



PLANNING COMMITTEE

Minutes of the Meeting held on 29th June 2015 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: M Telling (Chairman), A Allen (Vice-Chairman), S Berlyn (ex officio), D Carlin, Mrs A Gardiner, A Keeler.

In Attendance: Mr J Alexander
 Mr R Cole-Jones (Danbury Society)
 Mrs H Mayes (Assistant Clerk)
 Two Members of the Public

18 Election of Vice-Chairman for 2015/16

Cllr Telling nominated Cllr Allen. This was seconded by Cllr Mrs Gardiner. No other nominations were received and Cllr Allen was elected unanimously.

RESOLVED: that Cllr Allen be elected Vice-Chairman for 2015/16.

19 Apologies for Absence

Apologies were received and accepted from Cllr Mrs Chapman.

20 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 Telling declared a non-pecuniary interest in minute 23 (application 15/00780/FUL).

Cllr Berlyn declared a non-pecuniary interest in minute 23 (application 15/00915/FUL)

21 Public Question Time (15 minutes allocated)

There were two Members of the Public present. One was there to observe and the other wished to speak about planning application 15/00780/FUL (Westfield) as he was the applicant.

The applicant gave a brief history to the application. He had received pre-application advice from Chelmsford City Council and had made several submissions which had formed the basis for the current proposed plans. The property was in need of renovation as it was in poor condition and had not had any work done for over twenty years. He did not have intentions to remove any trees unless they were unhealthy.

Members agreed unanimously to bring this item forward on the agenda for discussion. They viewed the proposed plans and resolved to make the following comments.

RESOLVED: that the following comments be submitted to Chelmsford City Council in relation to application 15/00780/FUL.

We note the proposed building is outside the conservation area and we would have preferred that a pitched roof rather than a flat roof was proposed in accordance with the City Councils own guidance and the Danbury Planning Framework. This would then have been in keeping with the general area and the street scene.

One resident left the meeting 8.10pm.

22 Minutes

RESOLVED: that the minutes of the meeting held on 1st June 2015 were approved and signed as a correct record.

23 Planning Applications – Appendix A

Six 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.

24 Planning decisions – Appendix B

Five planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

25 Trees

25.1 Applications - Appendix C

One tree application was considered and a response agreed.

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

25.2 Tree of the Year Competition

Information was circulated from The Woodland Trust and CCC.

RESOLVED: that the information be noted.

26 Planning Appeals

26.1 Site at 20 Little Baddow Road

26.2 Woodend Cat Hotel, 77 Hopping Jacks Lane

26.3 May Farm (Field North of Mill Hill Farmhouse), East Hanningfield Road, Sandon

The above appeals were all still in progress. No further updates had been received from the Planning Inspectorate.

RESOLVED: that the information in 26.1 to 26.3 be noted.

26.4 Rosemary, Maldon Road 14/01468/OUT

A resident had sent the Parish Council a copy of his letter to the Planning Inspectorate, regarding the recent appeal which was allowed by the Planning Inspector at the above site. The resident had been advised to contact CCC to get advice on possible further actions that he could take. Members discussed the issues that were raised and were sympathetic to the concerns of the resident. Both the Parish Council and the City Council had been in agreement that the proposed development should not be approved at this site. It was felt that the Planning Inspector had not given sufficient reasons for allowing the appeal. It would be difficult to get a decision from the Inspectorate changed, unless a judicial review was carried out which would be costly. The Assistant Clerk was asked to contact CCC, noting the Parish Council's concerns, and ask for their comments on the points raised in the email from the resident.

RESOLVED: that the Assistant Clerk contacts CCC in relation to the outcome of the appeal at Rosemary to ask for comments.

27 CCC Planning Committee

The next meeting was scheduled for 21st July 2015. The agenda was not yet available.

RESOLVED: that the information be noted.

28 Planning Applications from Neighbouring Parishes

Information was circulated from Sandon, Little Baddow and Woodham Ferrers & Bicknacre Parish Councils.

RESOLVED: that the information be noted.

29 Street Naming & Numbering

Notification had been received regarding the renaming of Craigielea, Southview Road.

RESOLVED: that the information be noted.

30 Maldon District Local Development Plan ECC Highways Update

The latest update from ECC was circulated following the recent meeting held with the Parish Council. The A414 between Eves Corner and Well Lane was due to be resurfaced during two weeks at the beginning of August. Work would be carried out Monday to Friday between 7pm and 7am (no weekend working) when the road would be closed and diversions in place. The pre signals would also be installed at this time.

RESOLVED: that the information be noted.

31 ECC and Southend on Sea Borough Council

Joint Replacement Waste Local Plan – Revised Preferred Approach June 2015

Information was circulated in relation to sites in Sandon as the Parish Council was a consultee. Members felt that more time was needed to view this information and it would be put onto the next Planning Agenda for further discussion. The Assistant Clerk would also check to see if Sandon had given a response.

