



**Notes of the Feering Parish Council Planning Working Group  
held virtually on Tuesday 30 June 2026 at 10.30 am via Teams**

**In Attendance:** Cllr Pam Carlaw Cllr K Evans  
Cllr Ian Giles (Joined at 10.32) Cllr E Mitchell  
Lisa Collins – Clerk

Member of Public 0

**1 DISCUSSION OF THE FOLLOWING APPLICATIONS**

**a) 26/01211/COUPA – Popp's Cottage, Little Tey Road, Feering**

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

**Comments by Councillors:** Previous application (26/00468/COUPA has been refused by BDC because the proposal would involve the installation of a suspended ground floor supported by primary steel beams and ground screw piles designed to reduce demand on the existing foundations. These work introduce new load bearing structural components that are not currently present within the building. Whilst a structural report has been provided it is not clear that the existing barn structure is capable of supporting a suspended ground floor without additional structural intervention. Accordingly, the local planning authority concludes that the extent of the works required to facilitate the development exceeds what can be reasonably regarded as necessary for a conversion and therefore falls beyond the scope of Class Q. Applicant now says that the plans are now class Q compliant and have removed from the documentation quite a lot of information about the screw in piles. Strong recommendation that they follow the Environment guidance on bat and bird boxes. The site is being developed into something that is beyond what should be there. Whole thing has been done for getting planning permission. Refer back to the original planning permission which was originally for a completely open-sided barn. At some point slatting was put on the sides.

They are short of garden space and it is not compliant. 113sqm for each property garden and car parking the two cannot be conflated. Car parking spaces look to be compliant, which leaves 77 sqm and a garden has to have 100 sqm per property but it does not comply. Previous application in 26, the officer dismissed the strips of 2 m as usable garden. Continue to comment on the vehicular access. This was a one dwelling access and it will now become 6 dwellings if approved. Would like to see sight lines. Bin collection point looks extremely small for 6 properties which would have 3-4 bins per dwelling. If that is only for the bin collection where will the bins be stored for each property? Like to see a swept path diagram for emergency vehicles to see that the emergency vehicles can reach the dwellings at the end of the cul-de-sac. They haven't shown the 2 car parking spaces associated with unit 3 of Barn 1 conversion. Haven't shown any visitor parking. Or bicycle storage. There should be one bike space per bedroom. There are also no EV charge points and solar panels. No carbon reduction features. Usual climate change comments. Will it be structurally sound? Structural engineering report is pretty much exactly the same as the previous one, they are putting the same on the suspended floor but for the ground screws which were supporting the steel beams at intervals. Why are they saying that they are not necessary now if they were necessary in the previous application? Query whether the barn conversion would be

structurally sound without the ground screws which were included in the structural engineers report in January. Suggest that BDC get an independent structural engineers report. Also comment about the water and sewage and what provision is being made for this? If BDC does decide that this meets class Q we would like to see the Ecology guidance is followed.

**Delegated response:** Feering Parish Council continues to object to this further change of use application. The Parish Council considers that the site is being developed beyond what is appropriate in this rural location, contrary to the spatial strategy and countryside policies in the NPPF, the Braintree District Council Local Plan and the Feering Neighbourhood Plan.

We maintain our previous objections in relation to the original approval under application 22/01995/FUL, which 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 intended for agricultural use. The building now proposed includes rear, side and front walls, windows and doors, which is a significant departure from the approved scheme and increases concern that the proposal represents a material change in character and use.

The building is of lightweight open-frame construction. The proposal would retain only the roof shell and supporting steelwork. In the Parish Council's view, the scale of the works proposed amounts to substantial reconstruction rather than a genuine conversion. The application should therefore be assessed as a full planning application, rather than being determined through a Class Q route.

The site is also not compliant in respect of garden space. The plans show 113m<sup>2</sup> for each property including garden and car parking, but these uses cannot be conflated. The car parking provision may be acceptable, but this leaves only 77m<sup>2</sup> for private amenity space, which falls below the expected standard of 100m<sup>2</sup> per property.

