



PLANNING COMMITTEE

Minutes of the Meeting held on 18th January 2016 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

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

In Attendance: Cllr G Gardiner
Mr J Alexander
Mr R Cole-Jones (Danbury Society)
Mrs M Saunders (Clerk)
Mrs H Mayes (Assistant Clerk)
Mr M Curtis, Curtin & Co (Hammonds Farm)

130 Apologies for Absence

There were no apologies received.

131 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

132 Public Question Time

Mr Martin Curtis had attended to speak to the Planning Committee as a representative of Curtin & Co, a company who acted as an intermediary between developers and the community. He wished to speak about a proposed development at Hammonds Farm which was just outside the Danbury village boundary. He gave a brief introduction of his experience and the company history.

He explained that the developers were trying to promote Hammonds Farm into Chelmsford City Council's New Local Plan to deliver up to 5000 houses and associated infrastructure and public amenities. The site was owned by the developers already which would make delivery more certain and faster to achieve. The development would be an example of social excellence and he felt that it fitted into the Local Plan.

The developers were disappointed that Chelmsford City Council had not put this option into the consultation as they would not consider developments for over 3000 houses on individual sites. They could deliver 3000 houses in the next local plan and then bank 2000 house to go into the plan after that in 2036. The site would be self-sustaining with schools, leisure and medical facilities. The site would be 50% green space and would protect and extend the green wedge. As this was a big site, it could alleviate the issues surrounding development in other parts of the district by concentrating the required houses in one area. Mr Curtis had attended the meeting (and other Parish Meetings in the district) to encourage Parishes to write to Chelmsford City Council in support of the proposal and ask for it to be included in the new Local Plan. Some parishes had already done this.

Members then asked questions and made comments as follows.

This site was located on a flood plain – had the Environment Agency been consulted? The developers could manage this issue and the large amount of green space was a part of this.

What was the timescale for a planning application to be made? An outline planning application may be made by May 2016

Which parishes had written in support of the proposal? Six parishes to the north and west of Chelmsford were considering it although Mr Curtis could not remember the names of the specific parishes. He confirmed that he had visited a Sandon Parish Council Meeting but had not spoken to Little Baddow yet.

He confirmed that they would be looking to upgrade the A12 link as well as the A414 although it was too early to be specific about any improvements. There would be a new park and ride to the south of the site. This would depend on the size and type of properties built. Mr Curtis circulated some information about the development to Councillors present and also his contact details.

133 Minutes

RESOLVED: that the minutes of the meeting held on 14th December 2015 were approved and signed as a correct record.

134 Planning Applications – Appendix A

134.1 Five applications were considered and responses agreed.

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

Mr Curtis left the meeting at 8.35pm

**134.2 15/01900/OUT (Chamberlains Farm, Sporhams Lane, Sandon)
Demolition of existing commercial storage buildings, re-provision of horticultural buildings, re-provision of existing dwelling and erection of 4no. new residential dwellings.**

Members considered if a further response was required to the following amended application which was outside of the Parish but had been notified to the Council.

RESOLVED: that the following additional comments be submitted to Chelmsford City Council in relation to the above amended application:

The Parish Council would wish to see this development result in less traffic movements, especially of HGV's.

135 Planning decisions – Appendix B

Five planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

136 Trees

136.1 Tree Applications – Appendix C

Seven tree applications were considered and responses agreed.

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

136.2 Tree Planting Grant

There were no further updates on the outcome of the grant.

RESOLVED: that the information be noted.

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

There were no further updates.

RESOLVED: that the information be noted.

138 CCC Planning Committee

A meeting was to be held on 25th January 2016. There were no items relating to Danbury on the agenda.

RESOLVED: that the information be noted.

139 Danbury Medical Centre (13/01017/FUL)

Condition 19 of the planning approval had been amended to allow for the provision of the pedestrian crossing within twelve months of the occupation of the Medical Centre. Members were very disappointed that the crossing (which was in the approved plan to be installed prior to occupation) was now to be delayed by up to twelve months. The Parish Council had not been consulted about this change and were very concerned about the safety of pedestrians at this location without a crossing in place. It was felt that the responsibility for any accidents that occurred before the installation of the crossing would rest with Essex County Council and Chelmsford City Council. The Assistant Clerk was requested to write to Chelmsford City Council to express the Parish Councils disappointment and concern about this change to the approved plans. The Clerk advised that the Medical Centre was due to open in February 2016.

