



**Minutes of the Meeting held on 8th July 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

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

**In Attendance:** Mr J Alexander.

**19/20.31 Apologies for Absence**

Apologies were received from Mr R Cole-Jones (Danbury Society) and Cllr A Chapman.

**19/20.32 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.

There were no declarations of interest.

**19/20.33 Public Question Time (15 minutes allocated)**

There were no members of the public present.

**19/20.34 Minutes**

RESOLVED: that the minutes of the meeting held on 24th June 2019 were approved and signed as a true record.

**19/20.35 Planning Applications**

**19/20.35.1** Three planning applications were considered and responses agreed.

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

**19/20.35.2** The committee determined whether to refer any applications to the Ward Member.

RESOLVED: That application 19/00386/FUL, Site at 86 Main Road, be referred to the Ward Member for determination by the CCC Planning Committee (unless Officers were minded to refuse it.)

**19/20.36 Planning Decisions**

The planning decisions in Appendix B were noted.

**19/20.37 Tree Applications**

There were no tree applications to consider.

**19/20.38 CCC Planning Committee**

It was noted that the next CCC Planning Committee would be held on 9th July 2019 at 7pm. There were no items for Danbury.

**19/20.39 Chelmsford City Council Local Plan Modifications Consultation**

The committee received and noted the letter from CCC which gave an update on the Local Plan Main Modifications. Subject to approval by Cabinet on 1<sup>st</sup> July they would be considered by Full Council (CCC) on the 16<sup>th</sup> July, for approval to be published for Public Consultation.

**19/20.40 Neighbouring Parishes Planning Applications**

There are no neighbouring parishes planning applications.

**19/20.41 Planning Enforcement**

It was reported that the banner between the sharp bend signs on the A414 (Main Road) had been removed.

**19/20.42 Danbury Neighbourhood Plan**

The Neighbourhood Plan Coordinator reported that the Strategic Environmental Assessment Technical Support Application was progressing and that following a 'diagnostic' telephone call with the consultants, the application had been sent to the Government Department for approval. A response was anticipated within the next few weeks. The group would have a better idea of timescales for the plan once the application had been approved and the timescales for technical support given.

**19/20.43 Planning matters for report (for information only)**

There were no matters for report.

**19/20.44 Forthcoming Meetings**

Meetings were scheduled for 29th July 2019 and 2nd September 2019 at 7.30pm at the Parish Council Office.

There being no further business the Chairman Closed the meeting at 9.14pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/01082/FUL	Devoted to Travel Ltd, 1A Eves Corner	Change of use from A1/B1 (retail/business) to A1/B1/D1 (retail/business/non-residential institutions).	No Comments
19/00386/FUL	Site at, 86 Main Road	<b>Amended Application</b> Proposed development of 6 dwellings with parking and all associated works	<p>The Parish Council strongly objects to this application.</p> <p>The proposed development would appear awkward and incongruous in this location and would be out of keeping in this context and at odds with the existing street scene and character of the local area – contrary to policies DPF 5 and 7 respectively.</p> <p>Contrary to DPF policies 8 and 10, the reduction of spaciousness will lead to an unsuitable urban character and give an appearance of ribbon development, and infilling here will destroy the essential character of the landscape and contribution which gardens make to the local environment. This will also create an unsatisfactory relationship to the adjacent listed building, contrary to policy DPF 11.</p> <p>The proposed development will also impact on the open plan character of the area, is not respectful of the plot size in relation to the immediate local environment and fails to respect the prevailing spacing of properties in the street scene leading to a degradation of the established character of the street scene – contrary to policies DPF 13, 14 and 15.</p> <p>The introduction of timber fence panels will also have a negative impact on the open character of the area contrary to policy DPF 17 and fails to make use of natural boundaries such as hedges, contrary to policy DPF30.</p> <p>Contrary to policies DPF 20 and 21, the increase in roofline would have a negative impact on the skyline of the area and the design concept is out of keeping with its surroundings.</p>

			<p>The Council is concerned about bin storage and refuse collections.</p> <p>The Council supports the comments of Essex Highways (dated 29th April 2019) with regards to insufficient parking spaces, access and turning.</p> <p>The Council supports the comments of Planning Listed Buildings and Conservation (dated 15th April) that <i>“the proposal would adversely affect the Conservation Area and the setting of the adjacent listed building and would fail to meet the objective of the NPPF for the historic environment, particularly paragraphs 189, 193, 200 and 201. The harm would be less than substantial for the purposes of the NPPF and should be weighed against any public benefits in accordance with para 196.”</i></p> <p>The Council supports the comments of Public and Health Protection Services (dated 26th June) concerning contamination on the site.</p>
19/00946/FUL	Cricketers Cottage, Penny Royal Road	Construction of single storey rear granny annex	Please withdraw permitted development rights.

Ref no	Property	Proposal	Comments
<b>Granted</b>			
19/00899/FUL	Adam House, Cherry Garden Lane	Single storey rear extension.	No Comments
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.
19/00844/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
19/00715/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.
19/00201/FUL	Blue House Farm, Gay Bowers Road	Demolition of existing outbuilding and new replacement outbuilding	Please ensure that it is not used for residential purposes and that permitted development rights are removed. Due to the age of the building, please could there be an archaeological investigation before development commences.

			Please ensure that the proposed building complies with listing building consent/requirements.
<b>Refused</b>			
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	No 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.
<b>Tree Applications</b>			
<b>Granted/No Objection</b>			
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 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.	.
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 neighbours property.	No comments