



Minutes of the Meeting held on 3rd June 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: S Berlyn (ex officio), Mrs A Chapman (ex officio), C Baker, Mrs B Hallett
Mrs M Hessing, J Thombs (Vice Chairman)

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander; Mr R Cole-Jones
(Danbury Society) and 1 Member of the Public.

AGENDA

19/20.1 Election of Chairman 2019-20

Cllr J Thombs was proposed by Cllr C. Baker and seconded by Cllr Mrs Hessing and as there were no other nominations Cllr Thombs was elected unopposed.

RESOLVED: that Cllr J Thombs be elected Chairman of the Planning Committee for the year 2019/20.

19/20.2 Election of Vice-Chairman 2019-20

Cllr Mrs Hessing was proposed by Cllr Mrs Chapman and seconded by Cllr C Baker and as there were no other nominations Cllr Mrs Hessing was elected unopposed.

RESOLVED: that Cllr Mrs Hessing be elected Vice Chairman of the Planning Committee for the year 2019/20.

19/20.3 Apologies for Absence

Apologies were received from Cllr A Keeler.

19/20.4 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.

Cllr B Hallett declared a non-pecuniary interest in agenda item 19/20 7.

19/20.5 Public Question Time (15 minutes allocated)

The member of the public addressed the committee regarding application 19/00854/FUL.

19/20.6 Minutes

RESOLVED: that the minutes of the meeting held on 1st May 2019 were approved and signed as a true record.

19/20.7 Planning Applications – Appendix A

19/20.7.1 Twelve planning applications were considered and responses agreed.

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

19/20.7.2 The Committee determined whether to refer any applications to the Ward Member.

RESOLVED: that applications 19/00657/FUL Land adjacent to 52 Pedlars Path and 19/00732/FUL 11, The Avenue be referred to the local Ward Member for determination by the CCC Planning Committee (unless Officers were minded to refuse them).

19/20.8 Planning Decisions – Appendix B

Seven planning decisions were received.

RESOLVED: that the information be noted.

19/20.9 Tree Applications. Appendix C

One tree application was considered.

RESOLVED: that the response to the tree application in Appendix C be submitted to CCC.

19/20.10 CCC Planning Committee

It was noted that the next CCC Planning Committee scheduled to be held on 11th June 2019 had been cancelled.

19/20.11 Neighbouring Parishes Planning Applications

Members noted the updates from the neighbouring parishes.

19/20.12 Planning Enforcement

Members discussed advertisements along Main/Maldon Road and footpath defects.

19/20.13 Wildlife Tunnels. Appendix E

Members received and considered information from Cllr D Chesterman regarding wildlife tunnels. Cllr Mrs Hessing had written a summary to explain what related CCC policies and national legislation were in place regarding Green Infrastructure and this was circulated. Cllr Mrs Hessing also read correspondence with respect to the DEFRA Biodiversity Net Gain Proposals. Members raised concerns as to whether stipulating hedgehog/wildlife tunnels for every application would be enforceable and requested that the Assistant Clerk seek advice and further information from CCC Planning Department. The Assistant Clerk had passed the information to a member of the Plan Writing Working Group for the Neighbourhood Plan.

19/20.14 Danbury Neighbourhood Plan

The Neighbourhood Plan Coordinator reported that work was progressing on the plan and the Strategic Environment Assessment Technical Support Package had been applied for through the Grant Funding Body.

19/20.15 Planning matters for report (for information only)

The Assistant Clerk reported that Application 19/00541/FUL Land at the bell, 126 Main Road, Danbury had been refused. There were no other matters for report.

19/20.16 Forthcoming Meetings

Meetings are scheduled for 24th June 2019 and 8th July 2019 at 7.30pm at the Parish Council Office.

