PLANNING COMMITTEE

Minutes of the Meeting held on 31st July 2017 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: M Telling (Chairman), D Carlin (Vice Chairman), S Berlyn (ex officio), C Baker, A Keeler, J Steele

In Attendance: Mrs H Mayes (Assistant Clerk)
Roger Cole-Jones (Danbury Society)
Three representatives from Curtin & Co and Hammonds Farm
One Member of the Public

33 Apologies for Absence
Apologies were received and accepted from Cllr Mrs Chapman, Cllr Mrs Hessing, Cllr Thombs and Mr Alexander.

34 Declarations of Interest
All Members were reminded that they must disclose any pecuniary or non-pecuniary interests they knew they might have in items of business on the meeting’s agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. They were reminded that they would need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest was a pecuniary one. They were also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they had not previously notified her about it. Unforeseen interests must be declared similarly at the appropriate time. No interests were declared.

35 Public Question Time
Three representatives had attended to talk about a proposed development at Hammonds Farm. They had been consulting with adjoining parishes. They were aware that not everyone was in favour of development; however development would be required as part of Chelmsford’s New Local Plan. They felt that Hammonds Farm would be an appropriate site which would provide the necessary infrastructure. Ad hoc development did not deliver the infrastructure as required. Originally, the proposal was for 5,000 properties but this was now 3,000 to fit with the Local Plan. The site would deliver numerous other facilities including playing fields, allotments, 50% open space, two primary schools (one to be constructed in the early phase), one secondary school and a GP Surgery.

Traffic was a known significant issue in Danbury with ECC stating that local roads were at capacity. The site would provide good links to the city centre and would have less impact on Danbury traffic as it would be sited to the west of the village. There would be a range of properties including affordable housing (in line with policy), retirement housing, small employment units and a small neighbourhood centre. This would support the growth of Chelmsford and provide a community for the residents that lived there.

Cllr Berlyn advised that the majority of this site was outside of the Danbury Parish boundary and that any development proposals should be directed through the Neighbourhood Plan.
Group. They were shortly carrying out a call for sites and therefore it would not be appropriate for the Parish Council to comment on the proposals for Hammonds Farm. The Hammonds Farm representative advised that they had attended to reach out to local parishes and that they were aware that Danbury’s Neighbourhood Plan was more advanced than others. They would be contacting the Neighbourhood Plan Group as well.

The Chairman thanked the representatives for attending and they left the meeting at 7.43pm.

36 Minutes
RESOLVED: that the minutes of the meeting held on 3rd July 2017 were approved and signed as a correct record.

37 Planning Applications – Appendix A
Six applications were considered and responses agreed. Members objected to applications 17/01178/FUL and 17/01303/FUL and agreed that they should both be submitted to the local Ward Member to request determination by CCC Planning Committee (unless Officers were minded to refuse it). Members noted the amendments to application 17/00804/FUL and as they had no comments to make, the request for CCC to determine it at Planning Committee was withdrawn.
RESOLVED: that the responses to the planning applications in appendix A be submitted to Chelmsford City Council and that applications 17/01178/FUL and 17/01303/FUL be submitted to the local Ward Member to request determination by CCC Planning Committee (unless Officers were minded to refuse it).

38 Planning decisions – Appendix B
Four planning decisions were received.
RESOLVED: to note the decisions in Appendix B

39 Tree Applications – Appendix C
Two tree applications were considered and responses agreed.
RESOLVED: that the responses in Appendix C be submitted to Chelmsford City Council.

40 CCC Planning Committee
The meeting on 8th August 2017 had been cancelled. The next meeting would be held on 5th September.
RESOLVED: that the information be noted.

41 Neighbouring Parishes Planning Applications
Updates from neighbouring parishes were circulated.
RESOLVED: that the information be noted.

