



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 8<sup>th</sup> September 2008 at 8.00pm at Danbury Mission, Maldon Road, Danbury**

**Present:** Cllrs A Allen (Chairman), S Berlyn, D Bolwell, H Clacy, S Freeman, A Keeler, J Thomson, M Wood

Additional member: Mr P Watts (Danbury Society)

In attendance: Mrs M Saunders, Clerk to the Council  
Mrs E Blyth, Assistant Clerk

#### **103 Apologies for absence**

Apologies were received and accepted from Cllr M Telling and Mr J Alexander.

#### **104 Declarations of Interest**

Members were reminded that they were required to declare any personal or prejudicial personal interests they knew they might have in items of business on the meeting's agenda. They were reminded that they must leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllrs Allen, Berlyn, Bolwell, Clacy, Keeler, Thomson and Wood declared an interest in the application for a new Medical Centre by virtue of being patients of the Centre.

Cllr Clacy declared a further interest in the Medical Centre application by virtue of being acquainted with the applicant;

Cllr Berlyn declared a further interest in the Medical Centre application by virtue of his employment with the NHS.

#### **105 Public Question Time (15 minutes allocated)**

6 members of the public were present. Two people spoke regarding the Medical Centre application and both wished the application to be rejected. One had concerns about the size of the proposed new Medical Centre, which he saw as not simply a replacement for the existing Centre but as a commercial development with the addition of private services etc. The other member of the public was concerned that if the Centre had to be extended in the future this would impact on the number of parking spaces.

#### **106 Minutes of the meeting on 1<sup>st</sup> September 2008**

The Assistant Clerk explained that the item relating to planning contributions in the comments on the application at Danbury Park Conference Centre had been amended after the meeting to take account of draft proposals just received from CBC. The reference to a specific sum of money had been removed.

RESOLVED: that the information be noted, and that the minutes of the meeting held on 1<sup>st</sup> September 2008 be approved and signed.

#### **107 CBC Planning applications and decisions**

107.1 No planning decisions were reported.

107.2 Three applications were considered and responses agreed.

In considering application 08/01432/FUL (New Medical Centre), letters and verbal representations made by members of the public were taken into account. Copies of letters received had been circulated.

The changes from the previous Medical Centre application were noted. Members felt that the external appearance had been improved, though they would have liked more red brick and less render. Some members were concerned about the overall design, but noted that the elevations would be softened by planting. There was disappointment that the reduction in the height of the building was very small and that the third storey and overall footprint remained broadly as in the previous application.

Issues of highway safety on the Maldon Road were discussed. The views of ECC Highways Department on the proposals were not yet available. A request was received from Environment Committee (minute 35 of 3<sup>rd</sup> September 2008), asking Planning Committee to consider including in its comments to CBC a request for an appropriate, controlled pedestrian crossing, a mini roundabout to maintain traffic flow and improve safety, and a requirement for ECC Highways to inspect the site during peak traffic times. In discussion the Committee agreed to press for a mini roundabout at the entrance to the Centre. The question of a crossing was discussed, and Cllr Berlyn proposed asking that an appropriate pedestrian crossing be installed in addition to the roundabout. This was agreed by 5 votes to 3.

The Committee considered the request made during Public Question Time for the rejection of the application, but agreed unanimously to endorse earlier Council decisions to approve in principle the location of a new medical centre on the site.

RESOLVED:

- a) that the earlier decision of Parish Council to approve in principle the location of a new medical centre on land adjacent to Danbury Mission be endorsed;
- b) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;
- c) that the local Ward Members be asked to ensure that the Medical Centre application (08/01432/FUL) was determined by the CBC Planning Committee rather than by officers under delegated powers.

### **108 Planning appeal decisions - Gladwyns**

RESOLVED: that this item be deferred to the next meeting.

### **109 Application at 2 Dilston (08/01237/FUL)**

RESOLVED: that this item be deferred to the next meeting.

### **110 CBC Planning Committee**

There were no matters to report.

### **111 Trees**

111.1 One application for work to an Oak tree protected by a TPO at 3 South Hill Close was considered, as shown in Appendix B.

RESOLVED: that no comments be made on the application.

#### 111.2 Dead trees in Riffhams Lane

RESOLVED: that consideration of this item be deferred.

