



Notes of the Feering Parish Council Planning Working Group
held virtually on Monday 9 March 2025 at 10.15 am
via Teams

In Attendance: Cllr Pam Carlaw Cllr Katherine Evans
Cllr Ian Giles
Lisa Collins – Clerk

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 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. Do like to see a report from a tree surgeon rather than the householder. Cherry tree another tree to be planted as a replacement within the garden. Conifers are huge and on the back fence between Paddocks. No problem with them being removed but would like to see a replacement. Eucalyptus reduction should be fine. No problem with the application in general but would like to see replacements shrubs or trees planted.

Delegated response: Feering Parish Council has considered this application and has no objection.

The Cherry Tree is likely not ideally located for the property; however, the Parish Council would wish to see a suitable replacement shrub or tree planted within the garden.

In respect of the felling of the conifers, the Parish Council would again request that a replacement tree or shrub is planted within the garden to mitigate the loss.

The Eucalyptus species is tolerant of significant pruning, and the Parish Council has no objection to the proposed reduction works.

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

Single storey side extension.

Comments by Councillors: There is a listed building application as it is a grade 2 listed application (26/00354/LBC). No reply from Historic Essex. No site notice up at the site. Extension will be visible from the street over the garden fence and will affect some of the internal structure, however this has been extended in the past. Extension is reasonably proportionate for the property. Defer to the Historic Buildings Advisor.

Delegated response: Feering Parish Council wishes to raise the issue that there is currently no site notice displayed at the property for this application or for the associated Listed Building application.

The Parish Council would also request that this application is deferred to the Historic Building Advisor, who has been consulted as part of the Listed Building application process

c) **26/00468/COUPA – Popp's Cottage, Little Tey Road, Feering**

Prior approval for the change of use of building on an agricultural unit or former agricultural building to a dwellinghouse (Class C3), and for associated operational development – Change of use to 2 No. residential dwelling

Comments by Councillors: Another attempt to develop the barn. Are screw piles not permitted or counted as re-building? Not a bad design but is it a conversion? Parish Council are still minded to consider this as a re-build because of the piles and also the minimal amount of existing structure. Garden sizes within the curtilage are compliant. Will be a very high single storey building As we have declared a climate emergency, if this application is approved, we would like to ask how the heating is going to be efficiently managed as hot air rises and it will be a very high single storey building. Essex Design Guide says there needs to be a private area in the garden. Include points raised against previous COUPA to inspectorate (25 November 2025).

Delegated response: Feering Parish Council would like to make the following objection on this application.

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 requires development in the countryside to be appropriate, proportionate and respectful of rural character.

The original approval under application 22/01195/FUL granted permission for an agricultural livestock building for the keeping and rearing of calves, with the existing cattle herd remaining on site. The approved elevations showed a largely open structure designed for agricultural purposes. The structure now presented, including the wooden slatting to the rear and sides, differs significantly from that previously approved. Any alterations undertaken since 2022 therefore appear to be in contravention of the original planning permission.

The building is of lightweight, open-frame construction. The proposal would retain only the roof shell and supporting steelwork. The scale of the works proposed amounts to substantial reconstruction, rather than conversion, and therefore requires full planning permission rather than a COUPA determination.

The Council seeks clarification as to whether the installation of piles falls within Paragraph Q1 (development not permitted) and whether this would constitute rebuilding? The Parish Council remains of the view that the proposal does not amount to a conversion.

The Council also requests clarification as to whether the proposed garden sizes within the curtilage of the property comply with the Essex Design Guide, including standards for privacy and minimum dedicated garden area.

Climate Emergency and Energy Efficiency

As the proposed dwellings are single storey but of considerable height, concerns arise regarding heating efficiency, particularly given that hot air rises. Both Feering Parish Council and Braintree District Council have declared a climate emergency. Should this application be

approved, the Council would expect clear details demonstrating how the heating is going to be efficiently managed.

The Parish Council would like to see the inclusion of robust energy efficiency and sustainability measures to minimise environmental impact and reduce the dwelling's carbon footprint.

Biodiversity Net Gain

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

Drainage, Water Supply and Waste

The Parish Council understands that existing properties in the area rely on private well systems and do not have mains sewerage connections. No information has been provided regarding water supply, foul drainage, surface water drainage or waste management. This omission is contrary to BDC Policy LPP77 (Sustainable Drainage) and Feering Neighbourhood Plan Policy 6 (Natural Environment and Green and Blue Infrastructure).

Clarification is also requested as to whether a contamination assessment has been undertaken, given the sites previous use for livestock.

Highways and Access Concerns

The Parish Council 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 inadequate.

In accordance with BDC Local Plan Policies LPP42 and LPP43 (Sustainable Transport and Parking Provision) and NPPF Paragraph 115, development must ensure safe and suitable access for all users. The Parish Council requests detailed evidence demonstrating:

- Adequate sight lines and visibility splays;
- Appropriate parking and turning areas;
- Safe access and turning provision for waste collection vehicles.

The application fails to demonstrate that these matters have been properly addressed.

Sustainability and Transport

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

If residential use were to be permitted, provision for Electric Vehicle (EV) charging points and secure cycle storage should be required under BDC Policy LPP42. No such information has been submitted.

Conclusion

Feering Parish Council strongly objects to this application. The proposal does not represent a change of use by conversion but rather constitutes substantial rebuilding and therefore should not be considered acceptable under Class Q.

d) Draft National Planning Policy Framework (NPPF) Consultation

To consider and discuss Feering Parish Council's response to this consultation

Comments by Councillors: There is an adapted response for town and Parish Councils regarding question 18 Policy PM13 regarding setting local standards. ECC have spent a lot of

time and effort on climate change. They are stating that they cannot set their own energy efficiency standards and to not want to be beholden to whatever the central government have in mind in terms of energy efficiency and climate change measures.

Question 18 building homes around stations – They do not take into account that roads around the area of the Station are still the same as when they were originally built. Kelvedon Station was built in 1843. It is possible that the railway line going through Kelvedon is fine for commuters but the roads and infrastructure around the area are the same basically as they were in 1843. There has not been much improvement and they still follow the same route, and the same field margins

Local Plan and Neighbourhood Plan policies should be allowed to set energy efficient and climate policies relevant to their local areas .

Question 40 and question 121 about the stations should be answered. Do not agree with policy S5 or L3 Chapter 12 should be within reasonably rural roads which have footways and safe cycling. Road Infrastructure around many stations reflects the infrastructure in place when the roads were built in the mid-late 1800s and as such is not suitable for modern traffic densities including buses and lorries.

Delegated response: In response to Question 18 PM13 – Feering Parish Council does not agree with the proposal regarding setting local standards. Local Plan and Neighbourhood Plan policies should be allowed to set energy efficiency and climate policies relevant to their local areas.

In response to question 40 and 121 Feering Parish Council does not agree with policy S5 or L3. Chapter 12 L3.3. states that “developments should be within reasonable walking distance of a railway station”. This must be on roads which have footways and safe cycling. Road infrastructure around many stations reflects the infrastructure in place when the roads were built in the mid-late 1900s and as such is not suitable for modern densities including buses and lorries.

e) **BDC Draft Local Plan – Regulation 18 Consultation**

Feering Parish Council’s response to this consultation

Comments by Councillors:

Delegated Response: Defer to the next meeting

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UPDATE ON APPLICATIONS APPROVED / REFUSED

Applications Withdrawn:

26/00266/TPOCON – 2 Briars Cottage, The Green

DATE OF NEXT MEETING

To be confirmed.