



Minutes of the Feering Parish Council Planning committee meeting held on Tuesday 22nd. August 2017 at 10am in the Acorn Room of Feering Community Centre

Present: Cllr K. Evans (Chairman), Cllr M. Eddolls, Cllr P. Lees and Kevin Money (Clerk). Members of the public: 1

54/2017 WELCOME AND APOLOGIES – Apologies were received from Cllr M. Lakin and Cllr M. Bonner

55/2017 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
No Councillor declared any Disclosable Pecuniary Interest, other Pecuniary Interest or Non-Pecuniary Interest relating to items on the agenda

56/2017 AGREEMENT OF MINUTES OF PREVIOUS MEETING

To agree the minutes of the meeting on 13th. July 2017
Cllr P. Lees proposed and Cllr K. Evans seconded that the minutes are a true and accurate record of the meeting. **This was agreed unanimously**

57/2017 QUESTIONS FROM MEMBERS OF THE PUBLIC

A period of up to 5 minutes when members of the public can speak about planning matters. There were no questions from the public
A resident spoke about the 19 Watermill Road planning application having objected to the application to BDC. She said that the plans that have been submitted do not represent the height and degree of the wall that will cast a shadow over their property and garden. She also mentioned that the property had shared boundary a small garden and that no. 19 had already had an extension built. They have a “Right to light” but BDC had not been into her home to ascertain the effectiveness of the downstairs lighting the new extension would impact on her property. No. 19 no access to rear of property so how are they going to access the rear garden with all the builders’ equipment and materials? She also went on to mention about the surrounding area in Watermill Road, the pitched roof, the 45-degree build extension rule, how the new build would affect the neighbouring properties.
The Chairman thanked her for coming to the meeting and putting her point of view over extremely well and concise.
There were no questions from the Councillors so the resident then left the meeting.

58/2017 CONSIDERATION OF THE FOLLOWING APPLICATIONS

17/00238/TPOCON – The Sun Inn Feering Hill CO5 9NH

Notice of intent to carry out works to trees in a Conservation Area - Remove tree 1 to stump and kill stump and Remove one low branch that overhangs the car parking spaces from a Larch

FPC Decision: Jane Palmer (tree warden) is OK with the proposal to fell Tree 1 (Ash) and to remove the low branch from Tree 2 (Larch). However the beautiful old tulip tree is far more valuable & rare. The ash is disturbing its growth & causing die back. Jane suggests cutting back the dead branches on the tulip tree at the same time as the other works.

17/01393/VAR – 6 Sherwood Way Feering CO5 9LJ

Application for variation of Condition 2 of approved application 16/02174/FUL –
Change from mixture of flat and pitched roofs to flat roof design only to main
extension

FPC Decision: No comment

17/01396/FUL & PP-06264183 – 18 Packe Close Feering CO5 9LP

Proposed first floor extension

FPC Decision: No comment

17/01191/FUL – 19 Watermill Road Feering CO5 9SR

Erection of First floor rear extension

FPC Decision: Objects to the application because of insufficient information as to
whether it is compliant to the 45-degree angle, as per Essex Design guide 89 45-
degree rule and overlooking because the adjacent windows are not shown. The
Block plan is incorrect as it doesn't show the existing rear extension. Shadowing of
the rear garden to number 21 as the sun goes around.

FPC recommends to BDC a "Condition be placed on any granting of this application
be that no equipment or materials may enter the property via to the rear of the house
on Footpath 16". The bedroom 3 window is small (1.5m x .5m) and does it meet
building regulations as regard to light and ventilation?

17/01469/FUL – 11 Barnfield Feering CO5 9HP

Erection of single storey extension

FPC Decision: Objects to this planning application on the grounds of the application
is in a conservation area and is out of character because it is a flat roof when others
have a pitched roof. The site plan is misleading and contradictory in terms of the red
line as it doesn't show the access to house numbers 10, 11 & 12. Also it doesn't
show the green space which contains trees which have TPO's (TPO 51a – 2000).
There is also a question of house / land ownership. The proposed extension makes
the run-in length insufficient for the 2 car parking spaces that are required for
properties of 2 bedrooms or more. (BDC parking guidelines)

17/01443/FUL – 2 New Lane Feering CO5 9EJ

Erection of single storey side and rear extensions, internal alterations and demolition
of existing garage

FPC Decision: No comment with the proviso of a suggestion to replace the tree in the
back garden

16/00569/OUT Crown Estates: up to 165 homes

(a) FPC response re BDC's request for potential Section 106 Open Spaces projects
The planning committee suggested that, before responding to BDC, that this should
an Agenda item at the next Neighbourhood Plan committee meeting on 11th.
September at 7:30pm. The recommendations of the Neighbourhood Plan committee
will then to be an Agenda item at the next FPC Full Council meeting on 19th.
September at 7:30pm for a decision by the Full Council.

(b) Additional FPC comment on this outline planning application after the ECC
Highways response & pending a possible BDC Planning Committee meeting [*Note:*
the BDC Planning Committee meeting of 15 August was cancelled. The next BDC
Planning Committee meeting is Tues 29 August - Agenda not yet publicised]
The Clerk was asked to book slots for Cllr Evans, FPC-Planning Committee Chair
and Cllr Blackburn, Neighbourhood Plan Chair, to speak at the BDC Planning
Committee meeting on Tuesday 29th. September when the 16/00569/OUT Crown
Estates application for up to 165 homes is on the Agenda.

It was agreed that FPC continue to object to this application as before. Cllr Evans to draft & circulate a proposed response.

59/2017 To discuss any other planning applications received after the agenda being published and/or shown on the Braintree District Council website up until 4pm on the previous day of the meeting.

60/2017 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

17/00817/FUL – South Cottage Old Road Feering CO5 9RN

Erection of single storey attached garage and erection of first floor window into the South West elevation. **Application Granted**

17/00493/NMA – 7 John Raven Court Feering CO5 9NB

Application for a non-material amendment following grant of planning permission 15/01086/FUL (Erection of single storey extension housing swimming pool) - omit 4 no. high level windows and 1 no. roof light to North East elevation, omit 1 no. roof light to South East elevation and reduce size of gable window to North West elevation.

Application Granted

17/01186/HHPA – 2 New Lane Feering CO5 9EJ

Erection of single storey rear extension. Extension will extend beyond rear wall of the original house by 7.895m, with a maximum height of 2.868 m and 2.868 m to the eaves of the extension. **Application WITHDRAWN**

17/01141/PLD – 24 Watermill Road Feering CO5 9SR

Application for a proposed lawful development certificate – rear roof dormer and front facing roof windows. **Application Granted**

61/2017 Network Rail Crossing closures - Public Inquiry

Summary of FPCs past response. Consideration of & decision on any further response to the Public Inquiry.

The Clerk was asked to send to Network Rail the proof of evidence

DATE OF NEXT MEETING Tuesday 12th. September 2017 at 10am (*pending applications*)

There being no further business the Chairman closed the meeting at 12 noon and thanked everyone for attending

Signed.....14th. September 2017

Katherine Evans