### **Structural Soundness**

Feering Parish Council are concerned about whether the conversion will be structurally sound. The structural engineering report appears to be substantially the same as that submitted with application 26/00468/COUPA, apart from the inclusion of ground screws to support the steel beams at intervals. Clarification is requested as to why these are now not necessary if they were considered necessary previously. The Parish Council would suggest that Braintree District Council obtains an independent structural engineer's report before determining the application, in line with the NPPF's requirement for well-designed and safe development.

### **Drainage, Water Supply and Waste**

The Parish Council previously raised concerns that the existing properties in the area rely on private well systems and do not have main sewage connections. No clear information has been provided regarding:

- water supply
- foul drainage
- surface water drainage
- waste management

This is contrary to BDC Policy LPP77 (Sustainable Drainage) and Feering Neighbourhood Plan Policy 6 (Natural Environment and Green and Blue Infrastructure). It is also inconsistent with the NPPF, which expects development to manage flood risk, drainage and environmental impacts effectively. We also continue to request clarification as to whether a contamination assessment has been undertaken, given the site's previous use for livestock.

## 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. The Parish Council requests that sight lines are provided as part of this application. We would also like to see a swept path analysis for emergency vehicles to ensure that they can safely access the dwellings at the end of the cul-de-sac.

The submitted plans also do not show:

- the two car parking spaces associated with Unit 3 of Barn 1 Conversion
- any visitor parking or
- bicycle storage

In addition, there appear to be no EV charging points or solar panels. The Essex Design Guide states that there should be one bicycle space per bedroom. The proposal does not demonstrate that adequate parking, cycle storage or access arrangements are in place.

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 application fails to demonstrate that these matters have been properly addressed. The Parish Council also seeks clarification regarding the bin collection point, as the proposed bin store appears extremely small for six properties, each likely to generate three to four bins. If the collection point is only for presentation on collection day, where will the bins be stored within each property? This is not clear from the plans.

## Climate Emergency and Energy Efficiency

As the proposed dwellings are single storey but of considerable height, concerns arise regarding heating efficiency and thermal performance. Feering Parish Council and Braintree District Council have declared a climate emergency. If this application be approved, the Council would expect clear details demonstrating how heating and energy demand will be efficiently managed.

The Parish Council would like to see robust energy efficiency and sustainability measures to minimise environmental impact and reduce the dwelling's carbon footprint, in line with NPPF's emphasis on sustainable development and climate resilience.

## Ecology Report

Should BDC be minded to conclude that this application now meets the Class Q requirements, the Parish Council expects ecology guidance to be followed robustly, particularly with regard to bird and bat boxes, habitat protection and biodiversity enhancement.

For these reasons Feering Parish Council objects to the application.

### b) 26/01217/HH – 43 Feering Hill, Feering

Proposed part single/part 2 storey side & rear extensions, including front and rear dormers. New dropped kerb, driveway and entrance gates

**Comments by Councillors:** Seems to have doubled in size with complete remodelling. Previously objected. Would like to comment that the BDC policy states that the extension should be subordinate to the original dwelling and we do not consider this to be. Pleased to see that they intend to retain as much of the greenery possible. Like to know what is going to happen to the streetlight as the proposed bin collection point is conflicting with the street

light. If the property is deemed to be subordinate to the existing dwelling. If the extensions are not deemed to be subordinate the Parish Council Objects.

**Delegated response:** Feering Parish Council requests that Braintree District Council first confirms whether the proposed extensions are considered to be subordinate to the original dwelling, in accordance with the relevant design policies of the Braintree District Council Local Plan, which seek to ensure that extensions remain proportionate to the host dwelling and do not result in overdevelopment or materially alter the character of the original property.

The proposal comprises substantial two-story extensions to both sides of what is currently a modest three-bedroom dwelling together with a single-story rear extension. The cumulative scale of the proposed development appears significant and the Parish Council therefore questions whether the proposal remains subordinate to the original dwelling in terms of its overall scale, massing and visual appearance.

