



**Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 25 February 2025 at 11.30 am
via Teams**

In Attendance: Cllr Pam Carlaw Cllr Ian Giles
Cllr Katherine Evans Cllr Jane Maddison
Cllr Jo Spencer
Lisa Collins – Clerk

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 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: Object to the application. Description talks about all matters reserved except for access but in the outline planning submission statement it lists a number of other documents which are they are seeking approval for. Would like clarification as to what the application is actually for and what they are asking to be consented? It is all matters reserved except for access. So access will be from Coggeshall Road, from London Road, from Willow Gardens, the narrowing of Inworth Road and the gyratory. Can they clarify that this is what is being sought approval for or is it all the other things mentioned in the outline planning submission statement? Note that National Highways have deferred until 27 March 2026 as they are requesting further assessments, evidence, revisions and the information set out in Annex A. Natural England and Sports England have also objected. 3 statutory consultees have objected pending requiring further information. Sport England have commented and we agree that we do not like the fact that there is only one large sports pitch and the 2G pitches are two small pitches. We wanted the 2G pitch to be a large pitch as well because then it could be sub-divided. We have not been able to find any road safety audit for the site access from Coggeshall Road which we would like to see or be directed to where they are. Object to the Coggeshall Road access which is a type E access road for 400 units but does not comply with the type E access specification in the Essex Design Guide. Does not have a footway on both sides only on side. Proposed pedestrian crossing, it is not clear whether there is a

footway on the parcel A side of things. Confirmation that the footway connecting the pedestrian-controlled crossing and the type E parcel into parcel A is 2m wide or possibly a joint cycleway/footway which is 3.5m. Gyratory and proposal for Inworth Road, existing trees will be kept but say that the trees will be kept wherever possible but must be kept. Messing cum Inworth Parish Council has commented that the curves on the gyratory is too tight for HGVs. Note the comment and echo their concern. Would like the road safety audit to ensure that it is safe and would like to see dimensions on the plans to show the footways / cycleways. Apologies if this is already stated in a document, please refer us to that document. Are they planning to have temporary traffic lights during construction at the Willow Gardens junction? Comes out opposite the Feering triangle where there going to be work done if a business park is developed there. On the only stretch of road that is two way. Just going to have to sit and wait. Note that the London Road access from parcel A is onto a 2-way carriageway and that is going to be the end of the road which goes through parcel A and we can envisage queuing issues as there is no right turn facility. Modelling shows that queuing is not going to be dreadful anywhere apart from Station Road. Inworth Parish Council state that it is historic traffic data. Transport data is out of date as it seems to have been done in summer holidays. Messing cum Inworth Parish Council have commented that the traffic volume calculations appear to use historical data and therefore take no account of recent or planned developments beyond the immediate location. Could not see any of the Tiptree developments which are currently being developed being taken into account for traffic assessment. Traffic surveys seem to have paid insufficient attention to developments in Tiptree and Coggeshall. Need robust triggers at the planning stage as to when the community assets are going to be built. Would like clarity at this stage or when clarity will happen for the community hub, nursery provision, sport facilities and health facilities will be developed on parcel A. Definitely objecting on the basis of access and transport, particularly as the A12 widening has been cancelled. Include objections to the junction of Swan Street, Station Road and Kelvedon High Street. We note the negative comments. Crown Estate owns the land both sides of the road. They could make an on slip going south and an off-slip going north. Could potentially provide the two missing arms of the junctions. Separate comment from our objection.

Delegated response: See separate document

b) **25/02890/TPOCON – 1 The Green, The Street, Feering**

Notice of intent to carry out works to trees in a Conservation Area:

T1 – Conifer – reduction – located in side garden – reduction up to 5 metres

Comments by Councillors: Massive conifer, wide and is overhanging the bungalow. No problem with reducing it but has about 7 different stalks. Subject to the work being carried out at the appropriate time of the year, the council has no comment to make on the reduction of the T1 Conifer.

Delegated response: Feering Parish Council have no comment to make on this application to reduce the conifer, subject to the work being carried out at an appropriate time of year.

c) **26/00267/TPOCON – 1 Briars Cottages, The Street, Feering**

Notice of intent to carry out works to trees in a Conservation Area:

T2 – Conifer located in rear garden - fell

Comments by Councillors: Could not see any conifer which needed felling. Refer to the BDC tree warden as we have been unable to identify the tree and we are not keen on felling unless absolutely necessary. Object to the felling. Currently not clear which is the conifer T2 so would like more information.

Delegated response: Feering Parish Council objects to the proposed felling of the conifer identified as T2. From the information provided, the Parish Council has been unable to clearly identify the tree in question, and it is therefore not evident that felling is necessary.

Given the lack of clarity, Feering Parish Council would request further information to enable the tree to be properly identified and assessed. In the absence of this, the Parish Council would defer to the advice of the Braintree District Council Tree Warden and maintains a strong preference for the retention of the tree unless clear and compelling justification for felling is provided.

d) **26/00266/TPOCON** – 2 Briar Cottages, The Street, Feering

Notice of intent to carry out works to trees in a Conservation Area:

T3 and T4 Sycamore – Located in side and rear gardens – reduction up to 10m for both trees

Comments by Councillors: Couldn't see both trees. The one that could be seen did not look like a sycamore. Were not able to clearly identify as sycamores but repeat the Tree Warden's comments.

Delegated response: Feering Parish Council would be grateful for further clarification in relation to this application. The trees identified at T3 and T4 were not clearly visible from the information provided and could not be confidently identified as sycamores.

