

## DANBURY PARISH COUNCIL

### DANBURY PARISH COUNCIL PLANNING COMMITTEE

#### **Minutes of the Meeting held on 16th March 2020 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

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

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

#### **19/20.169 Apologies for Absence**

Cllr A Keeler

#### **19/20.170 Declarations of Interest**

All Members are 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 are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a pecuniary one. They are also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they have not previously notified her about it. Unforeseen interests must be declared similarly at the appropriate time.

None

#### **19/20.171 Public Question Time (15 minutes allocated)**

None

#### **19/20.172 Minutes**

RESOLVED: that the minutes of the meeting held on 3rd February 2020 were approved and signed as a true record.

#### **19/20.173 Chelmsford City Council Local Plan**

It was noted that the Chelmsford City Council Local Plan (modified submitted plan) had been found to be sound by the Planning Inspector and was likely to be adopted at the end of March. The Local Plan could now be afforded significant weight which would only be surpassed by formal adoption. Further information was available at the link below:

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/>

### **19/20.174 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.

### **19/20.175 Planning Decisions**

The planning decisions in **Appendix B** were noted.

### **19/20.176 CCC Planning Committee**

It was noted that the next CCC Planning Committee would be held on 14th April 2020 at 7pm.

### **19/20.177 Maldon North Quay Regeneration Development Brief - Appendix C**

The Maldon North Quay Regeneration Development Brief consultation 10<sup>th</sup> February to 20<sup>th</sup> March was considered and a response agreed.

Resolved: that the following response be sent to the Maldon North Quay Regeneration Development Brief Consultation:

*We would require Section 106 agreements to be put in place with the developers to contribute towards the dedicated bypass from the Heybridge approaches to the A12.*

### **19/20.178 Danbury Neighbourhood Plan**

The Neighbourhood Plan Coordinator gave a verbal update. The Sites working group were working to complete site assessments based on the indicative proposals from Landowners/Agents and the following:

AECOM Sites Option and Assessment – Report completed May 2019.

AECOM Sites Option and Assessment Report Addendum – Draft Report received.

AECOM Housing Needs Assessment – Draft Report received.

Essex Highways Advice – Draft comments received.

AECOM Strategic Environmental Assessment – Appraisal of ‘reasonable alternatives’ for the Danbury Neighbourhood Plan – in progress.

These documents would not be released piecemeal to the community.

Members of the Sites Working Group had met with Essex Highways, Chelmsford City Council Planning and Heritage & Conservation to discuss the implications of Highways access and Heritage of each proposal.

The Plan Writing Group were working on the Design Code for the Plan and although the Steering Group had agreed that Technical Support/Consultancy could be applied for, the group felt that they were making good progress and would not need to apply at this time. The Steering Group had also agreed to seek Consultancy Support to write the draft plan and the Neighbourhood Plan Coordinator was investigating this.

Cllr Berlyn thanked the Steering Group for all their hard work to date.

**19/20.179 Street Numbering**

It was noted that the development: Land at the Bell, 126 Main Road Danbury had been allocated the following postal address: 126A Main Road, Danbury, CM3 4DT.

**19/20.180 Planning matters for report** (for information only)

Danbury first responders had reluctantly suspended their service due to the coronavirus.

An advertisement had appeared along Main Road.

The no entry signs at the end of Butts Lane were completely faded and cars had been seen travelling the wrong direction up the one-way street as a result.

**19/20.181 Forthcoming Meetings**

Meetings were scheduled for 6th April 2020 and 27th April 2020 at 7.30pm at the Parish Council Office. Cllr Berlyn informed the Committee that these meetings may be cancelled due to the Coronavirus outbreak.

There being no further business to transact, the Chairman closed the meeting at 8.15pm

Chairman

.....

Signed

.....

Date

<b>Ref no</b>	<b>Property</b>	<b>Proposal</b>	<b>Comments</b>
20/00182/FUL	73 Parkdale	Garage conversion to habitable accommodation	No comments
20/00263/FUL	Manor Farm, Gay Bowers Road	Single side storey and rear extensions, first floor side and rear extension, two storey side extension, two storey side and rear extension with addition of two new balconies	No comments
20/00247/FUL	16 Mildmays	Rear/side extension, replacement garage and front extension. Extended dormer to rear	No comments
20/00271/LBC and 20/00247/ADV	The Bell, 126 Main Road	Erection of illuminated and non-illuminated signs to the exterior of the building.	The Parish Council is disappointed that the signage has been installed prior to the determination of this application.  The Parish Council supports the comments of the Planning Listed Buildings and Conservation officer dated 13 March 2020.
20/00302/FUL	26 Belvedere Road	Removal of existing asbestos roof to single storey projection and construction of proposed side/rear single storey flat roof extension, including flat roof to original single storey projection.	No comments
20/05020/TPO	7 Green Meadows	T4 oak – Fell – Reason: The roots are lifting the path to the side of the house and causing damage.	No evidence has been provided, in the application documents, of the damage being caused by the tree. As the insurance advice is to keep the tree under control the Parish Council would prefer it to be managed without the need to fell.

Ref no	Property	Proposal	Comments
<b>Granted</b>			
19/02108/FUL	Hazeldene, Colemans Lane	Single Storey front, side and rear extension, loft conversion with rear dormer, alterations to garage roof and partial garage conversion.	The Parish Council Objected to this application.