



PLANNING COMMITTEE

Minutes of the Meeting held on 16th November 2015 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: M Telling (Chairman), A Allen (Vice-Chairman),
S Berlyn (ex officio), A Keeler

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

A minute's silence was observed at the start of the meeting to remember those affected by the Paris attacks.

96 Apologies for Absence

Apologies were received and accepted from Cllrs Carlin, Mrs Chapman (ex officio), Mrs A Gardiner and Mr R Cole-Jones (Danbury Society).

97 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.

No interests were declared

98 Public Question Time (15 minutes allocated)

A member of the public had attended to speak about application 15/01722/FUL (24 Main Road). He outlined his main concerns which were:

- The impact on the wildlife known to be in the area.
- Overlooking to his property from the proposed terrace of property A
- Overdevelopment of the site
- Impact of a proposed retaining wall.

The Chairman proposed that this item was brought forward for discussion and this was agreed.

Members viewed the plans and documents for application 15/01722/FUL and the comments shown in appendix A were agreed.

RESOLVED: that the response in appendix A be submitted to Chelmsford City Council.

The Member of the Public left the meeting at 8.25pm

99 Minutes

RESOLVED: that the minutes of the meeting held on 19th October 2015 were approved and signed as a correct record.

100 Planning Applications – Appendix A

Four other applications were considered and responses agreed.

RESOLVED: that the responses to the planning applications in appendix A be submitted to Chelmsford City Council, and that these applications did not need to be referred to the local Ward Members.

101 Planning decisions – Appendix B

Six planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

102 Trees

102.1 Tree Applications – Appendix C

Nine tree applications were considered and responses agreed.

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

102.2 Tree Planting Grant

A request had been put forward for a grant towards two Cherry Trees for Project Danbury. A decision had not yet been made on the award of the grant.

RESOLVED: that the information be noted.

103 Planning Appeal - May Farm, East Hanningfield Road, Sandon

There were no further updates.

RESOLVED: that the information be noted.

104 CCC Planning Committee

A meeting was held on 10th November 2015 (no items for Danbury). The next meeting would be held on 15th December 2015.

RESOLVED: that the information be noted.

105 Parish Council Forum

CCC would be holding a Parish Council Forum on 8th December 2015 and four Members wished to attend.

RESOLVED: that Cllrs Allen, Berlyn, Keeler and Telling would attend the forum at Chelmsford City Council on the 8th December.

106 Chelmsford Local Plan 2021 – 2036

City Cllr Shepherd had advised that the Issues and Options Document had been approved by the Development Policy Committee for consultation from 19th November for nine weeks. Development had been suggested both in Sandon and Danbury. Also, housing development in Little Baddow had been identified in this document but not supported at this stage. This was a consultation document and the Development Policy Committee would like the views of all three Parishes. Various exhibitions would be held (in Danbury on 10th December 11am-1pm at the Village Hall). The Committee requested that the Assistant Clerk asks for a second exhibition slot in the evening for Danbury. It was suggested that a leaflet is printed to accompany the Danbury Times advertising the drop in sessions.

RESOLVED: that the Assistant Clerk contacts Cllr Shepherd to see if an evening exhibition would be possible and that the sessions are advertised with the next Danbury Times.

107 Neighbourhood Plan

Members discussed requesting money from Resources for a future Neighbourhood Plan. There was already £2352 in earmarked reserves for Planning Documents and the Clerk had been advised that grants between £1000 and £8000 may be available. It was recommended by CCC that the Parish Council considered setting aside £10,000 per year towards a Neighbourhood Plan. Members discussed this figure and Cllr Berlyn proposed that an amount of £5000 be recommended to Resources for a Neighbourhood Plan. This was seconded by Cllr Allen and agreed unanimously.

Members were also advised that the RCCE could speak to the Parish Council regarding the production of a Neighbourhood Plan. It was felt this would be a good idea and the Assistant Clerk would look into arranging this.

RECOMMENDED: that £5000 be requested from Resources towards a Neighbourhood Plan

RESOLVED: that the Assistant Clerk arranges a briefing from the RCCE regarding Neighbourhood Plan.

108 BIMBY (Beauty in my Backyard)

Cllr Berlyn recently attended the launch of this initiative. There was a website (www.bimby.org.uk) which contained further information and the FAQ's from the website were circulated to Members. Members felt that this appeared to be an alternative to a Neighbourhood Plan. This could be discussed when the RCCE gave their presentation.

RESOLVED: that the information be noted.

109 Planning Applications from Neighbouring Parishes

Information was circulated from Little Baddow and Woodham Ferrers & Bicknacre Parish Council. There were no updates available from Sandon Parish Council.

RESOLVED: that the information be noted.

110 Planning Enforcement

110.1 CCC Enforcement Record: An update was circulated.

110.2 Teak Furniture Signs/Village Hall: Cllr Mrs Gardiner had given apologies to the meeting so was unable to update the Committee.

110.3 Enforcement Matters: There were no enforcement matters to report.

111 Planning matters for report (for information only)

There were no planning matters to report.

112 Forthcoming meetings 2015/2016

Meetings are scheduled for 14th December 2015 and 18th January 2016.

There being no further business the Chairman closed the meeting at 9.38 pm.