Subject to confirmation of the species, the Parish Council's Tree Warden advises that sycamore trees can tolerate relatively hard pruning and can be reshaped successfully. However, such works are generally preferable during the winter or early spring period (October to February). If works are required outside this period, only a light prune would be considered appropriate in early summer.

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

Proposed single storey front extension.

Comments by Councillors: Design of extension is fine, pitched roof, do not see that we should object to it but would like to see the normal environment friendly changes.

Delegated response: Feering Parish Council have no comment to make on this application. However, as the Parish Council has declared a climate emergency, it strongly encourages the inclusion of measures that promote energy efficiency, energy conservation and overall environmental sustainability. This approach would align with the NPPF requirement for development to contribute to climate adaption and carbon reduction, as well as relevant policies within the Local Plan and the Feering Neighbourhood Plan.

f) **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: Two storey building and there are only stairs to the upper storey which is not disabled friendly. It should comply with the Public Sector Equality Duty or the Disability Discrimination Act which should have means of disabled people accessing the upstairs, which is the pre-school facility and staff training. Staff parking – no mention of EV charging point. This is mentioned in the pre-app report Highway considerations but not

carried through. There is going to be a brick boundary wall. The boundary features to have wildlife access gaps (eg hedgehog highways).

Delegated response: Feering Parish Council wish to object to the proposed two-store building on the following grounds:

1. Lack of Disabled Access

The proposed development provides only stairs to access the upper store, which houses the pre-school facility and staff training areas. This design is not accessible to disabled people and therefore fails to comply with the Public Sector Equality Duty (Equality Act 2010) and the Disability Discrimination Act. Paragraph 135(f) of the National Planning Policy Framework requires developments to create inclusive and accessible environments. Without a suitable means of disabled access, the proposal is unacceptable.

2. Staff Parking and Electric Vehicle Charging

The application does not include Electric Vehicle (EV) charging points, despite these being highlighted in the pre-application report under highways considerations. Policy SP7 (Sustainable Transport of the Braintree Local Plan requires new developments to support sustainable transport infrastructure. The omission of EV charging provision is contrary to local and national planning policy and must be addressed.

3. Boundary Treatment and Wildlife

The proposal includes a brick boundary wall, but no provision for wildlife access. The development should incorporate wildlife-friendly features, such as "hedgehog highways" in line with SP3 (Sustainable Development) of the Braintree Local Plan and the biodiversity objectives of the Kelvedon Neighbourhood Plan. The absence of such measures would be detrimental to local biodiversity.

For these reasons the proposed development fails to meet the requirements of the NPPF, Braintree Local Plan and Kelvedon Neighbourhood plan. The application must therefore be refused.

g) **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

h) **ESS/39/23/BTE/NMA20 – Rivenhall IWMF, 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.

Comments by Councillors: Are they implying that waste arriving at Rivenhall will go through one of the above processes. Mixed-organic waste, mixed dry recyclable waste, residual municipal waste and solid recovered fuel? Cover letter refers to section 96A application which was submitted following ECC's request that the applicant withdraw the previous Section 96A

application. This application incorporates the revised description of developments and the amended working of condition 29 proposed by ECC during the NMA 13 consultation. Could not find where this recommendation was by ECC. Would like to see what ECC said in NMA 13 to make them withdraw. Bradwell's comment is a sensible comment. Have been unable to locate the Essex County Council proposed changes in the applicants cover letter at paragraph 1.2

Delegated response: Feering Parish Council support Bradwell Parish Council's comments in relation to this application. However, we have been unable to locate Essex County Council's proposed changes as reference in paragraph 1.2 of the applicants covering letter.

i) **26/00275/TPOCON – Bows Cottage, The Street, Feering**

Notice of intent to carry out works to trees in a Conservation Area:

T1 – Cherry Tree – Fell Reason: The trunk and roots have damaged fence

T2, T5 and T12 – Conifers – Crown reduction to height of 6 metres and thin by 15% - Reason: Excess height and to improve light and airflow;

T13 and T14 – Conifers – Fell Reason: Excessive height and restricting light

T3 and T4 – Eucalyptus – Fell 1No. Spur that has become diseased and crown reduced to 6 metres

Comments by Councillors: Noted that the applicant is known to the Parish Council. Follow the guidance of the Tree Warden.

Delegated response: Deferred to the next meeting to allow councillors to visit the property.

j) **26/00340/TPO – Marchmont House, Feering Hill, Feering**

Notice of intent to carry out works to trees protected by Tree Preservation Order 16/99:

T18 – Cherry Tree – Shaping by 2m

T25 – Walnut Tree – shaping with reduction 3-4 boughs currently extend into neighbour's garden

T26 – Chestnut Tree – shaping with reduction 3.4m boughs currently extend into farm land and garden outbuilding.

Comments by Councillors: Looks sensible proposal. Overhanging over neighbour. Defer to Braintree Tree Warden. Ensure that the reduction is carried out at an appropriate time.

Delegated response: Feering Parish Council have no comment to make on this application and defer this application to the Braintree Tree Warden. We would like to ensure that the work is carried out at an appropriate time of year

k) **26/00353/HH – Walberswick House, The Street, Feering**

Single storey side extension.

Comments by Councillors: Aesthetically it will spoil the balance of the property but the property is an organic thing and has been extended in the past.

Delegated response: Defer to the next meeting to allow Councillors to visit the property.

2

UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Approved:

25/02588/HH – 13 Feering Hill

25/02891/TPO – Amberley, Rye Mill Lane

Applications Refused:

None

DATE OF NEXT MEETING

Monday 9 March at 10.15 am

DRAFT