



Minutes of the Meeting held on 24th June 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: J Thombs (Chairman), A Chapman (ex officio) and A Keeler
In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr R Cole-Jones (Danbury Society)

19/20.17 Apologies for Absence

Apologies were received from Mr J Alexander and Cllrs S Berlyn (ex officio), C Baker, B Hallett, M Hessing (Vice Chairman)

19/20.18 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 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 were 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.

There were no declarations of interests.

19/20.19 Public Question Time (15 minutes allocated)

There were no members of the public present.

19/20.20 Minutes

RESOLVED: that the minutes of the meeting held on 3rd June 2019 were amended by removing the words 'Appendix E' from minute 19/20 13, and approved and signed as a true record.

19/20.21 Planning Applications – Appendix A

19/20.21.1 Eight 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).

19/20.21.2 The committee determined whether to refer any applications to the Ward Member.

RESOLVED: that application 19/00735/FUL Land at Wickham House be referred to the Ward Member for determination by the CCC Planning Committee (unless officers are minded to refuse it).

19/20.22 Planning Decisions - Appendix B

Five planning decisions were received.
RESOLVED: that the information be noted.

19/20.23 Tree Applications - Appendix C

Three tree applications were considered. The fourth had been decided by the CCC Planning Officer prior to the meeting despite an extension being granted.
RESLOVED: that the responses to the tree applications in Appendix C be submitted to CCC.

19/20.24 CCC Planning Committee

It was noted that the next CCC Planning Committee would be held on 9th July 2019 at 7pm.

19/20.25 Neighbouring Parishes Planning Applications

Members noted the updates from the neighbouring parishes.

19/20.26 Planning Enforcement

There were no enforcement matters that members wished to report.

19/20.27 Danbury Neighbourhood Plan

The Neighbourhood Plan Coordinator reported that progress was continuing and gave an update on the Strategic Environmental Assessment Application.

19/20.28 Street Numbering

It was noted that Rockylls, Elm Green Lane, Danbury had been renamed to Elm Green House.

19/20.29 Planning matters for report (for information only)

There were no planning matters for report.

19/20.30 Forthcoming Meetings

Meetings are scheduled for 8th July 2019 and 29th July 2019 at 7.30pm at the Parish Council Office.

There being no further business the Chairman closed the meeting at 9.16pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/00735/FUL	Land at Wickham House, Runsell Green	Demolition of existing dwelling with the construction of 7 new dwellings and open carport with associated parking and landscaping.	<p>The Parish Council supports the comments of Planning Listed Building and Conservation. Whilst the Council is supportive of development at the site, the existing building should be retained with a more proportionate and sympathetic scheme based on an understanding of the context. This is overdevelopment of the site and shows no understanding or appreciation of the Runsell Green Area. The following DPF polices apply: DPF 5: the proposed development would appear awkward and incongruous in this location. DPF 7: It is out of keeping in its context and at odds with the existing street scene and character of the local area. DPF 8: The position, scale and proximity of the buildings does not respect the special landscape characteristics and spatial quality of the area. DPF 9: The reduction of spaciousness will lead to an unsuitable suburban character and give an appearance of ribbon development. DPF 10: Infilling here will destroy the essential character of the landscape and the open contribution which gardens make to the local environment. DPF 12: The development will be overly dominant and highly visible in street scene. DPF 14: The development is not respectful of the plot size in relation to the immediate local environment. DPF 15: The development fails to respect the prevailing spacing of the properties in the street scene leading to a degradation of the character and the street scene. In addition, the council is concerned about additional vehicle movements, particularly straight onto the road and when not in forward gear. Insufficient parking may lead to vehicles parking in the road. There is no ecology or tree survey.</p>
18/01171/DOC/2	Land at the Bell, 126 Main Road	Condition 6 - large scale drawings shall be submitted showing (i) surfacing and edging and of pub	No Comments

		car park (ii) car park bay marking (iii) car park bollards (iv) car park lighting. Condition 8 - Details of the proposed treatment to new dwelling house. Condition 9 - Details of proposed treatment to new pub car park. Condition 10 - Details of all hard and soft landscape works.	
19/00951/FUL	46, Barley Mead	Demolition of existing rear conservatory. First floor extension and two storey rear extension.	No comments
19/01034/FUL	14, Mill Lane	Alterations to existing pitched roof to facilitate use of loftspace as habitable area, including formation of front and rear dormers. Erection of ground floor rear extension with habitable area within loft space. Formation of pitched roof over existing attached garage.	No Comments
19/00969/FUL	49, Maldon Road	Proposed new external staircase to north side of garage and alterations to garage roof.	The first floor should not be used for residential purposes.
19/00866/FUL	St Josephs Nursing Home, Gay Bowers Road	Part single and part two storey rear extension to form 20 bedrooms and ancillary facilities for Class C2 (Supported Housing) use.	No Comments

