



MINUTES of the MEETING of FEERING PARISH COUNCIL
held at Feering Community Centre on Tuesday 17 March 2026 at 7.30 pm

In attendance: Cllr P Carlaw (Chair) Cllr K Evans Cllr J Maddison
Cllr I Giles

Also Present: Lisa Collins - Clerk Laura Atkinson – RCCE
Housing Enabler

Members of the Public: 1

050/2026 Chairman's Welcome

The Chairman welcomed everyone to the meeting and also welcomed Laura Atkinson from RCCE.

051/2026 Apologies for Absence

Apologies for Absence were received from Cllr E Mitchell and Cllr J Spencer. It was **agreed** that these apologies be accepted. Proposed Cllr Giles, seconded Cllr Maddison.

052/2026 Declaration of Interest

To declare any Disclosable Pecuniary, Pecuniary or non-Pecuniary Interest relating to items on the agenda.

No declarations of interest received.

053/2026 To approve the Minutes of the last meeting of Feering Parish Council

- i Following discussion, it was **agreed** that the minutes of the Full Council Meeting held on 17 February 2026 were approved. Proposed by Cllr Carlaw, seconded by Cllr Evans.
- ii Following discussion, it was **agreed** that the minutes of the Extra Ordinary Full Council Meeting held on 24 February 2026 were approved. Proposed by Cllr Carlaw, seconded by Cllr Maddison.

054/2026 Public Participation Session

The Chairman will invite questions and observations from members of the public present. A maximum time of 15 minutes will be allowed.

No discussion was held.

055/2026 Finance

- i *To approve the bank reconciliation as at 28 February 2026 and 2025/26 budget account (circulated prior to meeting).*

After discussion the bank reconciliation and budget account for February 2026 was **approved**. Proposed by Cllr Maddison, seconded by Cllr Giles.

- ii *To agree Payments for March 2026 (circulated before meeting)*

After discussion it was **agreed** that all March payments be made. Proposed Cllr Maddison, seconded Cllr Giles.

- iii To review and agree the Asset Register for 2025/26

After discussion it was **agreed** that the Asset Register for 2025/26 be approved as a true record. Proposed Cllr Carlaw, seconded Cllr Evans.

- iv To consider and agree subscription cost for CouncilWise for 2026-27

After discussion it was **agreed** that the Parish Council would pay the subscription fee for CouncilWise to ensure that the Council received the discounted training and access to support services. This would be revisited next year to make sure that it makes financial sense. Proposed Cllr Carlaw, seconded Cllr Giles. A recorded vote was taken. Votes in favour were Cllrs Giles, Maddison and Carlaw, vote against Cllr Evans

056/2026 Report from District / County Councillor

Cllr Finch and Cllr Thorogood submitted a report before the meeting which was circulated and noted. Cllr Thorogood and Cllr Finch were unable to attend the meeting.

Braintree District Council ("BDC") Update – Waste Collection Changes – the new collection system is rolling out across the district. There have been reports from residents to include bin delivery delays, confusion around the new system and rural delivery challenges; Local Plan – Concerns for Feering include housing growth and strain on local infrastructure, the cancelled A12 upgrade and protection of rural land, proposed developments affecting Feering including the 835 homes at Feering, 5000 homes at Kings Dene, 600 homes at Monks Farm, 200+ homes at Strawberry Fields, Coggeshall and 85 homes at Coggeshall Town Football Club.

County Council ("ECC") Update – Budget and Council Tax approved which rises by 3.95%. Funding priorities include Highways and transport, Children's Services, SEND and Adult Social Care. An extra £49 million has been allocated for highways. ECC received a government green rating based on ECC's self-reported highway maintenance performance. Planning – the industrial greenhouse application at Rivenhall Airfield is expected at the April Development and Regulation Committee meeting. Rivenhall incinerator – The Environment Agency is investigating another emissions breach from 26 January. Earlier breaches remain unpublished pending an appeal by Indaver. Anglian Water – investing £20 million across six water recycling centres including Coggeshall Hamlet.