There being no further business the Chairman closed the meeting at 9.54pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/00657/FUL	Land adjacent 52, Pedlars Path	Proposed dwelling, new access and fence and all associated works	The council strongly objects to this application. It is overdevelopment of the site, there will be insufficient parking, it will impact on the openness of the corner and overlook the property to the rear. It contravenes DPF Policies 7,8,9,10,11,13,14,17 and 21. The Council supports the comments made by Essex Highways to the application.
19/00701/ADV	Bus Shelter, Opp Danbury Village Hall	Digital advert on the real-time passenger information screen at the bus stop	The council supports the comments made by Essex Highways and Planning Listed Buildings and Conservation.
19/00712/FUL	8, St Clere's Way	Single storey rear extension, first floor front extension, partial garage conversion and new external finishes.	No comments
19/00715/FUL	Little Bell Hill, Little Baddow Road	Construction of an outbuilding and outdoor swimming pool in rear garden.	The council requests that if officers are minded to approve this application, permitted development rights are removed and a condition is added so that the outbuilding is not used for residential purposes.
19/00732/FUL	11, The Avenue	Remove existing single garage and replace with oak framed 3 bay garage with a storage loft above	The council strongly objects to this application. The council objects to the loss of the trees and supports the Resident's comments that the trees provide screening from the flats to the rear of the properties and that their loss will result in overlooking. The council is also concerned that the height is excessive for a garage and that the first floor will overlook the neighbouring property. It questions whether first floor storage with dormer windows is necessary for a garage. If minded to approve this application, please would officers include a condition that the roof space is not used for residential purposes and remove permitted development rights. Opaque Velux windows would be preferable in place of the dormer windows. DPF policies 7,8,9,10,14 and 18 apply.
19/00756/FUL	12, The Heights	Single storey front extension, replacement hipped roof to existing garage to match extension and partial garage conversion to form utility room	No comments.

19/00821/FUL	land between 83 and 87, Mill Lane	Construction of a two storey chalet style dwelling with an attached garage and rear garden outbuilding	This is overdevelopment of the plot and the council is concerned about sightlines at the junction of Mill Lane with the Private Road. It contravenes DPF policies 7,8,10 and 14.
19/00844/FUL	4, Mill Lane	Two replacement dormers to the front, extension of side dormer and new dormer with juliette balcony to the rear. New roof lights to west elevation and replacement of roof tiles, doors and windows. Rendering of existing walls	No Comments
19/00854/FUL	Woodcote, Little Baddow Road	Demolition of existing conservatory, replacement single storey rear extension	No Comments
19/00857/FUL	132, Main Road	Change of use of land to the rear of 132 Main Road from agricultural use to residential garden area.	No comments
CC/CHL/23/19	Danbury Outdoors, Well Lane	New information added. Erection of 11 log cabins	The council refers to their previous comment dated 2nd May 2019: 'A slightly different layout of the cabins could potentially reduce the need to fell tree T1. The lost trees must be replaced.' The council also supports the Comments of Chelmsford City Council dated 3rd May 2019.
19/00899/FUL	Adam House, Cherry Garden Lane	Single Storey rear extension	No comments

Ref no	Property	Proposal	Comments
Granted			
19/00245/FUL 19/00246/LBC	24, Maldon Road	Retrospective application for removal of existing felt coping and damaged render to boundary wall, installation of new painted timber cladding and lead copings to front elevations.	At that point of the village, the brick wall was less intrusive and more in keeping with the street scene and the brick wall of the neighbouring property. With the black cladding, the signage is more overt and the scale of the signage appears to be larger than shown in the plans, and inappropriate in the Conservation Area. We would have preferred the brick wall to have been repaired/reinstated rather than the cladding. Policies DPF 1 and DPF 22 apply.
19/00394/FUL	33, Runsell View	Single storey side extension	No Comments
19/00437/FUL	42, Main Road	Replacement Decking	No Comments
Appeal Allowed			
18/00818/FUL	Barrowfield, Copt Hill	Demolition of existing dwelling and garage and erection of replacement dwelling and garage	No Comments

Tree Applications			
No Objection/Granted			
19/05521/CAT	The Old Stores, Penny Royal Road	T1 - Prunus - Remove stem that has wildlife damage and remove or reduce remaining stem to lower growth points of still alive; T2 - Prunus - Reduce end weight and reduce back from shed and neighbouring garden by 1-3m and pollard to prevent canopies from collapsing whilst retaining the shape/habitat; T3 - Birch - Crown thin by 25%.	No Comments
19/05051/TPO	Dawson Field,	T17 - Oak - Reduce over extended limbs	No comment as Danbury Parish Council is the applicant.

	Mayes Lane	towards clubhouse by 2m to reshape and reduce over extended branches - Reason: To prevent interface between trees and telephone line and to promote health of the trees.	
19/05042/TPO	5, Highfield Close	T10 & T11 - Oak - Prune back overhanging branches by 5m - Reason: Reducing sunlight, could potentially cause damage to property.	We are concerned that 5m is excessive pruning and that it would unbalance the trees. As they are to the north of the property, we wonder how much sunlight would be reduced.

Ref no	Property	Proposal	Comments
19/05079/TPO	2A, Mill Lane	T15 - Oak - Located next to driveway - Fell - Reason: Trunk is hollow and is next to a road and potential danger to passing public if it falls	The council requests that an ecological investigation be carried out for creatures that may be using the hollow.