**112 Consultation: Review of East of England Plan – Draft Project Plan**

The East of England Regional Assembly had issued for consultation a Draft Project Plan describing how it proposed to carry out its review of the East of England Plan. The draft document and explanatory letter were noted. The Committee agreed to ask that Parish Councils be consulted during the review, but did not wish to make any other comments.

RESOLVED: that a response be submitted asking that Parish Councils be consulted in the course of the review.

**113 Essex Village Design Statement Group**

RESOLVED: that consideration of this item be deferred.

**114 Danbury Planning Framework**

RESOLVED: that consideration of this item be deferred.

**115 Correspondence**

No items had been received.

**116 Enforcement and Planning matters for report**

RESOLVED: that these items be deferred to the next meeting.

**117 Forthcoming meetings in 2008**

- 22<sup>nd</sup> September;
- 13<sup>th</sup> October;
- 3<sup>rd</sup> and 24<sup>th</sup> November;
- 15<sup>th</sup> December.

Business having been concluded, the Chairman closed the meeting at 10.05pm.

Signed: ..... Chairman

Date: .....

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**Appendix A**  
**Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01432/FUL	Land adj Danbury Mission	Maldon Road	New medical centre, including a retail pharmacy and a residential caretaker's flat	08/09/08	<p>1 The application as proposed has gone some way to meeting the Parish Council's concerns on the treatment of the elevations. However we would wish to see the amount of red brick usage extended to include the centre block around the main entrance and both ends of the north elevation;</p> <p>2 We are very disappointed that the village view that, at 3 stories, the building is too high, and our request that the building be reduced to 2 stories within the original footprint, have not been considered;</p> <p>3 The Council feels strongly that a mini roundabout is essential:</p> <ul style="list-style-type: none"> <li>- to aid access and egress, particularly at peak times, ie 8am-9am and 5pm-7pm;</li> <li>- to maintain traffic flows along the A414;</li> <li>- to provide enhanced safety when turning right coming from Chelmsford direction;</li> </ul> <p>We also request the provision of a zebra crossing;</p>
					<p>4 We are concerned that if all full time staff are on site at the same time there will be insufficient parking spaces for patients;</p> <p>5 Parish Council requests sight of the reserved matters for comment when they are available;</p> <p>6 If the application is approved we request that permitted development rights be removed;</p> <p>7 We request that the undeveloped part of the site, together with the adjacent part of the field which is in different ownership, be protected from development in perpetuity.</p>

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
08/01269/FUL	Kinvara Lodge	Tyndales Lane	Replacement dwelling	08/09/08	We have no comment other than to note that the site is outside the defined settlement.
08/01436/FUL	44	Main Road	Detached house and garage in existing garden	08/09/08	We strongly object to the application. It is in the Conservation Area, it is a backland development, and it is not complementary to the existing street scene and the character and landscape of the area.

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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/00899/OUT	1 & 2 Woodpeckers and 78	Mill Lane	Demolition of existing buildings and erection of 14 retirement apartments and associated infrastructure	02/06/08	We strongly object to the application for outline approval: 1. The proposal is wholly out of keeping with the established character of the area; 2. The bulk, scale and massing of the proposal are incongruous in this area of individual residential dwellings; 3. There will be major impacts on the surrounding road infrastructure, especially Mill Lane which is of restricted width.	Approved 19/08/08 Unilateral undertaking
08/00983/FUL	43	Little Baddow Road	Demolition of conservatory and garage and erection of part single and part two storey rear and side extensions	23/06/08	No comments	Approved 25/07/08
08/01008/FUL	30	Main Road	Rear basement extension, ground floor side and rear extension with internal staircase	23/06/08	No comments	Approved 28/07/08
08/01017/FUL	160	Main Road	Single storey side and rear extension	23/06/08	No comments	Approved 11/07/08

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
08/01018/FUL	32	Pedlars Path	Demolition of existing rear conservatory and ground floor side extension, and construction of two-storey side/rear extension and 2 no. front dormer windows	23/06/08	We feel that the front dormers should be consistent in size and in accordance with the Borough Council's design guidance for roof extensions	Withdrawn 04/08/08
08/01022/FUL	Foxwoods	Mill Lane	Replacement porch	23/06/08	No comments	Approved 11/08/08

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**Appendix C**  
**Work to Trees**

<b>Ref no</b>	<b>TPO ref</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
08/05189/TPO	2003/049	3	South Hill Close	T3 Oak: crown reduce by 30% leaving natural profile to reduce risk of damage to house. Clean epicormic growth.	08/09/08	No comments