057/2026 Housing Needs Survey

Laura Atkinson of the RCCE gave an update of the Housing Needs Survey and guidance as to what can be done for the affordable housing requirements. Based on the survey, the recommendation is for an 8-10 property development including one accessible. There is the possibility of looking to do something in the development coming, or as a standalone rural exception. There are pros and cons for both.

A rural exception site must be adjacent or well related to the Parish Envelope. Benefits of a Rural Exception site is that the S106 agreement that comes with the land locks in the criteria for local residents and affordability in perpetuity with a rural specialist housing association. These specialists can also access Government "Homes for England" grant money in order to acquire a site. Discussion was held about how the Parish Council knows how many people are on the housing register and are looking for accommodation in Feering or neighbouring areas and the type of accommodation needed.

There is also an option to influence the Crown Estate scheme coming forward and to ask the planning authority to transfer some the affordable homes to a rural specialist housing association to be kept affordable in perpetuity. It was also discussed that the S106 Agreement for Crown Estates should ensure that the affordable housing is only for those

within the district. It was **agreed** that the Parish Council would like to take this process forward and work towards getting a rural exception site in place for local residents. Laura to send options of 2 housing associations for the Council to consider and decide who the Council would like to meet with and get some updated statistics and talk to BDC affordable housing officer. It was also discussed that we would discuss this with Crown Estates.

Laura left the meeting at 20.48

058/2026 Clerks Report

The report had been circulated previously and was noted following discussion. Discussion was held around the mower insurance and it was **agreed** that the premium should be paid. The incident on Taylors was discussed, it was discussed that this was a highways issue, although the Parish Council are very sympathetic to the issue.

Discussion was also held around the new front doors and the issues raised by the installer. An email has been sent to Building Control to ask their advice. It was also discussed that the Essex Fire and Rescue Service would be contacted for advice on compliance.

059/2026 Planning Matters

- i All decisions have been made by Delegated Authority by the clerk in conjunction with discussions with the Planning Working Group and these will be ratified at the next face to face meeting. Meetings were held on 25 February and 9 March 2026.

The following applications were discussed at the 25 February meeting: 26/00119/OUT – Land at Inworth Road; 25/02890/TPOCON – 1 The Green, The Street; 26/00267/TPOCON – 1 Briars Cottages, The Street; 26/000266/TPOCON – 2 Briars Cottages, The Street; 26/00195/HH – 28 Packe Close, Feering; 26/00204/REM – Land North of London Road Kelvedon; ESS/39/23/BTE/NMA13 – Land at Rivenhall Airfield; ESS/39/23/BTE/NMA20 – Rivenhall IWMF; 26/00275/TPOCON – Bows Cottage, The Street, Feering – Deferred to next meeting; 26/00340/TPO – Marchmont House, Feering Hill; 26/00353/HH – Walberswick House, The Street.

The following was discussed at the 9 March meeting: 26/00275/TPOCON – Bows Cottage, The Street, Feering; 26/00353/HH – Walberswick House, The Street; 26/00468/COUPA – Popp's Cottage, Little Tey Road, Feering; Draft National Planning Policy Framework Consultation; BDC Draft Local Plan – Regulation 18 consultation – Deferred to next meeting.

A submission has been made on the consultation of management of assets on new housing Developments. Cllr Carlaw asked that it be noted that Cllr Evans be thanked for her work on this.

- ii **To receive update on Kings Dene / BDC Local Plan**

Discussion was held around the BDC Local Plan Consultation events on 10 March. A planning working group meeting is to be set up asap to agree the Parish Council submission.

060/2026 Highways & Transport

- i *A12 VTAG*

Nothing to report.

- ii *Councillors to discuss any issues to report regarding Transport / Refuse to BDC and/or ECC*

Discussion was held around the new bins being delivered. Green bin subscription labels have been received. Discussion was held around the potholes in the village and reporting them again.

iii *Village Speeding Issues and Cycle routes for the village*

Nothing to update.

061/2026 Feering Crown Master Planning

To update on planning application number 26/00119/OUT received from Braintree District Council for outline planning permission of 835 homes in Feering.

