



Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 11 February 2025 at 1.00 pm
via Teams

In Attendance: Cllr Pam Carlaw

Cllr Ian Giles

Lisa Collins – Clerk

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 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: There seems a lot of glass. It is a conservatory style extension. Thought that there may need to be some calculation for heat loss on there. Subservience of it is an issue. Must not overwhelm the original building and but you can mitigate the overwhelming nature by having it step down. Back is only single storey; side is almost as big as the cottages so is not subservient. Unless neighbours complain no real problem with it. Need to comment about sustainability and insulation and add an extra bit about the amount of glass. It is a considerable increase in the size of the property which is outside of the village envelope. Assumed that one caravan would be at the back of the property and relocated to the front of the building which may be an eyesore. Are there two caravans? Are there any rules about caravans being at the front of the property? There is a comment on the application about a gas pipe going through the land. Overall size, amount of glass and sustainability. Does a calculation need to be done to prove you are not leaking energy.

Delegated response: Feering Parish Council object to this application for the following reasons:

The proposal represents a substantial extension to the host dwelling, resulting in a significant increase in its overall scale and footprint. The property lies outside the village development envelope, where development is expected to be strictly controlled and limited in scale in accordance with the Braintree District Council Local Plan and Feering Neighbourhood Plan policies relating to development in the countryside.

In design terms, the proposed side extension in particular appears disproportionate to the original cottage, being almost comparable in size to the host dwelling and therefore failing to read as visually subservient. While the rear element is single storey, the overall massing and extent of the development risks overwhelming the original building, contrary to Local Plan Policy LPP52, the Feering Neighbourhood Plan design principles, and Section 12 of the NPPF 2024, which require extensions to respect the scale, form and character of the original dwelling. The Council considers that greater articulation or a stepped-down design would be necessary to mitigate this impact.

The Parish Council also has concerns regarding the extensive amount of glazing proposed, which gives the extension a conservatory-style appearance. The quantity of glazing raises questions about compliance with energy efficiency standards and whether the development would result in excessive heat loss. The Council therefore asks whether an energy performance calculation has been undertaken to demonstrate that the proposal meets

current Building Regulations and aligns with the NPPF 2024 requirement to minimise energy consumption and carbon emissions, as well as relevant Local Plan and Neighbourhood Plan sustainability policies.

Given the scale of the extension and the amount of glazing proposed, the Council is concerned that insufficient weight has been given to sustainability, insulation performance and climate resilience. Feering Parish Council has declared a climate emergency and expects proposals of this nature to clearly demonstrate how they contribute positively to energy efficiency, climate adaptation and environmental sustainability, in line with NPPF 2024, the Braintree District Council Local Plan, and the Feering Neighbourhood Plan.

The Parish Council also notes references within the application to a major gas pipeline crossing or adjoining the land. Clarification is requested that the proposal complies with all relevant safety consultation requirements and that this constraint has been fully assessed.

Finally, the Council seeks clarification regarding the presence and siting of caravans on the land, including whether one or more caravans are proposed to be located to the front of the property. The relocation of caravans to a prominent position at the front of the site could be visually intrusive and harmful to the rural character of the area. The Parish Council asks the Local Planning Authority to confirm whether this forms part of the proposal and whether any restrictions apply.

For the reasons set out above, Feering Parish Council consider that the proposal conflicts with the NPPF 2024, Braintree District Council Local Plan, and Feering Neighbourhood Plan, and should not be supported in its current form.

b) **25/02890/TPOCON** – 1 & 2 Briar Cottages, The Green, Feering

Notice of intent to carry out works to trees in a Conservation Area: T1 – Conifer – Reduction; T2 Conifer – removal; T3 Sycamore – reduction by 50%; T4 – Sycamore – reduction by 50% and dead limbs

Comments by Councillors:

Delegated response: Deferred to next meeting

c) **26/00195/HH** – 28 Packe Close, Feering

Proposed single storey front extension.

Comments by Councillors:

Delegated response: Deferred to next meeting

d) **26/00204/REM** – Land North of London Road, Kelvedon

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) for the erection of an Early Years and Childcare Facility and associated development, pursuant to outline planning permission 17/00679/OUT and as varied by application 23/02383/VAR for: Outline planning permission, with all matters reserved for a mixed use neighbourhood development comprising of 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:

Delegated response: Deferred to next meeting

e) **26/00119/OUT – Land at Inworth Road, Feering**

Outline application with all matters reserved except access for a mixed use development, in several phases, comprising: up to 835 homes including affordable and market housing (Use Class C3); a new retirement / Care Home (Use Class C2/C3); a new mixed use centre comprising retail and commercial floorspace and civic public realm (Use Class (E(a),(b),(c),(d),(e),(g)(i),C3 and Sui Generis) and a mobility hub; a community-hub comprising a village hall (Use Class F), early-years nursery Use Class E (f), a mobility hub, and/or retail/commercial floorspace (Use Class E (a) and (b)); employment provision (Use Class B2, B8 and/or E(g)) and/or hotel (C1); sports pitches and new pavilion (Use Class F2(c)); a new 2FE primary school with early years provision; a burial ground; open space; play provision; landscape buffers; creation of two vehicular access points onto London Road, one vehicular access point on to Coggeshall Road and five vehicular access points onto Inworth Road and supporting infrastructure including sustainable drainage, and a new link road connection between Inworth Road and London Road. The application is subject to the submission of an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Comments by Councillors:

Delegated response: Deferred to next meeting

f) **ESS/39/23/BTE/NMA13 – Land at Rivenhall Airfield, Coggeshall Road, Braintree, CO5 9DF**

Non-material Amendment to the description of Development of planning permission ESS/39/23/BTE to remove reference to materials processed within the IWMF, together with the re-wording of Condition 29 to include reference to materials processed within the IWMF. ESS/39/23/BTE is an amended planning permission for the Rivenhall Integrated Waste Management Facility (IWMF)

To note the withdrawal of this application.

Comments by Councillors:

Delegated response: Deferred to next meeting

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Approved:

Applications Refused:

DATE OF NEXT MEETING

TBC