



Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 28 January 2025 at 1.00 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) 25/02887/TPO – 5 Willow Gardens, Feering

Notice of intent to carry out works to tree protected by Tree Preservation Order 59/2000 – T7
– 1 x Small Chestnut Tree – Crown reduce back from property by 1m/1.5m

Comments by Councillors: Trunk of the tree is in Feering Barn Lodge. Previously seen in 2023 and BDC allowed 2 m pollarding. Have Feering Lodge Barns been notified of the application as the trunk is in their property? Same response as previous application 23/01205/TPO. Both sides need to be done in order to balance the tree. Crown reduced evenly all round and must be done in the summer. If the work was undertaken after July 2023 would the tree have come back by 1-1.5m and would that take it over the 3 m previously requested. Object pending further information.

Delegated response: Feering Parish Council objects to this application, pending the submission of further information and clarification on several key matters.

The Parish Council previously objected to a request for pollarding under application 23/01205/TPO, following advice from the Parish Tree Warden. At that time, it was made clear that Horse Chestnut Trees do not tolerate hard pruning or pollarding and are generally best left unmanaged other than for the removal of dead. Dying or diseased branches.

Horse Chestnut trees are already significantly weakened by leaf mining moth, and they are particularly vulnerable to more serious secondary infections. Pruning creates open wounds which can expose the tree to bleeding canker (*Pseudomonas syringae* pv. *Aesculin*), a disease that is often fatal once established. This risk is well documented and directly conflicts with the long-term protection objectives of TPO legislation.

Should any pruning be considered, it must be carried out in mid-summer, when the pathogen is understood to be relatively dormant, and all arisings must be burnt and not disposed of elsewhere, to reduce the risk of disease transmission.

The Parish Council also considers that there would be minimal shading impact, particularly in the early morning, given the orientation of the tree in relation to the new build. Furthermore, the tree was clearly established prior to construction of the surrounding properties, and this context should carry significant weight in decision-making, in line with the principle that new development should respond positively to existing landscape features.

It has also been noted that the tree is located within the grounds of Feering Barn Lodge and not within the curtilage of 5 Willow Gardens. The Parish Council requests confirmation that the occupants of Feering Barn Lodge have been formally notified and consulted on this application as required.

If Braintree District Council is minded to approve any works, the Parish Council strongly requests that any crown reduction be applied evenly around the whole tree, rather than solely on the side overhanging the applicant's garden, to avoid structural imbalance and further stress to the tree.

The Parish Council further notes that in July 2023, BDC was minded to allow a crown reduction of 2 metres. Clarification is sought as to whether this reduction was carried out and whether natural regrowth since that time would reasonably be expected to have been in the region of 1-1.5 metres. If this application were approved as submitted, it could result in a cumulative reduction exceeding the 3 metres previously requested and rejected under application 23/01205/TPO.

For the reasons set out above, Feering Parish Council objects to the application as currently submitted and requests that it not be determined until the outstanding issues and clarifications have been satisfactorily addressed.

b) **25/02891/TPO** – Amberley, Rye Mill Lane, Feering

Notice of intent to carry out works to tree protected by Tree Preservation Order 28/2000 – T2 – Oak – reduction or pollard by 3 metres. Work will offer a balanced crown.

Comments by Councillors: Per tree wardens comments, should be done whilst dormant, ie soon. No problem with this but should have a balanced crown reduce.

Delegated response: Following advice from the Parish Tree Warden, Feering Parish Council have no objection to this application.

The tree in question is an oak tree, a species which is well suited to pollarding and has historically been managed in this way for timber and long-term sustainability. When undertaken correctly, pollarding can be an appropriate form of management and can contribute to the tree's continued health and structural integrity.

If Braintree District Council is minded to approve the application, the Parish Council requests that the following condition be applied:

- All approved works should be carried out while the tree is dormant, namely during the winter months, in order to minimise stress to the tree and reduce the risk of disease.

c) **ESS/28/25/BTE** – Land forming part of Rivenhall Airfield, Bradwell Quarry, Coggeshall Road, (A120), Braintree

Erection of low carbon greenhouses, alterations to the existing Rivenhall hangar to support a vertical farm, associated solar renewable energy generation and supporting enabling and infrastructure works.

Comments by Councillors: Puzzled over this trying to work out what had changed. Emailed Ed Moorhouse asking what has changed and it does not seem to be very much. The main thing is the size and arrangement of the greenhouses. The gas balloons and the various chimneys do not appear to have changed at all. Comment should be exactly what was said previously. Wildlife movement corridors within and across the site, but we've said that in our previous comments. The only other thing highlighted is that out of spec produce is going to be got rid of at an anaerobic digester. Would it be possible to encourage them to distribute the out of spec produce to food banks or places that can deal with fresh produce rather than destroying it? If they are taking Shuttle buses to Colchester, Chelmsford or Braintree why can't they take food to the food banks rather than destroyed? Heritage Society had a good point about extra trucks on site due to the waste from growing. As the site will be generating green waste, can the disposal of this be integrated with the IWMF at Rivenhall, particularly as the site was supposed to be integrated and have a green waste facility? More public rights of

way lengths as they are having to go round the greenhouses. They have said that the greenhouse traffic is going to be negligible compared to the amount of traffic on the road and the amount of traffic coming and going from the quarry and the Energy for Waste plant

Delegated response: Feering Parish Council has reviewed the amended information submitted in relation to this application.

