



PLANNING COMMITTEE

Minutes of the Meeting held on 1st June 2015 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: M Telling (Chairman), S Berlyn (ex officio), D Carlin,
Mrs A Chapman (ex officio), Mrs A Gardiner, A Keeler

In Attendance: Mr J Alexander
 Mrs H Mayes (Assistant Clerk)
 2 Members of the Public

1. Election of Chairman for 2015/16

Cllr Carlin nominated Cllr Telling. This was seconded by Cllr Keeler. No other nominations were received and Cllr Telling was elected unopposed.

RESOLVED: that Cllr Telling be elected Chairman for 2015/16

2. Election of Vice-Chairman for 2015/16

There were no nominations received for Vice-Chairman and it was agreed unanimously that the election of Vice-Chairman be deferred to the next meeting.

RESOLVED: that the election of Vice-Chairman for 2015/16 be deferred to the next Planning Committee Meeting.

3 Apologies for Absence

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

4 Declarations of Interest

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, or as soon as they become 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 is 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 the Monitoring Officer about it. Unforeseen interests must be declared similarly at the appropriate time.

Cllr Berlyn declared a non-pecuniary interest in minute 10.2.

5 Public Question Time

Two Members of the Public were present. One had attended to observe and the other wished to speak about planning application 15/00579/FUL (24 Butts Lane) on behalf of her mother. The resident noted that there was no CCC yellow notice outside the property and also raised issues about the proposed development of the site. The Chairman proposed that this item was brought forward on the agenda and this was agreed by the Committee. Members viewed the plans and discussed the application. Comments were agreed to be sent to CCC (see minute 7).

One resident left the meeting at 8.15pm

6 Minutes

RESOLVED: that the minutes of the meeting held on 5th May 2015 were approved and signed as a correct record.

7 Planning Applications – Appendix A

7.1 Three further applications were considered and responses agreed.

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

7.2 The Committee agreed unanimously that it wished to refer application 15/00579/FUL (24 Butts Lane), which it had objected to, to the local Ward Members for determination by the CCC Planning Committee (unless officers are minded to refuse it).

RESOLVED: that application 15/00579/FUL (24 Butts Lane) be referred to the local Ward Members for determination by the CCC Planning Committee (unless officers are minded to refuse it).

8 Planning decisions – Appendix B

Three planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

9 Tree Applications - Appendix C

Four tree applications were considered and responses agreed.

RESOLVED: that the responses in Appendix C be submitted to Chelmsford City Council.

10 Planning Appeals

10.1 Site at 20 Little Baddow Road

This appeal was still in progress. There were no further updates from the Planning Inspectorate.

10.2 Woodend Cat Hotel, 77 Hopping Jacks Lane

An appeal had been made to the Planning Inspectorate in respect of the above.

10.3 May Farm (Field North of Mill Hill Farmhouse), East Hanningfield Road, Sandon (14/01041/FUL)

Notification had been received of two appeals and the public enquiry related to the above application. The Parish Council had been notified as it had submitted comments on the original application.

RESOLVED: that the information in 10.1 to 10.3 be noted.

11 CCC Planning Committee

The next meeting was scheduled for 23rd June 2015. The agenda was not yet available.

RESOLVED: that the information be noted.

12 Planning Applications from Neighbouring Parishes

Planning applications from Little Baddow and Woodham Ferrers & Bicknacre Parish Councils were circulated. There were no updates from Sandon.

RESOLVED: that the information be noted.

13 Maldon District

13.1 OUT/MAL/14/01103 Ceg Land Promotions & Landowners Land South of Wycke Hill & Limebrook Way, Maldon: Outline application for up 1000 dwellings, an employment area of 3.4 hectares (use classes B1, B2 and B8 users), a local centre (use classes A1-A5, B1a, C2, C3, D1 and D2 users), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.

Maldon had allowed Danbury Parish Council to comment on this application which will be going to Committee shortly. The Committee agreed that the Assistant Clerk objects to this application on the basis of the traffic implications on Danbury. The Assistant Clerk was requested to formulate a response using previous comments sent to the LDP Examination.

RESOLVED: that the following comments be sent to Maldon District Council

Danbury Parish Council strongly objects to the above application on the grounds of the increased traffic that will be generated and the detrimental impact on Danbury and its residents.

- The proposed development will be highly detrimental to the village and will result in a marked worsening of existing 'Rat-Running' along village roads never intended for such volumes or weight of traffic. Account must be taken of the other roads in Danbury which already experience an unacceptably high volume of traffic, more so if there is an incident or road works on the A414 or A12 which inevitably brings the A414 to a standstill. The Parish Council is extremely concerned that if the proposals set out in the application are implemented, that the impact on the adjacent roads would be intolerable for the residents of Danbury. The approach to Eves Corner is already at capacity and extensive queuing occurs in both directions. Once this and other developments in the Maldon district are completed, these queues will become more extensive, leading to residents using less suitable local roads as a rat run around the A414.*
- The Parish Council is also concerned regarding the resulting increase in pollution that will occur with an increase in the amount of traffic travelling through the village. The A414 is in close vicinity to shops, schools, a playing field and play area and additional pollution would be detrimental to residents quality of life.*
- Options have been discussed in past years for a bypass to be created from Heybridge Approach to form a new junction with the A12. The Parish Council would support these options as this would divert traffic away from the A414 and could enable the road to be downgraded to a B road. A bypass would also benefit Hatfield Peverel and Boreham who will also see increased congestion as a result of new development in the Maldon District.*
- Danbury Parish Council is requesting that a review of the number of houses for development is considered and that other, more suitable options for reducing the impact of the additional traffic at Danbury be considered.*

13.2 Local Development Plan Examination

An email had been circulated to Members with the Inspectors Interim Findings which advised that the plan had been found unsound.

