



Minutes of the Meeting held on 29th 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,
A Chapman (ex officio), B Hallett, M Hessing (Vice Chairman) A Keeler

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander.

19/20.45 Apologies for Absence

There were no apologies for absence.

(Mr R Cole Jones sent his belated apologies following the meeting.)

19/20.46 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 interests declared.

19/20.47 Public Question Time (15 minutes allocated)

There were no members of the public present.

19/20.48 Minutes

RESOLVED: that the minutes of the meeting held on the 8th July were approved and signed as a true record.

19/20.49 Planning Applications

19/20.49.1 Four applications were considered and responses agreed.

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

19/20.49.2 The Committee determined whether to refer any application *to which it had objected* to the local Ward Member for determination by the CCC Planning Committee (unless officers were minded to refuse it).

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

19/20.50 Planning Decisions

The planning decisions in Appendix B were noted.

19/20.51 Tree Applications

One tree application was considered and a response agreed.

RESOLVED: that the response to the tree application in Appendix C be submitted to Chelmsford City Council.

19/20.52 CCC Planning Committee

It was noted that the next CCC Planning Committee would be held on 6th August 2019 at 7pm.

19/20.53 Chelmsford City Council Local Plan Modifications Consultation

Members received a letter from Chelmsford City Council and determined how best to respond to the consultation. The Assistant Clerk advised that any response must be agreed at the 2nd September meeting for submission before the closing date on 19th September. The documents would be available on 1st August and would be circulated to members. It was agreed that members would send any comments to the Assistant Clerk by Monday 12th August to be formulated into a response for consideration at the Planning Meeting on 2nd September. The Assistant Clerk also advised members that the documents would be circulated to members of the Neighbourhood Plan Steering Group who would also send any comments to the Assistant Clerk for consideration by the planning committee.

RESOLVED: that members would send any comments to the Assistant Clerk by Monday 12th August to be formulated into a response for consideration at the Planning Meeting on 2nd September 2019.

Proposed Cllr J Thombs: Seconded Cllr C Baker: all agreed.

19/20.54 Neighbouring Parishes Planning Applications

Members noted the Neighbouring Parish Applications.

The Assistant Clerk suggested that only Neighbouring Parish Applications would be brought to the meeting that were either close to the boundary with Danbury or could be considered to have an impact on Danbury. After a discussion, members were in agreement.

19/20 55 Danbury Palace

Members received a verbal report from Cllr A Chapman regarding concerns that had been expressed to her about the listed garden areas around Danbury Palace. The Assistant Clerk provided information regarding planning conditions given with the planning consent, and the reasons for which Danbury Park (which includes Danbury Palace), had been placed on the Heritage at Risk Register by Historic England.

Cllr A Chapman proposed that a letter be written to Essex County Council (especially the Conservation Officer), Chelmsford City Council Planning Listed Building and Conservation, Natural England, Historic England, the Danbury Palace Management Company, the MP and Wilson Properties (if they still owned the site), expressing concerns about the listed garden areas around Danbury Palace.

RESOLVED: that a letter be written to Essex County Council (especially the Conservation Officer), Chelmsford City Council Planning Listed Building and Conservation, Natural England, Historic England, the Danbury Palace Management Company, our MP and Wilson Properties (if they still owned the site), expressing concerns about the listed garden areas around Danbury Palace.

Proposed Cllr A Chapman: Seconded Cllr A Keeler: all agreed.

19/20.56 Planning Enforcement

Members reported incidents of fly posting and also discussed the proliferation of A-Boards around the village. Cllr S Berlyn informed members that A-Boards should only be placed on the curtilage of a building owned by a business and not on the public footway where an obstruction could be caused or visibility reduced for vehicles turning onto the A414 Main Road. Members discussed how best to proceed in relation to the A-Boards – whether The Assistant Clerk would check with planning at Chelmsford City Council in the first instance or whether councillors or the Clerk would visit the businesses directly to discuss it with them. It was decided that the Assistant Clerk would check with planning at Chelmsford City Council in the first instance.

19/20.57 Danbury Neighbourhood Plan

Members received a verbal report from the Neighbourhood Plan Coordinator. The Group was still waiting for approval of their application for the Strategic Environmental Assessment (SEA) Technical Support Package. At the Steering Group meeting held that afternoon (29th July 2019), the Steering Group had agreed to send briefing notes to landowners/agents to request brief proposals for allocations of up to 30 homes, (in accordance with the results of the second 2nd questionnaire where most residents indicated that they were prefer sites of up to 30 homes) including a Location Plan; area for development which should be located where the site adjoins the Defined Settlement Boundary; proposed access and mitigation of any constraints and a confidentiality statement not to make proposals public until the Steering Group was ready to publish them.