Should Braintree District Council conclude that the extensions are not subordinate to the original dwelling, the parish council objects to the application on the grounds that the proposal would conflict with the principal designs of the Braintree District Local Plan and the Feering Neighbourhood Plan and Section 12 of the National Planning Policy Framework, which seeks to ensure that development is sympathetic to local character, maintains a high standard of design and responds appropriately to its surroundings.

If, however, the Local Planning Authority is satisfied that the proposal complies with these policy requirements and that the extensions are subordinate to the original dwelling, the Parish Council makes the following observations:

- The submitted plans indicate that the proposed development intersects the 45° assessment line from the neighbouring bungalow, 45 Feering Hill. The parish council requests that the local planning authority is satisfied that the proposal will not result in an unacceptable loss of light, outlook, or residential amenity for neighbouring occupiers, having regard to the amenity policies of the Braintree District Local Plan and the guidance contained within the NPPF.
- The Parish Council welcomes the retention of the existing frontage hedgerow, which makes a positive contribution to the character of the street scene and is consistent with the objectives of the Feering Neighbourhood Plan in maintaining the village's established green infrastructure and local character.
- The Parish Council also notes an apparent discrepancy within the submitted drawings. The street scene elevation viewed from Feering Hill shows a proposed bin collection point positioned where an existing street lighting column is located. The street lighting column is not shown on the submitted street scene drawing. The Parish Council requests that this matter is clarified and that the plans accurately reflect existing site conditions to ensure that the proposed bin collection point would not obstruct or conflict with existing highway infrastructure.

c) **26/01229/FUL** – Brooms Barn, Little Tey Road, Feering

Proposed two storey extension and creation of 2 No. parking spaces

**Comments by Councillors:** Supposed to have one disabled or 5% whichever is the greater or 1 space per 30 sqm. There are no power 2 wheeler spaces. There are no visitor parking spaces. 1 per 200 sqm = 2 spaces as they are now 425 sqm. We note that there are a number of air conditioning units currently where the extension is due to go and this will be taken into account. Would like to see EV charge points as required. Note the application form states it is not known how the foul sewage would be removed and we would like clarification of this.

**Delegated response:** Feering Parish Council has the following comments on this application.

We note that the Essex Design Guide Table 8-4 states there should be provision for powered two-wheelers, and visitor parking. At a floor area of 425 square metres, the table indicates that there should be 3 visitor spaces and 1-2 powered two-wheeler spaces. None of these appear to be shown on the plans.

We also note that a number of air condition units are currently located in the area to the rear where the cycle parking space is allocated and the proposed extension is to be built. We assume this issue will be fully considered if the application is approved.

In addition, the application form states that it is not known how foul sewage will be removed. We would welcome clarification on this point.

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.

d) **26/01324/TPOCON – 38 Feering Hill, Feering**

Notice of intent to carry out works to trees in a Conservation Area: 3 No. Conifers on rear boundary to be completely removed. Reason: To allow for light to come into the garden.

**Comments by Councillors:** Valuable roosting and nesting environment. The conifers are huge and they should attempt to control them or reduce the height and if they insist on removal then they should replace with a hedge to enable the roosting and nesting and to maintain habitats. We would wish to see a deferral of the work until the end of the bird nesting season and if work is carried out now extensive review needs to be done to ensure no disturbance.

**Delegated response:** Feering Parish Council have the following comments to make. Whilst it is appreciated that the conifers are out of control it would be preferable to cut them back and try for a hedge. If BDC are minded to agree to the removal of the conifers there must be replacement planting carried out to maintain habitats, and we would wish to see a deferral of the work until the end of the bird nesting season. If the work is to be carried out, then extensive review needs to be done to ensure no nesting disturbance.

