



**Notes of the Feering Parish Council Planning Working Group
held virtually on Friday 21 August 2026 at 9.30 am via Teams**

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

Member of Public 0

1 DISCUSSION OF THE FOLLOWING APPLICATIONS

a) 26/01633/FUL – Police Houses, London Road, Feering

Change of use of former police station (sui generis) to 3 No. children's care homes, erection of 2 No. single-storey children's care homes (accommodating up to 2 children each) to the rear, and associated alterations to layout and landscaping.

Comments by Councillors: BDC Local Plan Specialist Housing Policy LPP 33. The application seems to be compliant with this. Parking may be more of an issue with people coming and going where as private residences it was already a bit tight. One of the objections was about light and noise. Bungalows at back will be very close to new properties at the back. Somewhere in the planning statement shows that the existing outbuilding would be the office for the site manager. Could not see it on any of the layout drawings but it is on the original plans. K&F have always had homes of this type in the village. No changes to the granted planning permission. Each bungalow is going to have 2 members of staff. Cannot see where staff accommodation is in each of the units. No provision for carers accommodation in the bungalows. Children need 24-hour care and no overnight accommodation in the bungalows. Traffic fall under estimated. There will also be facility maintenance workers who will be attending. Refer to ECC response and like to see that the application is not determined until the clarification has been provided as requested. Method statement refers to the use of Glyphosate. FPC has a policy not to use and we would like to see this adhered to. Fencing should include hedgehog highways, bird boxes etc. EFRS still concerned it is too tight to enter forwards turn round and go out. Would like to see the lighting schedule as do not want it on permanently if there is to be any? LPP 52 no undue impact on local residences. Would like to ensure that this is compliant. Commenting rather than objecting

Delegated response: Feering Parish Council have the following comments to make on this application:

Parking, Access and Highway Safety

Whilst there are no significant alterations to the already permitted residential scheme under application 25/00439/FUL, this proposal will inevitably generate a greater intensity of vehicle movements associated with the use proposed. The applicant's comparison to a normal family household is not considered robust, as the site will also accommodate 12-hour staff shifts, carers, social workers, maintenance staff, managers, food deliveries and potentially school transport and specialist service vehicles. On that basis, Feering Parish Council considers that the level of vehicle activity has been underestimated. A more robust assessment of the likely traffic generation, parking demand and vehicle movements associated with the specific proposed use should therefore be provided.

This gives rise to concerns in relation to highway safety, safe access and manoeuvring within the site, and the adequacy of parking provision. The proposal does not, in our view,

demonstrate compliance with the expectations of the NPPF in respect of safe and suitable access, nor with the relevant policies of the Braintree District Council Local Plan and the Feering Neighbourhood Plan, which seek to ensure that development does not give rise to unacceptable transport impacts or parking stress.

We also note that Essex Fire and Rescue Service has raised concern regarding the access arrangements, particularly in relation to Plot 5. Dead-end access routes exceeding 20 metres are expected to provide suitable turning facilities, and these do not appear to be adequately demonstrated.

Accommodation and Use

The Council is concerned that the application does not clearly demonstrate how the accommodation will operate in practice. In particular, no overnight accommodation appears to be provided for staff within the bungalows. If each property is intended to accommodate two children, clarity is required as to how staffing arrangements will be managed safely and appropriately within the proposed two-bedroom layout. This lack of clarity undermines confidence that the proposal provides a suitable, well-considered living environment and properly reflects the residential character and functional requirements of the scheme, as required by the development plan and the NPPF.

We would also like clarification that this application is compliant with BDC LPP 52, in that there is no undue or unacceptable impact on the amenities of nearby residential properties.

Method Statement Arboricultural Report

Feering Parish Council notes the arboricultural method statement's reference to the use of glyphosate. The Parish Council has a policy of non-glyphosate use and would wish to see this reflected in the landscaping and site management arrangements. In addition, any biodiversity net gain measures should provide meaningful and locally appropriate enhancements, rather than simply meeting the minimum statutory requirement. Opportunities should be taken to incorporate features such as hedgehog highways, bird boxes and other suitable wildlife enhancements. This would better accord with the NPPF and the relevant biodiversity and environmental policies of the Braintree District Council Local Plan and the Feering Neighbourhood Plan.

External Lighting

Feering Parish Council would also wish to see full details of the external lighting proposed for the development, including the type, extent, positioning and timing controls, together with any measures to limit light spill. This is necessary in order to assess the impact on residential amenity, the rural character of the area, local biodiversity and any effect on neighbouring properties.

Essex County Council Consultation Response

The Parish Council notes the response from Essex County Council Strategic Commissioning & Policy (Children & Families) and supports the request for the clarification and further information identified in that response.

Given the specialist nature of the proposed use and the potential implications for education, transport and other services, the Parish Council considers that the matters raised by Essex County Council should be satisfactorily addressed before the application is determined.

