



Minutes of the Meeting held on 2nd September 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

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

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

AGENDA

19/20.61 Apologies for Absence

Apologies were received from Cllr J Thombs (Chairman)

In his absence Cllr M. Hessing (Vice Chairman) took the chair,

19/20.62 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.

19/20.63 Public Question Time (15 minutes allocated)

There were no members of the public present.

19/20.64 Minutes

RESOLVED: that the minutes of the meeting held on 29th July 2019 were approved and signed as a true record.

19/20.65 Planning Applications

19/20.65.1 Five applications were considered and responses agreed.

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

19/20.65.2 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.

19/20.66 Planning Decisions

The planning decisions in Appendix B were noted.

19/20.67 Tree Applications

Four tree applications were considered and responses agreed.

RESOLVED: that the responses to the applications in Appendix C be submitted to CCC.

19/20.68 CCC Planning Committee

It was noted that the date for the next Chelmsford City Council (CCC) Planning meeting given on the agenda was incorrect.

(Members were informed after the meeting that the next CCC Planning would be held on the 3rd of September.)

19/20.69 Neighbouring Parishes Planning Applications

There were no neighbouring parish applications for consideration.

19/20.70 Planning Enforcement

It was reported that an advertising banner that had been reported several times was still in place. The Assistant Clerk had followed this up the CCC, however the call handler had been unable to find and record of the reports.

19/20.71 Danbury Neighbourhood Plan

Members received an update from the Neighbourhood Plan coordinator. The Strategic Environmental Assessment process had begun and the Housing Needs Assessment would be applied for. A Site Assessment Update could also be applied for as the Steering Group have requested proposals from Landowners/Agents for all potential sites and the assessments would need to be reviewed.

19/20.72 Chelmsford City Council Draft Local Plan Main Modifications Consultation – Appendix D

Members received a report of the comments received by Cllr A Chapman and a member of the Neighbourhood Plan Steering Group in response to the Main Modifications proposed for the emerging Chelmsford City Council Local Plan (following the independent examination in public.).

The following responses were considered and options 1,2 AND 3 agreed:

1. Request that the SSSI list is extended to include 'Scrubs Wood SSSI' and to add 'Danbury Common SSSI (including Backwarden and Hitchcocks Meadow)', and to refer to any SSSIs on or close to Danbury's boundary.

2. Request that consideration be given to whether/how cycling could be forbidden in any SSSIs.
3. Express concern about the extent to which mitigation can reduce the harm to the SSSIs caused by heavy public use.
4. Make no comment.

RESOLVED: that responses 1, 2 and 3 be submitted to the Chelmsford City Council Main Modifications consultation.

19/20 73 A Boards

Having raised concerns at the Planning Committee meeting held on the 29th July 2019 about a proliferation of A Boards in Danbury, members received a report - including copies of the Chelmsford City Council Public Spaces Protection Order 2018 and Essex County Council's Policy for the placement of advertising boards on the publicly maintainable highway. It was agreed that the Council would write to the businesses displaying A Boards that did not comply to Essex County Council Policy explaining and providing copies of the Chelmsford City Council Public Spaces Protection Order 2018 and Essex County Council Policy. A Boards that continued to fail to comply would be reported to Chelmsford City Council.

RESOLVED: that the council would write to the businesses displaying A Boards that did not comply to Essex County Council Policy, providing copies of the Chelmsford City Council Public Spaces Protection Order 2018 and Essex County Council's Policy for the placement of advertising boards on the publicly maintainable highway. A Boards that continued to fail to comply would be reported to Chelmsford City Council.

19/20.74 Planning matters for report (for information only)

There were no planning matters for report.

19/20.75 Forthcoming Meetings

Meetings were scheduled for 23rd September 2019 and 14th October 2019 at 7.30pm at the Parish Council Office.

There being no other business, the Chairman closed the meeting at 8.44pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/01244/FUL	56, Main Road	Proposed 1.8m electronic gates	The gates are out of keeping with the conservation area and should be replaced with a system similar to the five bar gates currently installed. Contrary to DPF policy 13 the gates will impact on the open plan character of the area. The materials do not reflect the character of the area, contrary to DPF policy 22. The gates closest to Moores Bridge Lane will be highly visible in the street scene and a distraction to road users as they approach the bend. The Council supports the comments of Essex Highways that the gates should be set 6m back from the back edge of the pavement.
19/01349/FUL	Hyde Cottage, Hyde Lane	Proposed two story extension	No comments
19/01356/FUL	137, Main Road	Proposed coach house and side store	The Council strongly objects. This is backland development and contrary to DPF Policy 10. If Officers are minded to grant permission, please would permitted development rights be removed. Please include a condition that this building is not to be used for residential purposes.
19/01415/LBC	8, Maldon Road	Replacement ground floor window	No comments
19/01343/FUL	Land South of Moores Bridge	Retrospective application for the change of use of land to a residential garden and the construction of an outbuilding.	The Council regrets that planning permission was not sought prior to construction works commencing. As there were no tree protection measures put in place, please would the Tree Officer check that the remediation work identified in the Arboricultural Method Statement is done.

Ref no	Property	Proposal	Comments
Granted			
19/00951/FUL	46, Barley Mead	Demolition of existing rear conservatory. First floor extension and two storey rear extension.	The Parish Council made no objection to this application.
19/00386/FUL	Site at 86, Main Road	Proposed development of 6 dwellings with parking and associated works.	The Parish Council objected to this application.
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	The Parish Council objected to this application.
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).	The Parish Council made no objection to this application.
19/01222/FUL	91, Hoyners	First floor rear extension over existing ground floor extension.	The Parish Council made no objection to this application.
19/00946/FUL	Cricketers Cottage, Penny Royal Road	Construction of single storey rear granny annex	The Parish Council requested that permitted development rights be withdrawn.
19/01132/FUL	Brockham, 5 Hyde Lane	Proposed replacement detached garage	The Parish Council made no objection to this application.

Refused

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.	The Parish Council objected to this application.
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Tree Applications**Granted/No Objection**

19/05552/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 Parish Council requested that the work should ideally wait until Autumn as the trees may be harbouring nesting birds.
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Ref no	Property	Proposal	Comments
19/05117/TPO	Lyndale, Twitty Fee	T1 Oak – Fell and treat stump – Reason: Works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.	No comments
19/05118/TPO	Lyndale, Twitty Fee	Oak T2 – Canopy reduction of 7m – repeat work in 2021 and 2023 to same specifications – Reasons: Remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.	No comments
19/05139/TPO	42, Runsell Lane	(W1) Oak – Located on the northern border of the plot – Fell – Reason: Impending further growth of oaks on either side. Need space to park cars.	No comments
19/05130/TPO	44, Barley Mead	T15 Oak (T7 on site location plan) – rear garden – crown reductions up to 5m and removal of deadwood. Reason: reduce	The Council is concerned that 5m reduction seems excessive. No arboricultural assessment has been provided to justify the proposed works.

		excessive shade in the garden.	
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