42 Planning Appeals
42.1 16/00129/OUT (17/00048/REFUSE) Old Chase Farm, Hyde Lane
This appeal was now due to be heard 31st October to 3rd November and 13th – 15th November 2017 at the Civic Centre.
42.2 16/01810/OUT (17/00025/REFUSE) Land East of Runsell View & Little Fields & North of Maldon Rd
Formal notification had been received from the Planning Inspectorate. It was advised that the appeal inquiry was likely to take place in January 2018.
42.3 16/01770/FUL (17/00031/REFUSE) Land South West of 52 Maldon Road
An appeal had been lodged with the Planning Inspectorate. The Parish Council had not received formal notification yet and the documents were not yet available to view online.
RESOLVED: that the information be noted.

43 Planning Enforcement
43.1 CCC Enforcement Record: An update was circulated.
43.2 Enforcement Matters: There were no enforcement matters reported.
RESOLVED: that the information be noted.

44 Neighbourhood Planning (for information only)
Cllr Carlin updated the meeting. The questionnaires were currently being returned (approximately 390 at the time of the meeting). The call for sites notices were going out and the Group had finalised their set questions and format for speaking to developers. The Steering Group were all invited but the meetings would not be open to the public. The group were allowed 40 minutes for each developer.
RESOLVED: that the information be noted.

45 Pedestrian Crossing Maldon Road
The work had not been carried out at the end of July. County Cllr Spence had been in regular contact with Cllr Berlyn and the Parish Office regarding this delay and would continue to chase those responsible for implementing it. Members were very frustrated by yet another delay as this was a condition of the original planning approval of the Medical Centre which had now been open for over a year.
RESOLVED: that the information be noted.

46 ECC & Southend on Sea Borough Council - Joint Replacement Waste Local Plan
An update from ECC was circulated advising that the adoption of the plan was due to be considered by both Councils.
RESOLVED: that the information be noted.

47 Maldon District Council Local Development Plan
Information was circulated from Maldon District Council advising that their Local Development Plan had been found sound.
RESOLVED: that the information be noted.

48 Planning matters for report (for information only)
There were no matters to report.
RESOLVED: that the information be noted.

49 Forthcoming meetings 2017 (no meetings in August)
Meetings were scheduled for 4th September, 25th September and 16th October.

There being no further business the Chairman closed the meeting at 8.38pm.