The Clerk had finally been able to arrange a meeting with ECC Highways which would be held next week and would also be attended by Cllr Berlyn. Notices were due to be displayed at Eves Corner from Thursday regarding work due to be carried out in Little Baddow Road to extend the double yellow lines.

RESOLVED: that the information be noted.

14 Statement of Community Involvement – Update 2015 (draft)

This consultation would be publicised to residents. Members did not wish to make any comments on this consultation.

RESOLVED: that no comments were submitted to the Statement of Community Involvement.

15 Planning Enforcement

15.1 CCC Enforcement Record: An update was circulated.

15.2 Gibcracks Farm: The Enforcement Officer had visited. Some dismantling had taken place but there had been a delay and the rest of the work was due to be completed shortly. A further visit would take place at the beginning of June.

15.3 There were no other enforcement matters members wish to report.

RESOLVED: that the information be noted.

16 Planning matters for report (for information only)

Any other planning matters members wish to report.

CCC had advised that the name Danbury Palace Drive has been approved by the Cabinet Member.

Cllr Berlyn reported the large number of Steam Fair and Circus posters that were fly posted around the village. Both events had now finished. The Assistant Clerk had notified the bus shelter cleaning contractor who would remove those placed in the shelters. CCC had already been notified of the issue.

17 Forthcoming meetings 2015

Meetings are scheduled for 29th June, 27th July and 7th September. There were no meetings in August. Cllr Mrs Chapman gave apologies for the 29th June.

There being no further business the Chairman closed the meeting at 9.09pm.

Cllr Telling
Chairman

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Signed

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Date

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
15/00611/FUL	Home	Elm Green Lane	Raising of the roof to create first floor accommodation, including front and rear dormer windows. Two storey side extension and single storey rear extension. Front porch. New vehicular crossover.	01/06/15	We are concerned that protected trees are not removed without prior notification. Otherwise, no comments.
15/00672/FUL	Peewit Cottage, 122	Main Road	Proposed two storey rear extension and single storey side extension	01/06/15	We support the comments of the Listed Buildings and Conservations Officer. We note the neighbours concern as to the loss of natural light.
15/00579/FUL	24	Butts Lane	Demolition of all existing buildings and construction of building containing 8 no. two bed flats, parking, refuse store and access.	01/06/15	We object to this application for the following reasons: The provision of parking is wholly inadequate. The development is out of keeping with the areas street scene It represents an over development of the site The overall height will result in overlooking of adjoining properties It is also in the Conservation Area and we object to the red tarmac in the parking area the increased traffic will produce a safety issue The application contravenes DPF's 4,5,7,8,10,12,15,20
15/00595/FUL	24	Main Road	Demolition of existing bungalow and proposed replacement with two new detached dwellings	01/06/15	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/00380/FUL	Forest House	Twitty Fee	Two storey front extension to mirror existing gable, new entrance lobby and storm porch, larger chimney to side, single storey rear extension, first floor extension, loft conversion and demolition of existing garden room.	13/04/15	No comments	Approved 05/05/15
15/00190/FUL	Rascals	Horne Row	Two storey rear and side extension, a first floor side window and rooflights.	16/03/15	No comments.	Approved 28/04/15
15/00432/FUL	31	Hoynors	Two storey rear extension	13/04/15	No comments	Approved 12/05/15

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Appendix C
Works to Trees

Ref no	TPO ref	Property	Street name	Proposal	Planning Ctte date	Comments
15/05080/TPO		The Rustlings	Riffhams Lane	T1 - Yew - frontage of The Rustlings - crown reduction by 3-3.5m to suitable growing points and shape over to leave natural profile; 5 year management plan to annually clear, the epicormic growth from the trunk, to the height of 2.5m from ground level. (This application is to supercede 15/05019/TPO)	01/06/2015	No comments
15/05081/TPO		6	Danbury Vale	Oak (T2) - rear garden - crown reduction by 1.5-2.0m, cutting to suitable growth points; remove deadwood greater than 30mm diameter & sever climber at base.	01/06/2015	No comments
15/05549/CAT		87	Main Road	1) Dead tree - fell to ground level, lane side of fence south west corner. 2) Coppiced hazel stool - lane side of fence, south west corner - fell to realign fence - replace with nature hedge along fence line. 3) Laurel - on boundary, opposite conservatory - crown lift to 4m over lane, reduce remainder to give clearance to service cables. 4) Silver birch - adjacent to Laurel - remove over-extended limb over lane back to boundary and/or branch collar. 5) Conifer - west of front entrance - reduce height by 5m and shape over.	01/06/2015	No comments
15/05092/TPO		Land adjacent Danbury Mission (new medical centre site)	Maldon Road	T31 - Oak - Reduce crown to give 2m maximum clearance from the front wall of the new building (wall has been partially constructed)	01/06/2015	Please make sure that the crown reduction is balanced to avoid destabilising the tree.