

**Minutes of the Feering Parish Council Planning committee meeting held on
Tuesday 14th. June 2016 at 7pm in the Parish Office**

Present: Cllr K. Evans (Chairman), Cllr M. Lakin, Cllr M. Bonner, Cllr M. Eddolls & Kevin Money (Clerk)
Members of the public attending: None

55/2016 WELCOME AND APOLOGIES

The Chairman welcomed everyone to the meeting

56/2016 DECLARATION OF INTERESTS

To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest or Non-Pecuniary Interest relating to items on the agenda

Cllr M. Lakin declared a non-pecuniary interest in the Prested Hall application

57/2016 AGREEMENT OF MINUTES OF PREVIOUS MEETING

To agree the minutes of the meeting held on 31st. May 2016

Cllr M. Lakin proposed and Cllr M. Eddolls seconded that the minutes are a true and accurate record of the meeting. **This was carried unanimously**

58/2016 QUESTIONS FROM MEMBERS OF THE PUBLIC

A period of up to 5 minutes when members of the public can speak about planning matters

As no members of the public were present there were no questions

59/2016 CONSIDERATION OF THE FOLLOWING APPLICATIONS

REVISED PLANS TO 16/00346/FUL – Land adjacent 38 Hunt Close Feering

Erection of one no. dwelling

FPC comments:

The Parish Council does not think the proposed dwelling conforms to policy RLP90 & RLP 17. The Parish Council still thinks the revised design is out of character with the other houses on Sherwood Way as it is rendered, has a different / complex roof line. The Parish Council still has concerns about the possible loss of privacy, overshadowing and/or loss of light between the 2 houses although the plans have been revised the only difference is a reduced size in the family room.

16/00852/FUL – Land between The Coach House and The Anchorage Prested Hall Chase Feering

Change of use and extension of agricultural building for residential use

FPC Comments

The Parish Council would like BDC to place the Seven Conditions which were attached to 07/02196/FUL and the following **MUST** be included again:

Condition 2: the occupation of the Barn / the property shall be limited to a person or persons solely employed in the business of.. the hotel & wedding venue in Feering known as Prested Hall (or some other clear way of limiting the staff to the hotel & wedding side only -FPC should aim to ensure that Health & Leisure Centre staff are excluded as they could be local people)

Condition 3: A written or electronic record, in a format to be agreed with the local planning authority, shall be maintained of all occupiers of the barn / the property. The record shall be retained at the site and at the local planning authority's offices shall be made available for inspection on demand by any representative of the local planning authority.

Condition 4: Public Footpath 18 Feering is to be maintained at its current width with no encroachment or obstruction to its use.

Section 17 of the application form has not been completed - residential units (including conversion)

Plans need to show there the parking provision for cars and bikes will be made in accordance with BDC's adopted parking standards, as set out in Parking Standards - Design and Good Practice (September 2009). 3 car spaces are proposed - section 10 of the application form.

The "barn" already has a currently valid planning permission 14/01022/FUL which was GRANTED by BDC on 9 January 2015 (lapses January 2018) for 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

This planning permission was for the replacement of the pool bungalow (old pool house) aka the Chalet.

On 13 May 2016 (this year) BDC GRANTED planning permission for 16/00229/FUL for a replacement pool bungalow at an alternative site being the "yew gardens area, former kitchen garden" with

conditions: Condition 3: The new dwelling hereby permitted is an alternative to that approved under

planning permission 14/01022/FUL. In the event that planning permission 14/01022/FUL is implemented then this planning permission (16/00229/FUL) shall cease to be valid and shall not be implemented.

Alternatively, upon the implementation of this planning permission (16/00229/FUL) planning permission

14/01022/FUL shall not thereafter be implemented.

Condition 2: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order amending, revoking or re-enacting that Order), no enlargement of the bungalow permitted/provision of any building/structure within the curtilage of the bungalow permitted and/or alteration of the bungalow permitted, otherwise permitted by Classes A, B, C, D, E, F and G, Part 1, Schedule 2 of that Order, shall be erected/carried-out without first obtaining planning permission in writing from the Local Planning Authority.

These conditions MUST be included with this application 16/00852/FUL

16/00944/FUL – Prested Hall Chase Feering CO5 9EE

Application for the permanent retention of a marquee for use between hours 08.00-23.00

FPC Comments

The Parish Council **OBJECTS** to this planning application.

The Council Objects to a permanent structure - it should remain a temporary structure. If the structure becomes permanent it could set a priority for an extension.

Potential noise impact on the nearest residents. Braintree Council should monitor noise pollution on neighbouring properties.

Prested Hall is a listed building in a rural setting outside the village of Feering. FPC would prefer that the marquee is a temporary structure.

If permission is given for the marquee to be a permanent structure, FPC request that the permission is only for a marquee, not for any other type of structure, in the existing location with dimensions 18.2m x 12.2m x 4m height (an area of 222.04 sq. metres). Also that permitted development rights be removed. FPC also request that if proposals to extend the hotel (residential and/or non-residential facilities) are revived, then the two facilities should be considered jointly to protect the rural setting / countryside from over-development

FPC request that the amplified noise condition (as per condition 4 of planning permissions 14/00879/FUL & 11/01687/FUL) must remain.

FPC also request that the restrictions on the hours of use (no use for functions etc. outside of 8am-11pm) must remain.

These conditions have been applied to all past applications for a marquee. FPC consider the conditions particularly necessary as planning permission for extra residential accommodation has been granted / is in the process of being applied for in the grounds of / in the vicinity of Prested Hall at the same postcode:

(a) 16/00229/FUL & 14/01022/FUL: replacement for pool bungalow, postcode also CO5 9EE

(b) 06/00674/COU & 07/02196/FUL currently being revived as 16/00852/FUL : conversion of barn to (staff) accommodation, postcode also CO5 9EE

FPC request that BDC (continue to) monitor the safety, maintenance & compliance of the structure and that noise and light levels are monitored.

The applicant's submitted letter / supporting statement dated 21 April is confusing as it states that "the marquee structure is serviced bi-annually" (i.e. twice per year) but then says that "this inspection with take place in December, with works carried out in January if required." This implies once a year i.e. annually.

FPC ask whether light levels have been assessed for environmental impact.

60/2016 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

16/00390/FUL – 72 Feering Hill Feering CO5 9NL Erection of extension to connect the existing dwelling to existing double garage

Application: GRANTED

61/2016 ITEMS FOR NEXT AGENDA - none

DATE OF NEXT MEETING –

Wednesday 6th. July 2016 (subject to any applications being received)

There being no further business the Chairman closed the meeting at 7.25pm and thanked everyone for attending

Signed.....

K. Evans