



## **Minutes of the Feering Parish Council Planning committee meeting held on Tuesday 3<sup>rd</sup>. April 2018 at 7pm in the Parish Office of Feering Community Centre**

Present: Cllr K. Evans (Chairman), Cllr M. Eddolls, Cllr P. Lees, Cllr C. Newton, Cllr M. Bonner and Kevin Money (Clerk to the Parish Council). Members of the public: 5

**22/2018 WELCOME AND APOLOGIES.** The Chairman welcomed everyone to the meeting

**23/2018 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

**24/2018 AGREEMENT OF MINUTES OF PREVIOUS MEETING**

To agree the minutes of the meeting on 20<sup>th</sup>. March 2018

Cllr P. Lees proposed Cllr C. Newton Seconded that the minutes are a true and accurate record of the meeting. **All agreed**

**25/2018 QUESTIONS FROM MEMBERS OF THE PUBLIC**

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

The Chairman informed the meeting that a period of 20 minutes would be allowed for the public to speak. After that time no participation from the public will be allowed unless a Councillor asked a specific question that only the public can answer.

A resident spoke in favour of the application

A resident spoke in favour of the application

A resident spoke in favour of the application

A resident spoke in against the application

A resident spoke in against the application

The clerk obtained copies of the statements made for and against this application and will circulate them to Councillors for their information.

**26/2018 CONSIDERATION OF THE FOLLOWING APPLICATIONS**

**18/00419/FUL** – 19 Watermill Road Feering CO5 9SR

Proposed first floor rear extension and small extension to front porch

The Chairman read out the reason why BDC refused the original application which stated that *it is considered that the first-floor rear extension by virtue of its size, scale and siting would give rise to an unacceptable overbearing and overshadowing impact on the neighbouring dwelling at no. 21 Watermill Road to the detriment of the amenity of the existing occupiers. This adverse impact is exacerbated by the orientation of the properties and the small size of the rear garden of no. 21 Watermill Road. As such it is considered that the proposal would be contrary to the core principles of the National Planning Policy Framework, Policy CS9 of the Braintree District Core Strategy, Policies RLP3, RLP17 and RLP90 of the Braintree District Local Plan Review and Policy LPP38 of the Braintree District Publication Draft Local Plan*

The Chairman went on to say that it seems to me that the question we need to consider is whether the decrease in width of the 1st floor extension which moves it 1.7 metres away from the party wall - it was 1.1 metres away before - has the effect of making the extension less detrimental to the neighbours at 21 Watermill Road.

Would the new slightly reduced in width first floor rear extension still be a reason for refusal as per the previous BDC decision

Both gardens face approx. west, so the rear of 21 Watermill Road, the neighbours, will I believe still be more in shadow as the sun goes around from the east-> south -> west during the day. Probably especially in the winter when the sun is lower in the afternoon.

*Feering Parish Council originally objected to the previous planning 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 this application if BDC grant this application be that no building 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?

**FPC Decision:**

Following the revised plans on planning application number **18/00419/FUL** if it now conforms to BDC strict requirements following their refusal of planning application 17/01191/FUL then FPC has no objection to this revised application. Officers to check thoroughly that providing the 45-degree angle is met for all windows then FPC has no objection to this application. If it doesn't then FPC continues its objection.

This new proposal also has a small single storey front porch extension. The design is in keeping with the existing building(s) so I have no issues with this.

**FPC – No objection**

All members of the public left the meeting  
Cllr M. Bonner left the meeting at 7.40pm

**27/2018 FOR INFORMATION ONLY**

**18/00485/COUPA** - Prested Hall Prested Hall Chase Feering Essex

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3), and for Associated Operational Development - Conversion of an agricultural building to a residential dwelling house.

FPC refer to the comment made by the Historic Building advisor to ask BDC to confirm or otherwise the listed status / curtilage listed status of this barn.

The curtilage is not sufficient to accommodate a rear garden of 100 sq. m. as per the Essex Design guide and 2 parking spaces as per BDC adopted parking guidelines + a visitor's space

If COUPA is granted for a change of use to residential, FPC ask that BDC remove "permitted development rights" on the resulting residential development.

**FOR BDC PLANNING COMMITTEE**

**17/01469/FUL** - 11 Barnfield Feering CO5 9HP: Erection of single storey extension

Further to your representation on the above, BDC write to inform you that the application will be considered by the **Planning Committee** on **10 April 2018** at **Causeway House, Bocking End, Braintree** at **7.15pm** .

**28/2018 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.**

No further planning applications had been received since the advertising of the Agenda

**29/2018 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL**

**DATE OF NEXT MEETING** *pending applications*

There being no further business the Chairman closed the meeting at 8.20pm and thanked everyone for attending

Signed.....21<sup>st</sup>. April 2018  
**Katherine Evans**