



**Minutes of the Feering Parish Council Planning Committee
held virtually on Thursday 16 April 2020 at 7.30 pm
via Zoom (Meeting ID 359 089 813)**

Present: Cllr R Carpenter (Chairman) Cllr P Lees
Cllr Mike Bonner Lisa Collins (Clerk to the Council)
Members of the Public: 2

019/2020 WELCOME AND APOLOGIES

The meeting started at 19.32. The Chairman welcomed everyone to the meeting and outlined the rules of the committee meeting as it is being held virtually.

020/2020 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 that the applicant is a neighbour.

021/2020 AGREEMENT OF MINUTES OF PREVIOUS MEETING

To agree the minutes of the meeting on 10 March 2020.

It was **resolved** that the minutes of the meeting on 10 March 2020 are a true and accurate record of the meeting. Cllr Lees proposed, Cllr Bonner seconded.

022/2020 QUESTIONS FROM MEMBERS OF THE PUBLIC

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

A member of the public raised issues to the council regarding the planning application to be discussed. They stated that the application is within a conservation area and in the area of a Grade 2* listed building – the Sun Inn Pub. The council have been vocal regarding applications causing harm to heritage assets and this application would cause significant harm to a heritage property. It is closer than the previous applications which the council have objected to (165 homes on London Road). The application is out of keeping with village design and street scene and based on a design from Philadelphia. Environment Agency have objected to the proposal as the application is on a flood plain. Access to the site is poor with a lot of traffic already going through to the area with parking for the accommodation there and the Sun Inn. There is a limited area for turning in the parking area. The disabled access and lift are concerning - are they intending to use the property for commercial purposes? A number of trees have already been removed before undertaking a tree survey and BDC have issued a warning to cease tree work. Previous applications on the land before and have all been refused. Both members of the public requested that the Parish Council object to this application and that the application should not be granted by BDC.

023/2020 CONSIDERATION OF THE FOLLOWING APPLICATIONS

i 20/00097/FUL – Land rear of 1-1d Feering Hill

Erection of a raised single-storey two-bedroomed dwelling house.

Following consideration Feering Parish Council strongly objects to this application and recommends that the application is refused. The reasons for the council's objections are outline below:

The site is fully located within a Zone 3B functioning flood plain area and consider that the applicants proposals have potential to be detrimental to the flood plains operation and in turn would adversely effect on neighbouring / surrounding properties. We also note that the Environment Agency have objected and are recommending that the application is refused

planning permission as the proposal falls in a flood risk vulnerability category and inappropriate to the flood zone.

Furthermore, the proposal is considered to be inappropriate for the site and its setting and would cause notable harm to the conservation area and in particular the high grade listed heritage assets that border the site – (3 nr Grade2* listed buildings – Sun Inn, Sun Cottage and Feering House).

The site is also located in a prominent position adjacent to the River Blackwater and due to its undeveloped nature provides an important break in marking this historic setting between Kelvedon and Feering.

The design, scale and mass of the proposals will have an adverse impact on both the conservation area and are out of character and inappropriate for the site and its setting.

We also note that the applicant appears to have submitted the incorrect 'ownership' certificate with this application.

In addition to the above, the Parish Council acknowledges the various consultee objections to this application which the Parish Council fully supports.

A member of the public left the meeting at 19.52.

024/2020 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

No decisions received.

DATE OF NEXT MEETING

The date of the next meeting is Tuesday 5 May 2020 at 7.30 pm.

There being no further business the Chairman closed the meeting at 7.54 pm and thanked everyone for attending.

Signed 5 May 2020
Robert Carpenter