



**Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 29 July 2026 at 3.00 pm 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) 26/01497/PLD – 106 Feering Hill

Application for certificate of lawfulness for a proposed development – Proposed single storey rear extension

Comments by Councillors: Have an extension and want to extend across the whole of the back. Concern about loss of light in the dining room as they will going across the whole of the back and there will only be one side window. It was noted that this application was withdrawn and no further discussion was undertaken.

Delegated response: It was noted that this application has been withdrawn and no comment will be made.

b) 26/01460/HH – Cockerells Farm, Skye Green Road

26/01461/LBC – Cockerells Farm, Skye Green Road

Retention of 2 No. dormer windows, replacement of 2 No. double-glazed doors on the rear and side elevations, and replacement of the roof structure and front wall of the existing stable building

Comments by Councillors: This is an application for approval of work already undertaken. Would defer to the Heritage officer at BDC. No comment to be made

Delegated response: Feering Parish Council have no comment to make and would defer any decision to the BDC Heritage Officer.

c) 26/01366/HH – Alderbrook, Worlds End Lane, Feering

Proposed single storey rear extension and single storey side extension to the garage

Comments by Councillors: Councillors discussed the garage being too close to the boundary and whether building regulations state that there should be a minimum distance between the boundary and the structure particularly due to fire risk. Design is in keeping with the original property. There is a huge volume into the apex of the structure. Comment that there is only 172mm gap between the new garage wall and the boundary and does this meet regulations as we believe that this comes under the outbuildings regulations. Climate emergency information.

Delegated response: Feering Parish Council have considered this application and wishes to make the following comments.

Proximity to the Boundary

The submitted plans indicate that the proposed garage would be positioned approximately 172mm from the adjoining boundary. Whilst the Parish Council acknowledges that

compliance with the Building Regulations is a matter for Building Control rather than the Local Planning Authority, it requests that Braintree District Council is satisfied that the proposed siting is appropriate and does not give rise to any adverse planning implications, including impacts on neighbouring land, future maintenance, drainage, or other amenity considerations. If necessary, the Council requests confirmation that the proposal can be constructed and maintained without detriment to adjoining landowners.

Climate Change and Energy Efficiency

The Parish Council notes that the proposed extension appears to be sympathetic to the scale, design and character of the existing dwelling. However, the extension incorporates substantial roof voids within the apexes, creating a significant internal volume that may increase future energy demand for heating.

Both Feering Parish Council and Braintree District Council have declared a Climate Emergency, and the Parish Council therefore strongly encourages the applicant to incorporate measures that improve the environmental performance of the development. Such measures could include enhanced insulation, high-performance glazing, low-carbon heating systems, renewable energy technologies, and other sustainable construction techniques where appropriate.

This approach would support the objectives of the National Planning Policy Framework, particularly those contained within Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), which seeks to ensure that the planning system supports the transition to a low-carbon future and helps shape places that contribute to radical reductions in greenhouse gas emissions. It would also accord with the sustainability objectives of the Braintree District Local Plan, which promotes sustainable development and high-quality design, and with the aspirations of the Feering Neighbourhood Plan to encourage development that is environmentally responsible, energy efficient and contributes positively to the long-term sustainability of the parish.

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UPDATE ON APPLICATIONS APPROVED / REFUSED

No objections raised:

- 26/01324/TPOCON – 38 Feering Hill

Applications Approved:

- 26/01211/COUPA – Popps Cottage, Little Tey Road

DATE OF NEXT MEETING

Friday 21 August 2026 at 9.30 am.