Cllr Telling
Chairman

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Signed

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Date

Property	Street name	Proposal	Committee date	Comments
24	Main Road	Revised Scheme for Demolition of Existing Bungalow and Proposed Replacement with Two New Dwellings.	16/11/15	<p>The Parish Council declares that the property at 24 Main Road is adjacent to The Old School House which houses the Parish Office (The Old School House is leased from Essex County Council). The boundary of 24 Main Road adjoins the car park of The Old School House.</p> <p>The Parish Council would like to make the following comments on this application.</p> <p>There is a need for a full ecological survey in relation to the wildlife in order to protect the current wildlife corridor. The Parish Council understands that this area is accommodating badgers and other wildlife and would be concerned about the impact of the removal of hedgerows and vegetation. There will be overlooking by property A to the neighbouring property. The terrace of property A is inappropriately located.</p> <p>There are also concerns about the lack of detail relating to the boundary/retaining wall, how this will be designed and constructed and the impact on The Old School House and its car park.</p> <p>We have concerns about the precedent set by this development. All the properties in this area have views across the valley to the rear and the Parish Council would like to see these views preserved. We support the recommendations of the Conservation Officer and agree that permitted development rights should be removed.</p> <p>Some of the comments in the Tree Report appear to be ambiguous.</p>
68	Maldon Road	Assortment of illuminated and non-illuminated advertisement including 3 illuminated wave signs, 3 non-illuminated koala signs and 6 non-illuminated number signs.	16/11/15	No comments other than please ensure the new signs are not greater in volume than the existing ones.

Property	Street name	Proposal	Committee date	Comments
72	Maldon Road	Part change of use of the premises to A3 use (Restaurants and cafes) and retention of the existing A5 (Hot food takeaway) use.	16/11/15	We have serious concerns about the amount of parking space available for customers which may result in overspill onto the adjoining roads. We do not know whether the 'sit down' facility will impact on the volume of customers and hence the amount of vehicles visiting the premises overall will probably increase.
3	Hay Green	Existing garage removed, new side extension with integral garage and rooms in roof, loft conversion to existing dwelling including front and rear dormers, new pitched roof over front porch in place of existing flat roof and remodelling of existing rear addition including lantern light.	16/11/15	No comments
Danbury Park Farm	Woodhill Road	Determination as to whether the prior approval of the Local Planning Authority is required for the change of use of agricultural building to a dwelling house (C3)	16/11/15	Danbury Parish Council believes that this building should be subject to planning controls.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/01344/FUL (amended)	3	Beaumont Park	A replacement detached garage.	28/09/15	The pitched roof is at variance with the other properties in the street scene. If minded to approve this application, we do not agree to the garage being used for residential accommodation.	Approved 22/10/15
15/01456/FUL	Land at Rosemary	Maldon Road	Proposed chalet house	28/09/15	We strongly object to this application which is outside the defined settlement area. The development would represent a backland development and conflict with DPF's 9 and 10. We support the original decision of CCC (refusal of application 14/01468/OUT) and also support the objections of the neighbours.	Approved 22/10/15
15/01446/FUL	Treetops	Southview Road	First floor rear extension	28/09/15	No comments	Approved 28/10/15
15/01482/FUL	10	Mildmays	Extension to existing dormer	28/09/15	No comments	Approved 22/10/15
15/01453/FUL	Woodlands	Hyde Lane	Extensions including a two storey side, single storey front and single storey rear extension. New balcony	28/09/15	No comments	Approved 30/10/15
15/01423/FUL	Fenham	Copt Hill	Extensions and alterations including single storey rear extension with terrace, two storey rear extension, two storey infill extension, detached garage, tennis court, proposed re-modelling and re-ordering, front gates and other external alterations to existing property	28/09/15	No comments	Approved 04/11/15

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Appendix C
Works to Trees

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
15/05613/CAT	Hillrise	Copt Hill	Removal of Pear tree and stump to left side of property as marked T1, removal of silver birch tree to rear right side of property T2 removal of lower branches to height of 4 metres T3, cut back all sycamore to boundary fence T4	16/11/2015	No reason has been given for this work.
15/05232/TPO	Darach Lodge, 40	Runsell Lane	T2 - Oak tree - crown reduction by 2m maximum, cutting to suitable growing points and lightly crown thin. Reason: excessive shading and infringement over neighbours garden.	16/11/2015	No comments
15/05625/CAT	Frettons, 41	Main Road	T1 Maple - fell as too close to building	16/11/2015	No comments
15/05221/TPO	Crofters, 2	Mill Lane	T5 - T8 Oaks x 4 on roadside boundary of property - crown lift to 4m, cutting to suitable growing points and crown clean. Check structural integrity of limbs over road - particularly T5.	16/11/2015	No comments
15/05250/TPO	3	Hyde Lane	Prune T1 Oak located at the bottom of the garden overhanging neighbouring property, according to the following specifications: Prune overextended lateral branches overhanging the road, and neighbouring properties, by up to 4m. A large limb failed last winter, causing damage to neighbouring property/highway. Proposed work are to reduce the weight of the lateral limbs to reduce risk of failure in future.	16/11/2015	No comments

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
15/05638/CAT	Bristol House	Copt Hill	Sycamore - front west boundary overhanging garage at Hillrise - crown lift over garage to give 2m clearance, cutting to suitable growing points. Reason: prevent damage to garage roof.	16/11/2015	No comments
15/05637/CAT	Greenacre	Mayes Lane	2 x Silver Birch - rear boundary overhanging Hillrise - crown lift to 3.5m from ground level. Reason: to prevent encroachment into neighbouring garden.	16/11/2015	No comments
15/05636/CAT	Mayesfield	Mayes Lane	Sycamores - eastern boundary, overhanging roof of Hillrise - crown reduction by 2m to give clearance to roof, cutting to suitable growing points. Reason: to prevent damage to roof and stop access to loft space by squirrels.	16/11/2015	No comments
15/05641/CAT	Land adj Danbury Mission Church	Maldon Road	Oak and Elm - fell to ground level to ensure clear site lines of roadway and footpath when exiting the site.	16/11/2015	We object to the felling as it was not in the original application. A crown lift would be sufficient to give sight lines.