



**Minutes of the Feering Parish Council Planning Committee
held on Monday 24 February 2020 at 9.00 am
in the Parish Office of Feering Community Centre**

Present: Cllr R Carpenter (Chairman) Cllr C Newton
Cllr P Lees Cllr Mike Bonner
Lisa Collins (Clerk to the Council)
Members of the Public 0

007/2020 WELCOME AND APOLOGIES

The Chairman welcomed everyone to the meeting.

008/2020 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 Bonner declared a non-pecuniary interest in 011/2020(i); Cllr Lees declared a non-pecuniary interest in 011/2020(iii).

009/2020 AGREEMENT OF MINUTES OF PREVIOUS MEETING

To agree the minutes of the meeting on 27 November 2019.

It was **resolved** that the minutes are a true and accurate record of the meeting.

010/2020 QUESTIONS FROM MEMBERS OF THE PUBLIC

A period of up to 15 minutes when members of the public can speak about planning matters.

No members of the public were present.

011/2020 CONSIDERATION OF THE FOLLOWING APPLICATIONS

i 19/01222/REM – Land North East of Inworth Road

To consider the new plans submitted by Bloor in respect of this application and to consider and agree the response from JTS Partnership on behalf of the Parish Council.

We acknowledge that Bloor Homes have made an effort in the submission of the new plans, however we are of the view that this has not gone far enough. Feering is a constituted parish which is separate from Kelvedon.

Our understanding of the s106 agreements an obligation is applied to the Crown outline consent - have these been fully passed on to the current owner and if there is a new s106 agreement we request that this is shared with the Parish Council. We remain concerned at the reality of the attenuation basis being considered as part of the usable open space and in particular the safety of those areas with specific concern relative to the proposed play area proximity to the attenuation basin. We also note natural England concerns and comments regarding this application that a BDC HRA should be carried out and that the application should not be granted until this has been completed.

On the attenuation basins we note that details have been given of the larger attenuation basin near Threshelfords however we do. Not appear to have any details of the attenuation basin near the play area.

We note that BDC do not appear to have adopted the NPPF and the NDSS however we are concerned that as a consequence this application is needing to at least comply with the national minimum standards. That in itself indicates that this is overdevelopment as they cannot meet the national minimum standards.

It was agreed that we would reach out to Crown Estates to meet to review the historical discussions and future site development, in light of the experience of this application and the previous discussions held with Crown Estates.

After discussion, it was agreed that, subject to the amendments raised being made to the letter by JTS, the letter be agreed and submitted on behalf of the Parish Council.

- ii **ESS/12/20/BTE** - Bradwell Quarry, Church Road, Bradwell and land south of Cuthedge Lane

Extraction of 6.5 million tonnes of sand and gravel (from Site A7 as identified in the Essex Minerals Local Plan 2014) including the retention of the existing access onto the A120, the processing plant (including sand and gravel washing plant), office and weighbridge, ready mix concrete plant, bagging unit, DSM plant, water and silt management systems. In addition, extension of the internal haul road into Site A7 and access for private and support vehicles to the Site A7 contractors' compound via Woodhouse Lane and Cuthedge Lane. Restoration of Site A7 to agriculture and biodiversity (species rich grassland and wetland).

It was agreed to defer this decision until the next meeting to have more time to consider the application.

- iii **20/00224/HH** – Brooks Barn, Little Tey Road

Erection of garage with games room in roofspace and link extension to main house

After discussion, due to the proximity of the very large willow tree we would suggest that if the tree is to be retained a formal arboriculturist report be obtained to demonstrate that the development will have no detrimental impact on the tree or possible long term issues for the development caused by the tree.

Paul lees declared a declaration in this application as he knows the application

- iv **20/00234/HH** – Aubrietia House, London Road, Feering

Enlargement of single storey link building.

After discussion the council has no objection to this application

012/2020 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

19/02195/HH – Mageanda, 2A Sherwood Way, Feering

Application Granted.

DATE OF NEXT MEETING

The date of the next meeting is 10 March 2020 at 6.30 pm.

There being no further business the Chairman closed the meeting at 10.01 am and thanked everyone for attending.

Signed

Robert Carpenter

10 March 2020