RESOLVED: that this item is added to the next agenda.

32 Planning Enforcement

32.1 CCC Enforcement Record: An update was circulated.

RESOLVED: that the information be noted.

32.2 Enforcement Matters: Cllr Allen reported that there was a sign adjacent to the roundabout at the A414/A12 which was for a past event from March. The Assistant Clerk would check to see if this had already been reported and, if not, would inform the CCC Enforcement Team.

RESOLVED: that the Assistant Clerk checks to see if the sign had already been reported and, if not, to inform the CCC Enforcement Team.

33 Planning matters for report (for information only)

Mr Alexander reported that there was a car for sale on the verge adjacent to Poulton Portables. Members did not feel that ECC or CCC would take any action if it was only one vehicle, especially if this belonged to an resident or employee of the business.

The Assistant Clerk reported that a resident had submitted some questions on behalf of her neighbour, who was unable to attend the meeting. Several questions related to planning application 15/00579/FUL (24 Butts Lane) which had been discussed at a previous meeting. The resident was given copies of the minutes of the last meeting which answered the points raised. The same resident also wished to ask if the Parish Council would commission tests to check whether the standards for air pollution were being exceeded. This would be raised at the next Environment Committee meeting in September.

34 Forthcoming meetings 2015

Meetings were scheduled for 27th July, 7th and 28th September. There were no meetings in August.

There being no further business the Chairman closed the meeting at 9.24pm.

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
15/00816/FUL	1	Mildmays	Proposed first floor extension including two storey rear extension.	29/06/15	We consider that the overall bulk of the property is out of keeping with the Mildmays street scene and is an over development of the site. The application is in conflict with DPF's 1, 7 and 8 of the Danbury Planning Framework. We therefore strongly object to this application.
15/00915/FUL	6	The Leeway	Proposed two storey rear and side extension and first floor front extension.	29/06/15	No comments
15/00744/FUL	49	Maldon Road	Rear two storey extension and new detached garage with games room over.	29/06/15	The proposed development is out of keeping with the established character and landscape of this part of Maldon Road. It is incongruous and unsympathetic to the host building. We therefore strongly object to the proposed development and would refer you to DPF7 in the Danbury Planning Framework. The games room should not be used as a residential property.
15/00914/FUL	Site at Danbury Palace	Main Road	New entrance gates including lanterns on piers.	29/06/15	We agree with the comments of the Conservation Officer. We recommend that all parties should have access to the site.
15/00945/FUL	7	The Heights	Proposed two storey side extension and external alterations	29/06/15	No comments
15/00780/FUL	Westfield	Colemans Lane	Replacement dwelling and alterations to garage.	29/06/15	We note the proposed building is outside the conservation area and we would have preferred that a pitched roof rather than a flat roof was proposed in accordance with the City Councils own guidance and the Danbury Planning Framework. This would then have been in keeping with the general area and the street scene.
15/00840/FUL	135	Main Road	Construction of a shed, 4m X 3m.	29/06/15	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/00444/ADV	6	Main Road	Replacement non illuminated signage and one non illuminated post sign	13/04/15	We support the comments made by the Listed Buildings and Conservation Officer. There are too many signs and they are too large. The colour of the signs is overpowering and could be more discrete.	Approved 03/06/15
15/00473/FUL	31	Maldon Road	Two storey front extension with enlarged front and rear dormer windows to replace existing	05/05/15	We support the comments of the Conservation Officer	Approved 15/06/15
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.	Refused 16/6/15
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.	Approved 22/6/15

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
14/01976/OUT	Horseshoe Farm	Main Road, Bicknacre	Outline application for residential development of up to 110 dwellings, land for doctors surgery, open space, landscaping, ancillary infrastructure and means of access. (All matters reserved except access)	12/01/15	Danbury Parish Council wishes to strongly object to application 14/01976/OUT for the following reasons: There is great concern about the implications of the additional traffic that will be generated by this development through Danbury, and particularly along the A414 and Woodhill Road. The location of this development would encourage rat running through some of the narrow lanes and roads in the surrounding area. There is already heavy vehicle usage of Woodhill Road as an alternative to the A414 and the proposed development will increase the risk of further road traffic collisions in the area. Egress onto Woodhill Road is already hazardous and any additional traffic (including visitors and trade vehicles) will increase this problem. The Country Park, located along Woodhill Road, already generates increased traffic, especially during the spring and summer. The Parish Council is also concerned that this application would add to the traffic issues which will occur if the Maldon District LDF is approved.	Refused 12/6/15

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Appendix C
Works to Trees

Ref no	TPO ref	Property	Street name	Proposal	Planning Ctte date	Comments
15/05558/CAT		Wych Elm	Mayes Lane	Black walnut tree - western rear boundary - crown reduction back to previous cutting points and shaping over. Clean out dead wood as required.	29/06/2015	No comments