



**Minutes of the Feering Parish Council Planning Committee
held on Monday 10 March 2020 at 6.30 pm
in the Parish Office of Feering Community Centre**

Present: Cllr R Carpenter (Chairman) Cllr P Lees
Cllr Mike Bonner Lisa Collins (Clerk to the Council)

Members of the Public 0

007/2020 WELCOME AND APOLOGIES

The meeting started at 18.32. The Chairman welcomed everyone to the meeting.

Apologies for absence were received from Cllr Newton.

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.

No declaration of interests were declared.

009/2020 AGREEMENT OF MINUTES OF PREVIOUS MEETING

To agree the minutes of the meeting on 24 February 2020.

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 **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).

This application was deferred from the previous meeting. After discussion it was agreed that the Parish Council would like to reiterate their support for the Flood Alleviation Scheme. This scheme will have a far larger impact on the surrounding areas in light of proposed developments that this application would border. The infrastructure for the increased extraction would have an impact on the current infrastructure. Any application pertaining to this site going ahead we would ask that the public access and rights of way as set out are included in both applications.

- ii **20/00316/HH** – Freebourne Lodge, London Road, Feering

Single-storey rear extension, single-storey link extension, conversion of existing garage and construction of new detached garage.

After discussion it was agreed that we raised concerns regarding the previous application regarding the trees which asked for safeguards and we note that this proposal, in particular the detached garage, encroaches into the tree zone and whilst we note that the application form states that there will be no trees affected, our knowledge of the area suggests that there will be an impact on existing mature trees and vegetation and we

therefore seek written confirmation and evidence that these proposals will have no impact on the existing trees / landscape as stated by the applicant. We would also seek an existing site survey showing those trees with the proposed development so as to fully understand its potential impact as we note none of the drawings show existing landscape details.

iii **20/00335/OUT – Land Off, London Road**

Outline Planning permission for the erection of part single / part two storey units comprising 3013 sqm of use class B1 (office / light industrial) space with associated parking and improved access. Access, Appearance, Layout and Scale to be considered with Landscaping reserved.

Cllr Bonner left the meeting at 19.14 and returned at 19.16

After discussion, it was agreed that the council objects to this application on the grounds that we are concerned at the scale of development proposed for this very constrained site and the impact on the current the highway infrastructure / village network, however we feel that this proposal is premature at a time when the uncertainty and decision around the A12 realignment proposals and the Strategic Growth Area. We would strongly recommend that this site is considered in conjunction with the master plan proposals for the strategic growth location. We would advise that the Draft Neighbourhood Plan is currently being consulted on and the Design and Access Guide has been adopted by the Parish Council and we would ask that these be taken into material consideration.

012/2020 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

No decisions received

DATE OF NEXT MEETING

The date of the next meeting is 23 March 2020 at 6.00 pm.

There being no further business the Chairman closed the meeting at 19.27 pm and thanked everyone for attending.

Signed

Robert Carpenter

16 April 2020