



Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 10 November 2025 at 1.30 pm
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) APP/Z/1510/W/25/3373812 – Land Adjoining Poppo's Cottage, Little Tey Road, Feering

Notice of Appeal relating to Prior approval for the change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development – Change of use to 4 no. residential dwellings

Comments by Councillors: Wonder whether the structure was built in the first place with the change of use in mind? Picture shows that it as flimsy barn, but it has to be structurally liveable in which it does not appear to be. Attach elevation plans from 2022 application and the planning statement, support BDC's assertion that this is a re-build rather than a conversion. Original justification for the barn was that it was for rearing 116 calves over the winter. Is this holding still a working agricultural holding? Anything that has been done subsequently is contrary to the planning permission that was granted in 2022. We have noted ECC's comments and we question whether the sight lines are compliant as the exits are on a bend on a derestricted road. There is no public transport nearby and the Residential Travel Information Pack is superfluous. Too many windows and out of keeping with a rural barn setting. No provision for EV charging points and nothing regarding air source heat pumps. No environmental elements. We understand the water supply is from a well and there is no mains sewage connection. Turns the area into a small hamlet of 8 dwellings

Delegated response: Feering Parish Council ("FPC") strongly supports Braintree District Council's ("BDC") decision to refuse application 25/00372/COUPA, on the grounds that the proposal does not constitute permitted development under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

BDC correctly concluded that "the extent of the proposed building operations necessary for the building to function as a dwelling would go beyond what would reasonably be described as a conversion and would comprise rebuilding". FPC agrees with this assessment.

Conversion vs Rebuild

The proposal clearly represents a rebuild rather than a conversion, contrary to the intent of Class Q and inconsistent with Policy SP7 (place shaping principles) of the Braintree District Local Plan 2033 which seeks to ensure that development within the countryside is appropriate, proportionate and respects the rural character of the area.

The original approval under 22/01195/FUL granted permission for an agricultural livestock building for the keeping and rearing of calves, with the existing cattle herd to remain on site. The approved elevations showed a largely open structure designed for agricultural purposes. The structure now shown, including the wooden slatting to the rear and sides, differs

significantly from that approved, and therefore any alterations undertaken since 2022 are in contravention of the original planning permission.

The building is of lightweight, open-frame construction, and the proposal would retain only the roof shell and supporting steelwork. The scale of the proposed works amounts to substantial reconstruction, not conversion, thereby requiring full planning permission rather than COUPA.

This position aligns with BDC Local Plan Policy SP1 (presumption in favour of sustainable development) which requires proposals to accord with the Local Plan as a whole; Feering Neighbourhood Plan Policy 3, which supports appropriate rural development that respects local character; and NPPF (2025) Paragraphs 82-84 which emphasises that development in rural areas should avoid the unjustified creation of new dwellings in the countryside.

Highways and Access Concerns

FPC notes the comments from Essex County Council Highways but continues to have significant concerns regarding highway safety. The site's access points are located on a bend along a derestricted rural road, where visibility splays and sight lines appear non-compliant.

In accordance with BDC Local Plan Policy LPP42 and LPP43 (Sustainable Transport and Parking Provision) and NPPF Paragraph 115, development should ensure safe and suitable access for all users. FPC requests that detailed evidence be provided demonstrating: Adequate sight lines and visibility splays; Appropriate parking and turning areas within the site; and Provision for waste collection vehicles to safely access and turn on-site. The application fails to demonstrate how these matters have been addressed.

Sustainability and Transport

The site is in a remote rural location with no nearby public transport options. The Travel Information Pack provided is not practical in this context. Sustainable modes of travel are therefore not viable, contrary to NPPF Paragraph 109 and BDC Local Plan Policy LPP52 (Layout and Design of Development).

If any residential use were to be permitted, provisions for Electric Vehicle (EV) charging points and cycle storage should be required under BDC Policy LPP42; however, no such information has been submitted.

Environmental and Infrastructure Concerns

The application provides no details of Biodiversity Net Gain (BNG), contrary to NPPF Paragraphs 187-188 and BDC Local Plan Policy LPP66, both of which require measurable improvements to biodiversity as part of new development.

Additionally, FPC understands that existing properties in the area rely on a private well system and do not have mains sewerage connections. No information has been provided regarding water supply, drainage, or waste management, contrary to BDC Policy LPP77 (Sustainable Drainage) and Feering Neighbourhood Plan Policy 6 (Natural Environment and Green and Blue Infrastructure).

FPC have declared a climate emergency within the parish, and we would like to see the inclusion of energy efficiency and sustainability measures to minimise the environmental impact on the community and reduce the carbon footprint.

Design and Character

The proposed elevations show a large number of domestic-style windows, which are wholly out of keeping with the appearance of a rural barn and would erode the character of the countryside.

Conclusion

Feering Parish Council fully supports Braintree District Council's refusal of application 25/00372/COUPA and strongly objects to this appeal.

The proposal:

- Constitutes a rebuild, not a conversion, and therefore does not meet the requirements of Class Q permitted development.
- Fails to comply with the Braintree District Local Plan, the Feering Neighbourhood Plan, and the NPPF 2025.
- Raises highway safety, sustainability, and infrastructure concerns; and
- Would result in a design incongruous with the rural character of the area.

FPC therefore requests that the Inspector dismiss this appeal and uphold BDC's decision that full planning permission is required.

b) **National Grid Development Consent Order S56 Notice**

To consider reasons for registration as interested party following agreement at the Parish Council meeting on 21 October to register as an interested party

Comments by Councillors: Reserve the right to comment on the effect of the new large pylons and new overhead transmission lines, that would pass through the Parish of Feering, both on residential and farming land and countryside, including roads, public rights of way. Both the permanent long-term effects and the disruption that would occur during construction.

Delegated response: Feering Parish Council wishes to register as an Interested Party in the National Grid Tilbury to Norwich Pylon Scheme. We seek to reserve our right to comment on behalf of both the Parish Council and the residents of Feering regarding the potential impacts of the proposed new pylons and overhead transmission lines within the Parish. These impacts include effects on residential areas, agricultural land, and the surrounding countryside, as well as on local roads and public rights of way. We are also concerned about the long-term permanent effects and the disruption likely to occur during the construction phase.

c) **25/02484/TPO – Feering Vicarage, 11 Feering Hill, Feering**

Application for Tree Works: Works to Trees subject to a Tree Preservation Order 6/02: T1 – Wellingtonia – to fell

Comments by Councillors: This is just the householder saying that the tree needs to be taken down however there is no arboricultural report to support this. Object pending further information.

Delegated response: Feering Parish Council would like to submit a holding objection to this application pending the provision of further information. The current application has been submitted by the householder, and there does not appear to be an accompanying arboricultural report to evidence the extent of the tress' disease or to confirm whether the condition is terminal.

d) **Bures Hamlet and Bures St Mary Neighbourhood Plan**

To consider whether a response is required to the Regulation 16 Consultation

Comments by Councillors: No need to comment as it is not within the vicinity of Feering. No boundaries adjacent to the Parish of Feering.

Delegated response: Feering Parish Council has no comment to make on this consultation as there are no boundaries adjacent to the Parish of Feering.

e) **Stisted Neighbourhood Plan**

To consider whether a response is required to the Regulation 16 Consultation

Comments by Councillors: No comment needs to be made as no boundaries adjacent to the Parish of Feering. .

Delegated response: Feering Parish Council has no comment to make on this consultation as there are no boundaries adjacent to the Parish of Feering.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Permitted

25/01758/HH – 40 Feering Hill, Feering

DATE OF NEXT MEETING

1 December 2025 at 10.00 am