Conclusion

Feering Parish Council considers that further information and clarification are required before the application can be properly assessed. Until these matters have been satisfactorily addressed, the Parish Council does not consider that the application contains sufficient

information to demonstrate that the proposal would provide a safe, appropriately accessible and well-designed development in accordance with the relevant policies of the Braintree District Local Plan, Feering Neighbourhood Plan and the NPPF.

b) **26/01575/HH – 106 Feering Hill, Feering**

Single storey rear extension.

Comments by Councillors: Cllr Carlaw no comment on this. Cllr Evans said there is only one small window in the dining room and does this meet the requirements for lighting and ventilation? Is there enough natural light in the dining room? Cllr Giles don't think it is acceptable to have a single door off a food prep area. Climate emergency declaration.

Delegated response: Feering Parish Council has no objection to this application but would welcome clarification that there is sufficient natural light to the dining room, given that only a small side window is shown.

Climate Change and Energy Efficiency

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 Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), which seeks to support the transition to a low-carbon future and 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.

c) **26/01629/FUL – 31 Feering Hill**

Demolition of existing dwelling and garage and erection of a self-build replacement dwelling

Comments by Councillors: Cllr Carlaw declared a non-pecuniary interest in this item as it backs onto her property. Increased in height over the extension of the existing property by at least a metre which is significant. Not particularly in keeping with the area. No Saturday Pm or Sunday working. Construction plan needed. Would like to see a bond for the work to be completed. What can be required that it proceeds as a single-family home. Needs a fallback position if the work does not proceed as per the construction schedule. Garage is very likely to have asbestos and there is no detail of the removal of this. Needs an asbestos survey. BDC policy LPP 52 layout and design of developments which says that design should be in keeping with what is there. No provision for solar panels or EV charging. Climate emergency declaration.

Delegated response: Feering Parish Council has no objection to this application, but would wish to see the following matters addressed:

Bond / Completion of Works

The Parish Council would wish to see a bond requirement or equivalent safeguard to ensure that the works are completed as approved and that the property remains is a single-family dwelling.

Construction Hours

The Parish Council would also wish to see a construction working schedule condition to ensure that works are restricted to appropriate hours, including Monday to Friday and Saturday mornings only and do not take place outside those agreed times.

Asbestos Survey

Given the age of the building and associated outbuildings, the Parish Council considers that an asbestos survey should be undertaken as there may be asbestos present within the outbuildings.

Design, Scale and Massing

The Parish Council is concerned that the proposed design is considerable, particularly given that the overall height of the overall property would increase by more than 1 metre. Clarification is therefore sought that the application complies with BDC LPP 52 – Layout and Design of Development, which states that “the scale, layout, height and massing of buildings and overall elevation design should reflect or enhance the area’s local distinctiveness and shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline and the building line”.

Climate Change and Energy Efficiency

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. The Parish Council would also wish to see confirmation of the installation of EV charging points and solar panels on a new build property.

This approach would support the objectives of the National Planning Policy Framework, particularly Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), which seeks to support the transition to a low-carbon future and 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.

d) **26/01661/HH – Bridge Barn, Coggeshall Road, Feering**

Single-storey side extension, alterations to fenestrations, installation of No.2 roof lights and replacement of cladding and roof tiles.

Comments by Councillors: Need to quote the 2012 planning application (12/00361/FUL) which says that they are not allowed to convert the garage into living accommodation. Even if renegotiated there is no evidence of where they would be parking 2 cars and where they would turn to ensure they can exit in a forward gear as it is on a blind bend near traffic lights. No drawing of upstairs on the elevation plans.

Delegated response: Feering Parish Council objects to this application for the following reasons:

Condition 3 of the previously approved application 12/00361/FUL, which granted permission for the conversion of the barn to habitable accommodation, states that the garage to the “annexe” shall only be used for the parking of vehicles or for domestic storage associated with the dwelling and shall not be used for living accommodation. This proposal would

therefore appear to be in direct conflict with that condition and should be refused on that basis.

Even if that condition were to be renegotiated, the application does not provide sufficient evidence of parking provision for two cars, nor does it demonstrate whether a vehicle would be able to exit the site in a forward gear. This is particularly important given the location of the property on a blind bend near traffic lights, where manoeuvring and visibility concerns are heightened.

The Parish Council has also noted that the elevation plans do not include drawings of the upstairs and would wish to see these before the application is determined.

- 2 Discussion was held around the two Neighbourhood Plans which were received for Great Bardfield and Gosfield, where it was discussed that as both of those plans are outside the area of Feering and therefore the Parish Council had no comment to make.

3 **UPDATE ON APPLICATIONS APPROVED / REFUSED**

Applications Approved:

- 26/01229/FUL – Brooms Barn, Little Tey Road

Applications Refused:

- 26/01217/HH – 43 Feering Hill, Feering

DATE OF NEXT MEETING

To be confirmed, pending applications.