



Minutes of the Feering Parish Council Planning Committee
held virtually on Wednesday 13 January 2021 at 8.00 pm
via Zoom (Meeting ID 857 1982 0112)

Present: Cllr Robert Carpenter (Chairman) Cllr Paul Lees
Cllr Philippa Onno Cllr Katherine Evans
Cllr Simon Reed Lisa Collins (Clerk to the Council)
Members of the Public: 2

001/2021 WELCOME AND APOLOGIES

The Chairman welcomed everyone to the meeting and set out the protocols of the meeting.
No apologies were received.

002/2021 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 Carpenter declared a non-pecuniary interest in item 005/2021(i) Cllr Evans declared a personal and pecuniary interest in item 005/2021(i) and all other councillors declared a non-pecuniary interest in item 005/2021(i)

003/2021 AGREEMENT OF MINUTES OF PREVIOUS MINUTES

It was **resolved** that the minutes of the meeting held on 10 December 2021 were a true and accurate record of the meeting. Proposed Cllr Lees, seconded Cllr Evans.

004/2021 QUESTIONS FROM MEMBERS OF THE PUBLIC

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

Two members of the public attended to put forward their views on application 20/02118/HH.

The first member of public raised the point that all properties along Feering Hill face North West so will not get direct sunlight until after the equinox and the effect of the natural light on the project. The garage extension roofline will be lower than the ridgeline of the property.

The second member of public expressed their concern about the height of the roof and the boundary there will be a 5m brick wall which will block light to their property. Access will not be given to the applicant to the neighbouring property during the construction of the extension. It will be an extremely visible building and a blot on the street scene.

005/2021 CONSIDERATION OF THE FOLLOWING APPLICATIONS

i **20/02118/HH – 64 Feering Hill, Feering**

First-floor front/side extension over existing garage

This item was moved up the agenda to allow the public to listen to the item. Cllr Evans was moved into the waiting room during this item.

After discussion it was **agreed** this application would be referred to Braintree District Council's technical team for assessment with regards to the potential impact on natural light to the neighbouring property, as the Planning Committee cannot be sure of the extent of any impact without such advice. The planning committee are concerned as to the effect the proposed extension would have on the current street scene.

Cllr Evans re-joined the meeting following conclusion of this item.

- ii **20/02028/HH** – Spindles, Worlds End Lane, Feering
Single Storey Rear Extension
After discussion, it was **agreed** that the Parish Council support this application.
- iii **20/02105/HH** – Hanover House, Hanover Square, Feering
Single-storey rear and side extension
After discussion it was **agreed** that the Parish Council has no objection to this application. However, the Parish Council recommend that a construction management plan for the site should be part of the conditions, given the constraints of the highway access for the site. Feering Parish Council has declared a climate emergency and as there is a substantial change to the property would like to ask that any changes to the heating system should be a sustainable energy source which is environmentally friendly.
- iv **20/02151/HH** – Toadshole Cottage, Old Road, Feering
Erection of first-floor extension over existing garage to form ancillary annexe accommodation
After discussion it was **agreed** the Parish Council has no objection to make, however we ask that condition 4 be applied to this application, which was a condition on the previously granted application (20/00598/HH). We would also advise that Feering Parish Council has declared a climate emergency and as this is an ancillary accommodation, we would ask that any changes to the heating system should be a sustainable energy source which is environmentally friendly.
- v **20/02128/REM** – Watering Farm, Kelvedon
Creation of 35 one, two, three and four bedroom houses and apartments
After discussion it was **agreed** that the Parish Council would submit a response to state that lighting assessment and the amenity and open spaces plan have not been submitted and would like these issues addressed before we submit our full comments on the application. It was agreed to defer this application to the next planning committee meeting.
- vi **20/02043/FUL** – Coggeshall Hall Farm
Alteration and change of use of barn to light industrial (Class E(g)) and accommodation for seasonal workers
After discussion it was **agreed** that the Parish Council object to this application, however we support the principal of bringing the building back into use. The Parish Council's objections are on the following points: (1) too intensive development for the space, particularly with B1 permission; (2) the space for the living accommodation and the amount of time the seasonal workers could be spending in the accommodation and the location from local amenities however we defer this the BDC environmental department to assess the appropriateness and quality of the accommodation for seasonal workers; (3) loss of trees to facilitate the parking spaces; (4) the proposed parking spaces are inadequate compared to the proposal; (5) vehicular access road is predominantly one car wide and comes out on the bend. There is also reference to underfloor heating and a boiler but no specific information regarding this. The Parish Council believe that this would benefit from a self-powered boiler which is environmentally friendly.
- vii **Bloor Homes** – Land off Inworth Road
To consider any updates to the development

There were no updates on this item. Cllr Evans is still waiting for a response from Essex County Council on the lighting issue.

viii **52 Feering Hill**

Further consideration of action to take regarding the garage conversion

After discussion it was **agreed** that the Parish Council should write to the owner to inform them that they need to obtain planning permission for the erection of the timber extension, and we recommend that this matter is formalised.

006/2021 DECISIONS MADE BY BRAINTREE DISTRICT COUNCIL

The Clerk informed the Council that the following applications had been granted: 20/01745/HH – 16 Sherwood Way; 20/01759/HH – 52 Feering Hill; 20/00362/TPO – 3 Barnfield; 20/01748/HH – 10 London Road; and 20/01971/PLD – Speedwell Cottage, Hannover Square. Application number 20/00378/TPO has been part granted and part refused and application 20/02007/HHPA – The Quillett, Inworth Road, planning permission is required.

DATE OF NEXT MEETING

The date of the next meeting will be confirmed once deadline information is received from BDC as to the response date for the Watering Farm application.

There being no further business the Chairman closed the meeting at 21.21 pm and thanked everyone for attending.

Signed

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Robert Carpenter

27 January 2021