



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

Lisa Collins – Clerk

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 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: Maintaining a holding objection. Tree Warden views have been received. We do not want to see this automatically approved without professional involvement.

Delegated response: Feering Parish Council maintains its holding objection to this application following consideration of our Tree Warden's comments and pending receipt of adequate professional arboricultural evidence, in line with the relevant planning policy.

Under Braintree District Council's Local Plan 2033, LPP 65: Tree Protection requires that "prominent trees which contribute to the character of the local landscape and are considered to have reasonable life expectancy . . . should generally be retained unless there is a good arboricultural reason for their removal". The Local Plan also requires the submission of a full "tree assessment" for any application affecting significant or protected trees; this must be carried out by a qualified arboriculturalist, conform to BS 5837:2012 and include a scaled plan, tree schedule and root-protection / canopy constraints and a method statement.

Our Tree Warden has advised that an informed assessment cannot be made without clarity on the nature and extent of the disease affecting the tree. We therefore consider it essential that a qualified arboricultural professional provides a comprehensive report confirming both the diagnosis and whether the disease is terminal.

Wellingtonia trees are known for their significant lifespan, often surviving for thousands of years, and it would be regrettable for such a specimen to be removed without clear justification.

The Parish Council is also concerned that approving the application without appropriate professional arboricultural input would undermine the objectives of the Feering Neighbourhood Plan for protection and enhancement of local natural environment, biodiversity and green infrastructure.

We therefore request confirmation that suitable arboricultural expertise has been sought and that a detailed report has been submitted to support the proposed works. Until such documentation is provided and reviewed, the Parish Council maintains its holding objection and asks that no decision be taken to approve this application.

b) **25/02518/HH – 1 Prested Hall Cottages, London Road, Feering**

Proposed two storey side and single storey rear extension.

Comments by Councillors: Doubling the size of the cottage, but behind trees and won't affect anyone. Removing trees and hedges to redo septic tank and we should suggest that they replace and replant. Are the neighbours party to the new sewage management system as it states that it is shared. Large extension. Is there a requirement that the extension should be subservient to the main property? No objection. Outside the development envelope. Is it in order for the main entrance to be into a lobby between the kitchen and a bathroom? Climate emergency and would like to see that the new extension fabric is insulated and environmental measures considered.

Delegated response: Feering Parish Council has no objection to this application. However, in accordance with the Braintree District Council Local Plan, The Feering Neighbourhood Plan and the National Planning Policy Framework, we wish to make the following comments:

Shared Sewage System – The application indicates that the existing sewage management system is currently shared. In the interests of ensuring appropriate infrastructure provision (consistent with BDC Local Plan Policies on the servicing and utilities), we request confirmation as to whether neighbouring properties are party to the new system and whether any agreement has been secured.

Design and Subservience – The proposal represents a significant extension. Braintree District Council's design policies (including LPP 52 of the Local Plan) and the Feering Neighbourhood Plan design principles emphasise that extensions should respect the scale, form and character of the host dwelling. We therefore ask the planning authority to confirm whether the extension is required to remain visually subservient to the main property and to ensure that the final design complies with these policies.

Location outside the Development Boundary and Landscape Considerations – Although the site lies outside the development envelope and the extension would approximately double the size of the cottage, the Parish Council recognises that the property is well-screened by existing tree cover. We consider that the proposals are unlikely to cause adverse visual or residential impact. However, works associated with the septic tank will require the removal of trees and hedgerows. In line with Local Plan Policy LPP 65 (Tree Protection), the Feering Neighbourhood Plan's green infrastructure and biodiversity objectives and the NPPF principles on environmental enhancement, we recommend that any removed trees or hedges are suitably replaced or replanted.

Climate Emergency and Sustainability Measures – Feering Parish Council has declared a climate emergency. As this proposal represents a substantial alteration to the existing accommodation, we strongly encourage the inclusion of measures that promote energy efficiency, energy conservation and overall environmental sustainability. This aligns with the NPPF 2024 requirement for development to contribute to climate adaption and carbon reduction, as well as relevant Local Plan and Neighbourhood Plan sustainability policies.

c) **25/02588/HH – 13 Feering Hill, Feering**

Replace oil-fired warm air system with air-to-air heat pump, including external unit, new ducted internal unity, removal of oil tank and reuse of existing ducts and vents.

Comments by Councillors: No comment to make on this application.

Delegated response: Feering Parish Council have no comment to make on this application.

DATE OF NEXT MEETING

Tuesday 6 January 2026 at 10.00 am

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