



Minutes of the Meeting held on 3rd February 2020 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: S Berlyn (ex officio), A Chapman (ex officio), M Hessing (Vice Chairman)
A Keeler

In Attendance: Mrs Lesley Mitchelmore (Assistant Clerk), Mr J Alexander;
Mr R Cole-Jones (Danbury Society)

19/20.146 Apologies for Absence

Cllr Thombs

19/20.147 Declarations of Interest

All Members were reminded that they must disclose any pecuniary or non-pecuniary interests they know they may 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 become 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 is 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.

Cllrs Berlyn and Hessing declared a general interest in item 19/20.150.1.

19/20.148 Public Question Time (15 minutes allocated)

None

19/20.149 Minutes

RESOLVED: that the minutes of the meeting held on 13th January 2020 were approved and signed as a true record.

19/20.150 Planning Applications

19/20.150.1 Six applications were considered and responses agreed.

RESOLVED: That the responses to the applications in Appendix A be submitted to Chelmsford City Council (CCC).

19/20.150.2 RESOLVED: that no applications would be referred to the Ward Member.

19/20.151 Planning Decisions

The planning decisions in Appendix B were noted.

19/20.152 CCC Planning Committee

It was noted that the next CCC Planning Committee would be held on 11th February 2020 at 7pm.

19/20.153 Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy - Appendix C

The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy, Draft Supplementary Planning Document (SPD) January 2020 was considered. Cllr Berlyn explained the document and the following response was agreed:

‘Any costs involved in protecting the Coastal Recreational Areas should be funded by legally binding section 106 agreements with developers without impacting on local councils.’

RESOLVED: that the response be submitted to The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy, Draft Supplementary Planning Document (SPD) consultation.

19/20.154 Danbury Neighbourhood Plan

The Neighbourhood Plan Coordinator reported that the Draft Housing Needs Assessment had been received that afternoon and the Draft Site Assessment was anticipated later in the week. The Sites Working Group were awaiting a meeting with Chelmsford City Council for advice on how best to proceed now that Site Assessments were almost complete. The Plan Writing Group had begun writing the Design Code having carried out research into Design Codes, reviewed the Danbury Framework and considered the character areas and design features throughout the Village. The Coordinator was investigating consultants to assist in the preparation of the draft plan.

An update on the Neighbourhood Plan progress and next steps had been published in the February edition of the Focus and the Coordinator had since received a number of requests to join the mailing list which now had 152 members.

The Neighbourhood Plan Coordinator and Mr Holland would be attending training provided by the Rural Community Council of Essex on Regulation 14 Consultations.

Cllr Berlyn formally thanked the members of the Steering Group for all their hard work.

19/20.155 Planning matters for report (for information only)

i) The Assistant Clerk referred members to Living with Beauty, a new report by the Building Better, Building Beautiful Commission, January 2020. Available at the following link:

<https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

ii) The phasing of the pedestrian crossing adjacent to the Tesco on Maldon Road was still not allowing sufficient time for people to cross.

iii) The beeps at the Crossing at Eve’s Corner appeared to be very quiet and hard to hear.

19/20.156 Forthcoming Meetings

19/20.156.1 The Assistant Clerk would arrange a date for the Conservation Area Working Group in the first two weeks of March.

19/20.156.2 Meetings were scheduled for 24th February 2020 and 16th March 2020 at 7.30pm at the Parish Council Office.

There being no further business to transact, the Chairman closed the meeting at 8.52pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/02101/FUL	Barrowfield, Copt Hill	Proposed swimming pool building	No comments
19/02106/FUL	59, Parkdale	First floor extension to front, insertion of new window to side elevation and new roof window above stairwell.	No comments
19/02108/FUL	Hazeldene, Colemans Lane	Single storey front, side and rear extension and loft conversion with dormer.	The proposed development is of a poor design and contrary to DPF 28: 'In respect of extensions, including garages, porches and lean-tos, sloping tiled roofs are always preferred to flat roofs.' It is also uncharacteristic of the surrounding area and out of keeping with the Street Scene – contrary to DPF7.
19/05626/CAT	The Bakers Arms, 7 Maldon Road	Walnut Tree – rear garden – crown reduce height by 3m and sides by 4-5m – to increase vitality and make safe. Yew tree – front – reduce approximately 4m from the top and up to 1m from the sides – to clear wires and improve site line.	Walnut Tree: the extent of the reduction of the walnut tree seems excessive and the Parish Council is concerned about the impact on the health of the tree. Yew Tree: No comments
20/05505/CAT	86, Main Road	All vegetation as shown on location plan, including shrubs and small trees – fell/removed – Reason: clear for building works on the site and accommodate for future re-landscaping.	Reinstatement should include as many of the hedges as possible for privacy as well as green infrastructure to be in keeping with the surrounding area.
20/05508/CAT	Land West of Butts Lane	Ash (T1) – fell due to die back.	The Parish Council has no objection. (This would be an opportunity to reduce the sharpness of the bend at this corner.)

Ref no	Property	Proposal	Comments
Granted			
19/01740/FUL	21, Mildmays	Single storey and two storey side extensions to provide additional bedroom, utility space, enlarged kitchen and dining room. New single storey garage building.	The Parish Council objected to this development.
19/05620/CAT	53, Main Road	Holly - Located at front of property and church - Fell - Reason: Tree is growing too close to wall.	No comments
19/02033/FUL	Good Graces, Good Graces Lane, Little Baddow	Construction of open framed entrance gate with brick piers.	No Comments
19/05625/CAT	Greenacre, Mayes Lane	Oak (T1) – Fell – combat subsidence damage.	No comments could be made as the application had been determined prior to the meeting.
19/01925/LBC	The Old Post Office, 100 Main Road	Installation of new hot water boiler to serve main house central heating. Mounted on front inside wall and venting to outside through side wall ventilation using flue pipe.	The Parish Council commented that the flue exit should be as unobtrusive as possible.
19/01990/FUL	12, The Heights	Single storey front extension	The Parish Council objected to this development.
Refused			
19/01812/FUL	Hyde Cottage, Hyde Lane	Two storey side extension	No Comments
20/05501/CAT*	Heathcote School, Little Baddow Road	Fir Tree – T1 – Fell – Reason: Roots are causing a problem – lifting the playground tarmac and making it impossible and dangerous to use.	The Parish Council requested a firm commitment to the provision of a replacement tree.

* A TPO has been served on this tree to ensure its retention and to recognise its importance within the Danbury Conservation Area.