

**MINUTUES of the meeting of Feering Parish Council Planning Committee held on Tuesday 1<sup>st</sup>. March 2016**

Councillors Present: Cllr M. Lakin (Chairman), Cllr M. Eddolls, Cllr K. Evans and Clerk Kevin B. Money

Members of the Public: None

**14/2016 Welcome and Apologies**

Cllr M. Lakin welcomed everyone to the meeting  
Cllr M. Bonner had offered his apologies before the meeting

**15/2016 Declaration of Interest**

Cllr M. Lakin declared a Non-Pecuniary interest in the Prested Hall application

**16/2016 Agreement of Minutes of Previous Meeting**

Cllr K. Evans proposed and Cllr M. Eddolls seconded that the minutes are a true and accurate record of the meeting held on Tuesday 9<sup>th</sup>. February 2016.

**This was agreed unanimously**

**17/2016 Questions from Members of the Public**

None Present

**18/2016 Planning Applications**

**16/00037/TPO** – Feering Vicarage 11 Feering Hill Feering CO5 9NL

Notice of intent to carry out works to trees protected by Tree Preservation Order 6/02 – Three Sycamores behind 31 Marshall Close reduce in height by 5 metres and thin by 20% and Three Sycamores behind 33 Marshall Close reduce in height by 7 metres (or to bring in line with trees behind 31) and thin by 20%

**FPC Decision: The Tree Warden comments were that these trees will recover from this work. The applicants are not the owners of the trees and have sought the owner's permission. The Councillors agreed with the views of the tree warden**

**16/00229/FUL** – Prested Hall Prested Hall Chase Feering CO5 9EE

Proposed replacement dwelling

**FPC Decision:** Feering Parish Council **OBJECT** to this proposal and request that BDC REFUSE this application for a replacement dwelling in the “yew gardens area, former kitchen garden” of Prested Hall as the GRANTED 14/021022/FUL application was for such a replacement dwelling on land off Prested Hall Chase.

**Ref UPRN 010006915418** Prested Hall Prested Hall Chase Feering Essex CO5 9EE Planning applications include 16/00229/FUL, 15/01289/FUL refused. 12/01640/MMA refused, 12/00388/FUL – granted.

**Ref UPRN 010090831231** Land Between The Coach House And The Anchorage Prested Hall Chase Feering Essex. Planning application 14/01022/FUL – granted “Erection of a single storey two-bedroom dwelling (**in place of dwelling approved under ref. no. 12/00388/FUL**) and conversion and extension of existing barn to garages and storage, foul and surface water drainage”

Feering Parish council requests that if BDC are minded to grant planning permission for a replacement dwelling in the “yew garden area” of Prested Hall, then a condition akin to condition 16 below be attached such that only ONE replacement dwelling in the Prested Hall area is granted planning permission. Condition 16 of the consent for 14/01022/FUL for the dwelling off Prested Hall Chase specifically states that this permission “**is an alternative** to that previously approved under planning application 12/00388/FUL”. In January 2015, the 2012 consent (12/00388/FUL) for a replacement dwelling in the “yew gardens” area of Prested Hall was still live.

16. The new dwelling hereby permitted is an alternative to that previously approved under planning application 12/00388/FUL. In the event that planning permission 12/00388/FUL is implemented then this planning permission (14/01022/FUL) shall cease to be valid and shall not be implemented. Alternatively, upon the implementation of this planning permission (14/01022/FUL) planning permission 12/00388/FUL shall not therefore be implemented.  
Reason  
In the interests of proper planning and to clarify that this permission is an alternative replacement dwelling to that previously granted planning permission under application no. 12/00388/FUL

Subject to a condition similar to the one outlined above such that only ONE replacement dwelling is constructed, then Feering Parish Council:  
Has no comment to make on the size and style of the single storey 3-bedroom bungalow proposed in 16/00229/FUL. The floor area is about 93 sq. metres (the plans have no dimensions, only a scale bar) and appear to be about identical with the plans for 12/00388/FUL (granted) which was stated to have a floor area of 91 sq. metres.  
Feering Parish Council requests that a condition is attached that any extension 2<sup>nd</sup>. Storey chalet room(s) / further development in the “yew garden area” would require planning permission and not be automatically allowed under permitted development.

**19/2016 Decisions made by Braintree District Council**

**15/00395/TPO** – Land Rear of 10 Barnfield Feering  
Notice of intent to carry out works to trees protected by Tree Preservation Order 6/02 – Carry out works to trees as detailed in the application  
**Application – GRANTED**

**20/2016 Items for Next Agenda**

Nothing

**21/2016 Date of Next Meeting**

It was agreed that the next meeting would take place on **Tuesday 5<sup>th</sup>. APRIL 2016** at 9.30am in the Parish Office, subject to receipt of planning application/s.

There being no further business the Chairman closed the meeting at 9.50am

Signed.....5<sup>th</sup>. April 2016

**M. Lakin**