this application.

2

UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Deemed permitted:

24/01988/TPOCON – Briars Cottage, The Street, Feering

24/02228/TPOCON – Walberswick House, The Street, Feering

24/02417/TPOCON – Moors Cottage, Coggeshall Road, Feering

24/00250/TPOCON – Bridge Cottage, Coggeshall Road, Feering

25/00927/TPOCON – Little Patches, Worlds End Lane, Feering

25/01031/TPOCON – Little Patches, Worlds End Lane, Feering

25/01383/TPOCON – 40 Feering Hill, Feering

25/01393/TPOCON – 38 Feering Hill, Feering

Applications Permitted

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

25/01808/TPO – 3 Barnfield, Feering

DATE OF NEXT MEETING

TBC pending applications