Discussion was held around where the road safety audits were for the parcel A. ECC have not requested them. It was discussed that a letter be sent to the ECC Cabinet Member for Highways asking them to request the RSA as the Parish Council are concerned about the entrance onto Coggeshall Road.

062/2026 Essex Devolution

Nothing to update.

063/2026 Committee and Representatives Report

To receive a report, consider and agree any actions arising from the report on the following:

i *PRoW & Cycleway Working Group*

No report received. No meeting. A fault report has been put in about Footpath 13 asking for investigation about fencing being put up.

ii *IWMF Rivenhall Airfield Site Liaison Committee – Cllr Carlaw*

Report circulated before meeting and noted.

iii *Playing Field Working Group – Cllr J Spencer*

Report circulated before meeting and noted. Recommendation in the report was made by the clerk as to the use of S106 money for the rabbit fencing and the quote from Royds Services. Cllr Evans did not endorse the report due to not seeing this prior to the report being circulated. It was **agreed** that this recommendation be approved. Proposed by Cllr Carlaw, seconded by Cllr Maddison.

iv *BALC – Cllr Carlaw*

No report received – next meeting in April

v *Feering Community Centre Report*

Report circulated before meeting and noted.

i) *To discuss and agree to fix the car park light.*

Discussion was held around the car park light, however there is no update to the cost of this. Clerk to chase.

064/2026 Manned Refuse Service

After discussion it was **agreed** that the Manned Refuse service would continue for 2026/27 and the costs for the service were approved. It was also **agreed** that the schedule of dates be approved and this would be put on the website. Proposed Cllr Evans, seconded Cllr Maddison.

065/2026 Policy Review

To review and agree the Risk Assessment Document

After discussion it was **agreed** the responsibility of inspection of allotments be given to Cllr Carlaw and subject to that amendment that the Risk Assessment be approved for 2025/26. Proposed Cllr Carlaw, seconded Cllr Giles

066/2026 Action Plan / 5 Year Plan

After discussion it was **proposed** by Cllr Carlaw and agreed that a column be added to the Action Plan to show progress in 2025/2026 and that a draft updated plan for 2026/2027 be made. Cllr Carlaw will produce drafts of both documents for consideration at the next full Council meeting. Seconded Cllr Giles.

067/2026 Annual Parish Meeting – Feedback

It was discussed that the event was a success, and that the social medial stream was well viewed.

068/2026 Packhorse Bridge Weir

Discussion was held around the potential meeting with Kelvedon Parish Council and Essex Wildlife Trust. Cllr Evans had been to an event at Colchester Zoo where she discussed with Essex & Suffolk water who may be able to pay for the survey on structures. ESW have said that this could be grant funded.

069/2026 Grant Applications

Update on grant applications

Grant application has been submitted for the windows, doors and curtains in the main hall to Enover. A decision will be made on 12 April.

- i To update on funding for Rabbit Fencing from the Football foundation

It was discussed that we would keep the possibility of the Football foundation for funding.

070/2026 Handyman / Grass Cutting Contract

This was discussed under the Clerk's report. Cllr Evans requested that Think! be asked to remove the surplus soil that is stopping the free movement of the Kissing Gate at the end of Footpath 13 on Feering Hill. Cllr Evans queried the report that Think! have sided footpath 16 between Rye Mill Lane and Feering Hill, as there is a lot of vegetation debris around and the tarmac is encroached.

071/2026 Allotments S106 Contribution

Nothing to update

072/2026 Tree Works

- i To update on Tree Works

Nothing to update. Discussion was held around the tree on Taylors hanging on to railway land. Tree on bridge at the river hanging down near Do-Dah's

073/2026 Village Green

After discussion it was **agreed** that a revised quotation should be requested from a further company and clarification on the quotes received. These to be circulated to Councillors for a decision. Proposed Cllr Carlaw, seconded Cllr Giles

074/2026 Items for the Next Agenda

- i Housing Needs Survey
- ii 5 Year action plan
- iii River Watch

075/2026 Close of Meeting

There being no further business the Chairman closed the meeting at 22.01 and thanked everyone for attending.

Signed

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Pam Carlaw

21 April 2026