Cllr Telling
Chairman
<table>
<thead>
<tr>
<th>Ref no</th>
<th>Property</th>
<th>Street name</th>
<th>Proposal</th>
<th>Committee date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17/01211/FUL</td>
<td>63</td>
<td>Maldon Road</td>
<td>Proposed detached garage with two front dormer windows.</td>
<td>31/07/17</td>
<td>We have concerns regarding the height of the garage. If approved, the garage should not be used for habitable purposes.</td>
</tr>
<tr>
<td>17/01168/FUL</td>
<td>Woodcote</td>
<td>Elm Green Lane</td>
<td>Demolition of existing bungalow and construction of a new chalet style property with integral garage.</td>
<td>31/07/17</td>
<td>No comments.</td>
</tr>
<tr>
<td>17/01178/FUL</td>
<td>Land between 83 and 87</td>
<td>Mill Lane</td>
<td>Demolition of two existing residential properties, construction of six new dwellings, with associated garages, turning areas and landscaping.</td>
<td>31/07/17</td>
<td>The Parish Council strongly objects to this planning application. It is contrary to the Danbury Planning Framework DPF’s 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 20, 27, 34, 61, 63, and 64. It is also contrary to Chelmsford City Council policies CP14 and CP21 and also DC’s 7, 11, 12, 15 and 17. This is a backland development which is out of keeping with the street scene and would urbanise the area. It is an over development of the site. Mill Lane is a rural land which contributes to the landscape of Danbury and should be considered as a protected lane (see DPF 63). There would be overlooking from several of the plots to adjoining properties. The proposed density is too great and does not allow sufficient access for emergency vehicles. The parking provision is insufficient and does not allow for additional vehicles i.e. for visitors, which would cause people to park on Mill Lane. The Parish Council would support the concerns from Highways regarding parking and access / egress to the site. There is poor visibility due to the site entrance being on the brow of hill and vegetation blocking sight-lines. There is a lack of local infrastructure such as school places and capacity at the medical centre. The Parish Council also has concerns regarding environmental issues caused by the loss of vegetation and wildlife habitats. The site was previously a gravel pit (potential for gasses).</td>
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<tr>
<td>17/00804/FUL (amended)</td>
<td>Rustlings</td>
<td>Cherry Garden Lane</td>
<td>Part two storey, part single storey front extension, two storey side and rear extension. Single storey detached garage.</td>
<td>31/07/17</td>
<td>No comments.</td>
</tr>
<tr>
<td>17/01303/FUL</td>
<td>Fairway</td>
<td>Well Lane</td>
<td>Part conversion and extension of existing garage to create annex</td>
<td>31/07/17</td>
<td>We strongly object to this proposal which is backland development and is contrary to DPF's 7, 8, 9, 10, 11 and 15.</td>
</tr>
<tr>
<td>17/01307/FUL</td>
<td>Fenham</td>
<td>Copt Hill</td>
<td>Application for amendments to previous permission 16/00185/FUL for three additional ground floor windows within West side elevation.</td>
<td>31/07/17</td>
<td>No comments.</td>
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<tr>
<td>17/00841/LBC</td>
<td>26</td>
<td>Maldon Road</td>
<td>Replace existing windows to rear and side of property</td>
<td>05/06/17</td>
<td>We support the comments of the Listed Buildings and Conservation Officer</td>
</tr>
<tr>
<td>17/00933/FUL</td>
<td>9</td>
<td>Landisdale</td>
<td>Single storey side extensions. Single storey side/front extension. Front porch and garage conversion.</td>
<td>05/06/17</td>
<td>There should be two car parking spaces retained on the driveway. The TPO'd trees to the rear of the site should be protected during the work.</td>
</tr>
<tr>
<td>17/00089/Out</td>
<td>Land</td>
<td>South Of Maldon Road And East Of Hyde Green</td>
<td>Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved except access into the site.</td>
<td>14/03/17</td>
<td>Strongly objected. Full comments can be found on Parish Council website.</td>
</tr>
<tr>
<td>17/00930/ADV</td>
<td>Fenham</td>
<td>Copt Hill</td>
<td>Installation of flag pole</td>
<td>05/06/17</td>
<td>No comments</td>
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### Works to Trees

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<tr>
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<tr>
<td>17/05132/TPO</td>
<td>9</td>
<td>South View Road</td>
<td>T2 - Silver Birch - northern rear boundary - clean out dead wood as necessary to make safe; T3 - Silver Birch - northern rear boundary - Fell - dead; T5 - Field Maple - frontage of property, overhanging South View Road - Crown lift over road and pavement - Reason: to prevent damage to tree from passing vehicles and injury to pedestrians; T6 - Oak - Frontage of property - Crown reduction by 2m maximum, shaping over to leave natural profile - Reason: to contain size and prevent damage to the tree by high sided vehicles. All cuts to suitable growing points. (previous application description: Silver Birch - pruning off dead branches. - PC: no comments)</td>
<td>31/07/2017</td>
<td>No comments</td>
</tr>
<tr>
<td>17/05596/CAT</td>
<td>Moores Bridge Scout Hut</td>
<td>Moores Bridge Lane</td>
<td>T1 - Willow. Now at 70ft (estimate), overgrown and blocking views across Lingwood common. Crown to 40ft and remove large branch at 45 degrees. T2 - Willow. Now at 80ft (estimate), overgrown and blocking views across Lingwood common. Crown to 40ft.</td>
<td>31/07/2017</td>
<td>No comments</td>
</tr>
</tbody>
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