Having carefully considered the updated material and sought clarification from the applicant's agent, it appears that very little has altered. In light of this, Feering Parish Council reiterates in full its comments submitted on 28 May 2026, which remain relevant and unresolved. These include concerns relating to:

- Traffic and infrastructure capacity;
- The cumulative impact of HGV movements associated with the greenhouses, quarry operations and the Energy from Waste facility;
- Glint and glare;
- The scale and visual impact of carbon capture infrastructure;
- Impacts on biodiversity, wildlife movements and habitat connectivity;
- Public rights of way and bridleways.

In particular, the Parish Council again highlights the importance of wildlife movement corridors within and across the site, to ensure safe and continuous passage for small mammals and other species. This matter was raised previously and remains a key concern.

The Parish Council also notes new information indicating that out-of-spec produce would be disposed of via an anaerobic digester. While recognising the need for appropriate waste management, the Parish Council questions whether opportunities exist to divert suitable surplus or out-of-spec produce to food banks or organisations able to handle fresh produce rather than it being destroyed. Given that shuttle buses are proposed to operate to centres such as Colchester, Chelmsford and Braintree, the Parish Council asks whether these journeys could also support redistribution of produce where feasible.

Further concerns raised by the Heritage Society in their 23 May 2025 letter, regarding additional vehicle movements associated with waste generated by the growing process are noted and supported. As the site will generate green waste, the Parish Council queries whether its disposal could be integrated with the Integrated Waste Management Facility, particularly given that the wider site was originally intended to be operated as a coordinated, integrated development including green waste management.

With regard to Public Rights of Way, the Parish Council remains concerned that revised routes require users to take longer and less direct paths around the greenhouses, diminishing the amenity value of these routes. These concerns were set out previously and have not been satisfactorily addressed. We are aware that updated clearer plans are awaited.

Finally, while it is acknowledged that the applicant states greenhouse related traffic will be negligible compared to existing traffic levels on the A120 and movements associated with the quarry and EfW facility, the Parish Council maintains that it is the cumulative impact on all uses on and around the site that must be properly addressed and mitigated.

In summary, Feering Parish Council considers that the amended submission does not materially address the concerns previously raised. Accordingly, the Parish Council reiterates its comments of 28 May 2025 and requests that these matters be fully resolved before the application is determined.

d) **ESS/31/25/BTE** – Bradwell Quarry, Church Road, Bradwell, Essex CM77 8EP

Continuation of development permitted by ESS/12/20/BTE without compliance with conditions 2, 12, 17, 32, 33, 39, 47, 53, 60 and 62 to allow changes to: the internal haul road; contractors' compound; water and silt management; areas of biodiversity; and restoration and aftercare schemes. ESS/12/20/BTE was planning permission for "Extraction of 6.5 million tonnes of sand and gravel (from Site A7 as identified in the Essex Minerals Local Plan 2014) including the retention of the existing access onto the A120, the processing plant (including sand and gravel washing plant), office and weighbridge, ready mix concrete plant, bagging unit, DSM plant, water and silt management systems. In addition, extension of the internal haul road into Site A7 and access for private and support vehicles to the Site A7 contractors' compound via Woodhouse Lane and Cuthedge Lane. Restoration of Site A7 to agriculture and biodiversity (species rich grassland and wetland)."

Comments by Councillors: Involves permanent diversion and closure of public rights of way. Allegedly the new landscape strategy plan delivers replacement landscaping and biodiversity net gain on the quarry land with 10% extra. Not much that needs commenting on by FPC. Feering Parish Council have commented on the ESS/28/25/BTE. Would object to the extension of the internal haul road into Site A7 as per our comments in May 2025. Reiterate comments made.

Delegated response: Feering Parish Council have commented on application number ESS/28/25/BTE and we consider those comments to be equally relevant to this application.

As stated in our comments dated 28 May 2025, we continue to object to the extension of the internal haul road and the associated access for private and support vehicles to the contractors' compound via Woodhouse Lane and Cuthedge Lane (Site A7). These roads are not designed or suitable for the type and volume of traffic that this development would generate. The increased use of these roads by construction-related vehicles raises serious concerns regarding road safety, potential damage to infrastructure, and the impact on local residents.

We strongly urge the planning authority to consider restricting access routes for this type of traffic to the A120 and to prioritise the protection of our rural road network and local community.

In addition, we would like to query whether ESS/12/20/BTE for Site A7 is the only planning application requiring amendments, as the proposed greenhouses may also affect other Bradwell Quarry sites, such as A5 and A4.

e) **Toppesfield Parish Council Draft Neighbourhood Plan** – Regulation 14 Consultation

To consider and agree whether any response should be made to this consultation

Comments by Councillors: No comment to be made as not within the vicinity of Feering.

Delegated response: Feering Parish Council have no comments to make on this Neighbourhood Plan as it is not within the vicinity of Feering.

f) **26/00108/HH** – 1 Langley Farm Cottages, Langley Green Road, Feering

Proposed single storey front, rear and first floor side extensions. Alterations to Fenestration.

Comments by Councillors: 2 Langley Farm cottage was extended sideways in 1989. Not sure whether extensions in the countryside have to be subservient, and the finish on the front. Defer to the next planning committee meeting.

Delegated response: This application was deferred to the next meeting.

Applications Approved:

25/02484/TPO – 11 Feering Hill

Applications Refused:

APP/Z1510/W/25/3373812 – Land adjoining Popp's Cottage, Little Tey Road

DATE OF NEXT MEETING

Wednesday 10 February 2026 at 1.00 pm

DRAFT