The Steering Group also agreed to apply for the Housing Needs Assessment Technical Support package from the Grant Funding Body. This had been recommended during the ‘diagnostic’ telephone call as a part of the SEA application process.

Cllr S Berlyn requested that the neighbourhood Plan Steering Group be thanked for all their hard work.

19/20 58 Maldon Affordable Housing SPD Consultation.

Members considered the proposed amendments to the Maldon District Affordable Housing and Viability SPD and agreed a response.

RESOLVED: that the following response to the Amendments to the Maldon Affordable Housing SPD Consultation be submitted:

Maldon District Council should facilitate via section 106 funding, contributions to the highway authority for the construction of a by-pass from the Heybridge Approaches to a dedicated junction with the A12, from development companies.

Proposed Cllr S Berlyn: Seconded Cllr C Baker: all agreed.

19/20.59 Planning matters for report (for information only)

The Assistant Clerk was requested to enquire as to whether there was a charge for advice from the Chelmsford City Council Tree officer.

19/20.60 Forthcoming Meetings

Meetings were scheduled for 2nd September 2019 and 23rd September 2019 at 7.30pm at the Parish Council Office.

There being no other business, the Chairman closed the meeting at 9.15pm

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/01132/FUL	Brockham, 5 Hyde Lane	Proposed replacement detached garage.	No comment
19/01185/FUL	21 Mildmays	Two storey side and rear extensions and single storey side extension to provide additional bedroom, utility space, enlarged kitchen and dining room. New cart lodge building with storage above.	<p>The Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed development would be overly dominant and highly visible in the street scene, and this would be contributed to by the loss of tree T2. 2. The loss of tree T2 would impact on the mature landscaping and damage the special character of the area in contravention of policy DPF4. 3. The Cart Lodge changes the aspect of the site as it is a two-storey building. 4. The Cart Lodge contravenes DPF policies 8 and 9 due to the position, scale and proximity of the buildings not respecting the special landscape characteristics and spatial quality of the area; and the reduction of spaciousness leading to an unsuitable suburban character, giving an appearance of ribbon development. 5. If Officers are minded to approve the Cart Lodge, it should not be used for residential or business purposes. The Council is concerned about the amount of traffic that may be generated - accessing and egressing the site - if the Cart lodge were to be used for business purposes.
19/01209/FUL	Woodend Cat Hotel, 77 Hopping Jacks Lane	Resubmission of previously approved application 18/00627/FUL (demolition of existing cattery and construction of a new residential dwelling). Amendment to the vehicle access route.	<p>The Council objects to the new access point proposed in this application and prefers the access proposed in the previous application, for the following reasons: 1. In contravention of policy DPF 64, the access would be harmful to the character of Runsell Lane. 2. The Council is concerned about the safety of vehicles accessing and egressing the site due to the narrowness of, and rat running along Runsell Lane. 3. The council is concerned about safety for pedestrians using Runsell Lane to access the nearby SSSI as there is no footway.</p>
19/01222/FUL	91 Hoynors	First floor rear extension over existing ground floor extension.	No comment

Ref no	Property	Proposal	Comments
Granted			
19/00969/FUL	49, Maldon Road	Proposed new external staircase to north side garage and alterations to garage roof.	The Parish Council requested that the first floor should not be used for residential purposes.
19/01041/FUL	1, Armstrong Close	Construction of front porch	The Parish Council did not object to this application.
19/00587/FUL	132, Main Road	Change of use of land to the rear of 132, Main Road from agricultural use to residential garden area.	The Parish Council did not object to this application.
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.	The Parish Council did not object to this application.
Refused			
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.	The Parish Council objected to this application.
Tree Applications			
Granted/No Objection			
19/05542/CAT	Footpath off Main Road	T2 – Oak – Fell and treat stump. Reason: Tree is causing subsidence damage to 64 St Cleres Way.	The Parish Council objected to this application

Ref no	Property	Proposal	Comments
19/0552/CAT	Clinic, 141 Main Road	(G1) - 10x Conifer - Rear garden, opposite school entrance - Fell to ground level - Reason: For safety precaution; (G1) - Elm trees - Near roadside - Reduce back to previous points by 2-3m - Reason: To match the existing elm/holly hedge line.	The Council understands from the Village Tree Warden, that these trees have unfortunately exceeded their safe height. Reducing the elms should keep them viable but the conifers do need more drastic treatment. However, as the trees may be harbouring nesting birds, the work should ideally wait until autumn.