19/01063/LBC	St Josephs Nursing Home, Gay Bowers Road	Part single and part two storey rear extension to form 20 bedrooms and ancillary facilities for Class C2 (Supported Housing) use.	No Comments
19/01041/FUL	1 Armstrong Close	Construction of front porch.	No Comments

Ref no	Property	Proposal	Comments
Granted			
19/00701/ADV	Bus Shelter Opp Danbury Village Hall	Digital Advert on the real time passenger screen at the bus stop	The Council strongly supports the comments made by Essex Highways and Planning Listed Buildings and Conservation.
19/00712/FUL	8, St Cleres Way	Single Storey rear extension, partial garage conversion and new external finishes.	No Comments
CC/CHL/23/19	Danbury Outdoors	Erection of 11 Log Cabins	The Council refers to their previous comment dated 2nd May 2019: ' <i>A slightly different layout of the cabins could potentially reduce the need to fell tree T1. The lost trees must be replaced.</i> ' The council also supports the Comments of Chelmsford City Council dated 3rd May 2019.
Refused			
19/00541/FUL	Land at the Bell, 126 Main Road	The erection of 2 new dwellings, detached car port with associated landscaping and the provision of a replacement pub car park.	The Council strongly objects to this application for the following reasons: 1. The provision of two dwellings is over development of the site which will be visually imposing and more of a continuation of the ribbon development. 2. Concerns over the safety of the access and egress of cars using the parking spaces at the front of the new dwellings. The spaces are close to the Pub car park access road and the main access from Main Road with reduced left turning space as compared to the previous application. 3. The council does not believe that these dwellings are required to contribute towards Chelmsford City Council's five-year land supply. 4. This is contrary to DPF policies 5,7,8,10,12,14,17,18 and 19 as well as DC policies 12,17 and 18. 5. The council requests that a new swept path analysis is provided - in light of the parking spaces at the front of the dwellings. 6. The Council requests that a condition be applied that the pub car park must be completed before any work commences. 7. If planners are mindful to approve the application, please would they remove permitted development rights.

Tree Applications

Application Withdrawn

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.
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Ref no	Property	Proposal	Comments
19/05539/CAT	53, Main Road	Mixed Species - Front Garden - Cut back the trees adjacent to the powerline to provide at least 1m clearance of the cable and post area; Laburnum - Adjacent to the front wall - Remove dead stem; Pine - located at front right corner -Prune back the crown to provide at least 1m clearance from the roof of the building remove large diameter deadwood; Holly x3 - Located at right hand side of house - Fell; Oak located at the rear garden - Remove deadwood; Fig - Located at entrance to pool garden - Coppice stem growing across the gateway and remove 1x smaller stem growing into the adjacent Holly; Mixed hedge group - Located at the boundary of the pool garden - reduce the height by 1m to previous pruning points; Reasons: For general maintenance of trees and to reduce the conflict between buildings and trees.	This application had been decided by the CCC Planning Officer prior to the meeting despite an extension being given and so no comments could be made.

19/05544/CAT	100, Main Road	Walnut tree - Adjacent to rear extension - Fell to ground level - Tree appears to be completely dead. Branches are breaking off in the wind and it is close proximity to a neighbour's property.	No Comments
19/05543/CAT	53, Main Road	T3 - Sweet Chestnut - Fell and treat stump - Reason: Tree is causing subsidence damage to 64 St Cleres Way.	There doesn't seem to be sufficient evidence that this particular tree is causing the subsidence as no root identification survey has been done. There has also not been a protected species survey. The Council would prefer pruning because of the effect on the footpath environment.
19/05542/CAT	Footpath off, Main Road	T2 - Oak - Fell and treat stump - Reason: Tree is causing subsidence damage to 64 St Cleres Way	There doesn't seem to be sufficient evidence that this particular tree is causing the subsidence as no root identification survey has been done. There has also not been a protected species survey. The Council would prefer pruning because of the effect on the footpath environment.