



Minutes of the Feering Parish Council Planning Committee
held virtually on Monday 14 September 2020 at 8.00 pm
via Zoom (Meeting ID 812 1159 9617)

Present: Cllr Katherine Evans (Chairman) Cllr Paul Lees
Cllr Simon Reed Lisa Collins (Clerk to the Council)
Members of the Public: 1

060/2020 WELCOME AND APOLOGIES

The meeting started at 20.04. The Chairman welcomed everyone to the meeting.

Apologies were received from Cllr Carpenter and Cllr Bonner. It was **resolved** to accept the apologies from Cllr Carpenter.

061/2020 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 declarations were received, however the Clerk stated that the applicants at 064/2020(ii) were well known to the Clerk.

062/2020 AGREEMENT OF MINUTES OF PREVIOUS MEETING

It was **resolved** that the minutes of the meetings held on 5 August 2020 were a true and accurate record of the meeting.

063/2020 QUESTIONS FROM MEMBERS OF THE PUBLIC

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

The member of the public wanted to discuss the Land West of Kelvedon Station. They informed that Kelvedon Parish Council are preparing their own submission which will be submitted shortly. The developer has changed the roofs of the flat and reduced the height which is good. Bloor Homes have submitted an ecological and maintenance report which Cala Homes have not, which the member of public intends to raise. The housing needs survey which was produced shows that 42% want a one-bedroom bungalow but there are only 4 bungalows. There is a need for 2-3 bedroom properties which are not being supplied. They are also not meeting the National Standards for garden space in 6 privately owned properties. Are the applicants meeting the National Standards for Internal Space? The member of public asked whether the parish council could contact Kelvedon Parish Council to make sure we have a joined-up response.

064/2020 CONSIDERATION OF THE FOLLOWING APPLICATIONS

- i 19/01025/FUL – Land West of Kelvedon Station

Re-consultation due to revised documents being received.

After discussion, it was **agreed** the Parish Council would object to this application on the basis that there is no mention of the road or footway improvements in the documents that were part of the original outline planning process. There was also expected to be junction improvement at the junction of Station Road and Kelvedon High Street. No improvement to foot and cycle access to the station car park for sustainable transport. There is no management plan for the public open space or ecological protection area and the Parish Council would like to see a copy of this produced before the application is considered. There

is also no information on the street lighting. It is also unclear whether the homes meet the Internal Space National Standards.

ii **20/013017/FUL** – Prested Hall, Prested Chase, Feering

Erection of a single-storey 3 bedroomed replacement dwelling-house

After discussion, it was **agreed** that the Council object to this application on the basis that the current application at about 116 sq metres is considerably larger than the pool bungalow of 65 sq metres. The 2015 application (15/01289/FUL) was previously refused because of an increase in size to 112 sq metres, which was smaller than this application. The application form says there are timber windows however the plan and elevation drawing shows that it will be timber effect uPVC windows. The application form also says 4 parking spaces but only 2 spaces shown on the drawings. Trees are likely to be affected by putting in a new driveway and new car parking spaces outside the Yew Tree circle.

iii **Consultation regarding Section 1 of the Draft Local Plan for the 3 North Essex Authorities – Colchester, Braintree and Tending**

To consider and agree Feering Parish Council's response to the Draft Local Plan

After discussion it was **agreed** to defer this item to the next Planning Committee Meeting.

iv **Government Consultation on the Changes to the Current Planning System**

To consider and agree Feering Parish Council's response to the consultation.

After discussion, it was **agreed** to defer this item to the next Planning Committee Meeting.

v **Government Consultation on Planning for the Future**

To consider and agree Feering Parish Council's response to the consultation

After discussion it was **agreed** to defer this item to the next Planning Committee Meeting. Cllr Lees to forward the notes he has made regarding this consultation to the members of the Planning Committee.

065/2020 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

No decisions received.

DATE OF NEXT MEETING

The date of the next meeting will be Tuesday 29th September at 7.30 pm.

There being no further business the Chairman closed the meeting at 20.52 pm and thanked everyone for attending.

Signed

.....
Katherine Evans

29 September 2020