

Minutes of the Feering Parish Council Planning committee meeting held on Friday 12th. August 2016 at 9.30am in the Parish Office

Present: Cllr K. Evans (Chairman), Cllr M. Lakin, Cllr M. Eddolls & Kevin Money (Clerk)
Also present: Cllr P. Lees, Cllr L. Blackburn, Cllr C. Newton and Cllr J. Inglis, Cllr M Bonner

Members of the public attending: None

Cllr. K. Evans welcomed everyone to the meeting

69/2016 WELCOME AND APOLOGIES - Cllr H. Edwards

70/2016 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 an interest in 16/00204/TPO the Gore House application

Cllr M. Bonner declared a Non-pecuniary interest in item 16/00569/OUT as he lives opposite the site

71/2016 AGREEMENT OF MINUTES OF PREVIOUS MEETING

To agree the minutes of the meeting on 19th. July 2016

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

72/2016 QUESTIONS FROM MEMBERS OF THE PUBLIC

A period of up to 5 minutes when members of the public can speak about planning matters. As there were no members of the public present – there were no questions

73/2016 FEERING PARISH COUNCIL RESPONSE TO THE BDC DRAFT LOCAL PLAN

Cllr P. Lees informed the meeting about a meeting that Cllr L. Blackburn and himself attended with Kelvedon NP Committee members & BDC Local Plan officers.

Councillors then discussed in great depth and agreed the points to be made in Feering Parish Council's response to the public consultation on the BDC draft Local Plan (consultation close date 19 August 2016). It was agreed that FPC will OBJECT to policy LPP 20 *Strategic Growth Location – Land at Feering*. The main reasons for the objection is that

(i) the proposal for up to / a minimum of 1000 homes in Feering is on farmland outside the village envelope and would more than double the number of homes in Feering

(ii) FPC require infrastructure improvements **before** development - **before** more than 30 new homes, as proposed in the previous draft Local Plan, are built. Specifically **oppose** any cumulative development of more than 30 new homes **before** an all movement junction on the A12 is **operational** that provides a route for traffic from Feering, Coggeshall, Tiptree and other settlements to access the A12 both north- and south-bound without the need to travel along Kelvedon High Street.

Cllr Evans undertook to produce a draft of the FPC response to circulate to fellow Councillors for agreement and subsequent submission to BDC as FPC's formal response to the Draft Local Plan public consultation.

The agreed and submitted response is attached as Appendix 1 of these Minutes.

74/2016 16/00569/OUT - Land North East of Inworth Road Feering

Outline planning application to include up to 165 dwellings (C3), vehicular access from London Road, public open space, landscaping, associated infrastructure, drainage works and ancillary works. Detailed approval is sought for access arrangements from London Road, with all other matters reserved.

Comments to BDC by 30.08.16

This item was taken out of Agenda order and was considered alongside the FPC response to the BDC draft Local Plan as it concerns an application to develop a part of the proposed strategic growth site FEER 233 and is also owned by Crown Estates.

There was some uncertainty amongst Councillors as to why this item was on the Agenda as FPC had already submitted their objection comments in May. Councillors surmised that it concerned the information in the "Technical Clarifications report" submitted to BDC by Amec Foster Wheeler on behalf of Crown Estates towards the end of July. This therefore formed the basis of the Councillors' discussions.

It was agreed that FPC would maintain their OBJECTION to this outline planning application for (up to) 165 homes on a part of site FEER 233 owned by Crown Estates. Since FPC first objected to this outline application in May, site FEER 233 has been included in and forms a significant part of the land identified in the BDC draft Local Plan policy LPP20 *Strategic Growth Location – Land at Feering* which includes a proposed up to / a minimum of 1000 homes.

FPC OBJECT to the current application 16/00569/OUT for (up to) 165 homes proceeding as a stand-alone application - it MUST be a phase of the policy LPP20. In particular, the existing road infrastructure problems, including the limited movement A12 Kelvedon North / Feering junction, must be dealt with BEFORE any significant number of new homes are granted planning permission and built. Development must proceed as an integrated whole such that input from the Feering Neighbourhood Plan on the nature & positioning of the facilities included in policy LPP20 is taken into account and is not compromised by stand-alone development of part of the proposed strategic site.

Cllr Evans undertook to produce a draft of the FPC response to circulate to fellow Councillors for agreement and subsequent submission to BDC Planning as FPC's additional OBJECTION response to 16/00569/OUT - Land North East of Inworth Road Feering.

The agreed and submitted response is attached as Appendix 2 of these Minutes.

At 11.30am, being 2 hours after the start of the meeting, Councillors voted unanimously to continue with the business on the agenda as required by the Standing Orders.

75/2016 CONSIDERATION OF THE FOLLOWING APPLICATIONS

16/00200/TPOCON – 28 Feering Hill CO5 9NH

Notice of intent to carry out works to trees in a Conservation Area - Remove 1 Cherry Blossom, Scots Pine, Mountain Ash, Conifer and 1 Lawson Cypress tree, cut back approx. 1.5 metres a Laurel hedge and top by 2.5 metres and lift 2 Lawson Cypress trees and 1 Norway Spruce by approx. 3 metres. Comments to BDC by 18.08.16

FPC Comments: No Comment

16/00204/TPO – Gore House 126 Feering Hill CO5 9PY

Notice of intent to carry out works to trees protected by Tree Preservation Order 16/99 - Reduce lower branches from a Sycamore by 3 metres and the higher branches by 2 metres, Cut back overhanging branches from 1 Horse Chestnut back to boundary and Fell 1 Yew. Comments to BDC by 24.08.16

FPC comments: These are very large trees and are overhanging the road. So for safety reasons the above application is a good idea

16/01225/PLD – Shoulder Hall Mill Lane CO5 9RG

Application for a proposed lawful development certificate – Stationing of a mobile home for use as an annexe. For PC comment only.

16/01232/FUL – Shoulder Hall Mill Lane CO5 9RG

Erection of an ancillary granny annexe. Comments to BDC by 19.08.16

FPC Comments: No comment

76/2016 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

16/00346/FUL – Land adjacent 38 Hunt Close Feering

Erection of one no. dwelling – ***Application GRANTED***

77/2016 ITEMS FOR NEXT AGENDA

DATE OF NEXT MEETING
6th. September 2016 at 9.30am

There being no further business the Chairman closed the meeting at 11.45am and thanked everyone for attending

Signed.....6th. September 2016
K. E. Evans