e) **26/01286/S106A – Land North of London Road Kelvedon**

Application made under of the Town and Country Planning Act 1990 (as amended) - the Town and Country Planning (Modification and Discharge of Planning Obligations) (England) Regulations 1992 (as amended) - Application to Modify Details Relating to S106 of 24/02383/VAR (Variation of Condition Nine (Landscape Buffer to North East Site Boundary); one (the reserved matters; condition 6 (control on noise disturbance, visual intrusion, light pollution and from Community Hub); conditions 7 (details - layout and appearance); condition 8 (landscape details); condition 19 (construction method statement); condition 21 (construction environmental management plan); three (travel plan - Community Hub); and variation of section 106 agreement - Definition of Land Use Plan and Community Hub; Schedule 2 (Retail Units); Schedule 3 (Care Homes); Schedule 4 (Health Centre); Schedule 5 (Early Years Facility); Schedule 8 (open space); Schedule 13 (Edge Education Contribution) of approved application 17/00679/OUT, granted 30.01.23 (Allowed on Appeal for outline planning permission with all matters reserved for a mixed use neighbourhood development comprising of up to 300 weddings, health centre, local retail area, care home, an early years and childcare facility, open space and landscape buffers, and support infrastructure that includes sustainable drainage and two accesses from London Road).

Application to modify Schedule 10 (affordable housing): amendments to the mortgagee protection clause, nomination rights and the use of capital receipts; and Schedule 15 (Highways) to amend the time scale for entering into the highway works agreement

**Comments by Councillors:** Like to see Kelvedon's response before we reply. Affordable housing looks like it says it hasn't been handed over to the housing association within 12 weeks this can be removed forever. Object to this. 12 weeks is too short a timeframe is the affordable houses departs in perpetuity. .

**Delegated response:** Feering Parish Council objects to this application. It is considered that the proposed 12-week timeframe is too short for the affordable housing provision to be secured and delivered and if this is not undertaken within this timeframe the benefit will be lost. This therefore fails to accord with the aims of the National Planning Policy Framework, Braintree District Council Local Plan and Feering Neighbourhood Plan in securing the long-term delivery and retention of affordable housing.

f) **25/01641/REM – Land North of London Road, Kelvedon**

Re-consultation following receipt of revised plans

**Comments by Councillors:** We welcome the proposed new look which is much more in keeping with the village. Arboricultural method statement must be followed. They refer to an existing public footpath which is a footway. Is the number of EV spaces compliant with the Essex Design Guide? Stated at the planning members forum that the maximum number of staff at the busiest time would be 24 but there are only 22 parking spaces and no visitor parking.

**Delegated response:** Feering Parish Council welcomes the proposed new appearance, which is considered to be much more in keeping with the village character. However, the Council would wish to ensure that the Arboricultural Method Statement is strictly adhered to throughout the development.

The Council notes that the Method Statement refers to an existing public footpath and would request that this is corrected to refer to a footway.

In addition, clarification is sought as to whether the proposed number of EV charging spaces complies with the Essex Design Guide. It was stated at the Planning Members Forum that the maximum number of staff at the busiest time would be 24, yet only 22 parking spaces are shown, with no provision for visitor parking. The Council would therefore welcome confirmation that the parking provision is sufficient to meet operational needs and relevant parking standards.

g) **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 24/02383/VAR for: Outline planning permission, with all matters reserved for a mixed use neighbourhood development comprising 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.

Received Revised Plans: Additional Information: Revised plans and removal of major

**Comments by Councillors:** No comment to make at this point in time.

**Delegated response:** Feering Parish Council has no comment to make at this point in time.

**UPDATE ON APPLICATIONS APPROVED / REFUSED****Applications Granted:**

- 26/00353/HH – Walberswick House, The Street, Feering
- 26/00840/TPO – Rivers House, Threshelfords Business Park, Inworth Road, Feering
- 26/00727/HH – 1 Jubilee Cottages, Coggeshall Road, Feering
- 26/00880/HH – Wood Cottage, Rye Mill Lane, Feering

**Applications Refused:**

- 26/00916/ELD – Land Off London Road, Feering

**No Objections Raised:**

- 26/00894/TPOCON – The Sun Inn, Feering

**DATE OF NEXT MEETING**

To be confirmed.