RESOLVED: that the Assistant Clerk write to Chelmsford City Council to express the Parish Councils disappointment and concern about the change to the approved plans for the pedestrian crossing.

140 Neighbourhood Plan

The RCCE had given a briefing to Councillors on Monday 11th January 2016. Cllr Carlin proposed that it was recommended to Parish Council that Danbury Parish Council undertakes a Neighbourhood Plan and informs Chelmsford City Council of this as part of the statutory process. This was seconded by Cllr Allen. There were seven in favour and 1 abstention.

RECOMMENDED: that Danbury Parish Council undertakes a Neighbourhood Plan and informs Chelmsford City Council of this as part of the statutory process.

141 Neighbouring Parishes Planning Applications

Information from Sandon Parish Council, Little Baddow and Woodham Ferrers and Bicknacre Parish Councils were circulated.

RESOLVED: that the information be noted.

142 Planning Enforcement

142.1 CCC Enforcement Record: An update had not been received before the meeting.

142.2 Wickham House, Runsell Green: There had been some recent complaints from local residents about this empty property with regard to rats and its general condition. The CCC Pest Control Officer had visited and did not see any evidence of rats coming from the property i.e. runs and burrows, although they could be passing through from adjacent fields. However, he did see some evidence that an individual had been accessing the property which was reported to the Police. The PCSO had now visited and advised that there was structural collapse inside the building but that it did not look as if there had been anyone inside for a long time. The Planning Enforcement Team investigated this in 2013 but received legal advice at that time not to pursue formal action. They were happy to open a new case and see if there were any further grounds for action.

142.3 Enforcement Matters: There were no enforcement matters reported.
RESOLVED: that the information be noted.

143 Planning matters for report (for information only)

There were no planning matters for report.

144 Forthcoming meetings 2016

Meetings are scheduled for 29th February, 14th March, 4th April and 25th April.

There being no further business the Chairman closed the meeting at 9pm.

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
15/02000/FUL	Little Carters	Hyde Lane	Amendments to approved application 13/00010/FUL - Demolish detached house, garage, swimming pool and associated buildings. Construct new detached dwelling including attached garage and games room.	18/01/16	No comments
15/01969/FUL	2	Pedlars Close	Single storey rear and side extension.	18/01/16	No comments
15/02007/LBC	Riffhams	Riffhams Lane	Amendment to previous permission 13/00034/ETL for the omission of windows facing courtyard and introduction of blind windows.	18/01/16	We support the comments of the Conservation Officer.
15/02146/FUL	10	Mill Lane	Rear extension to replace existing conservatory.	18/01/16	No comments
15/02122/FUL	Summerley	Runsell Green	First floor side extension and partial garage conversion.	18/01/16	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/01788/FUL	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	Approved 17/12/15
15/01799/COUPA	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 believe that this building should be subject to planning controls.	Prior approval required - approved 22/12/15
15/01655/FUL	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.	Approved 21/12/15
15/01867/FUL	Silverdale	Riffhams Lane	Front and rear two storey extensions and single storey rear extension, alterations to the existing windows and the insertion of new first floor side windows.	14/12/15	No Comments	Approved 04/1/16

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/01722/FUL	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. 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. 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. 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. Some of the comments in the Tree Report appear to be ambiguous.</p>	Approved 23/12/15

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Appendix C
Works to Trees

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
15/05285/TPO	Fenham	Copt Hill	T12, T11, T10, T9, T8, T7, T5, T4, T3, T2, T1 - prune hedge along Copt Hill and Gay Bowers Lane by approx 1.5m and up to a height of 5m. May require cutting branches of trees that are under TPO restrictions.	18/01/2016	No comments
15/05658/CAT	23	Maldon Road	Cherry Tree - Boundary of 23 Maldon Road - heavily reduce, cutting to suitable growing points to prevent damage to garage and alleviate nuisance to neighbours	18/01/2016	The Parish Council would wish to see no more than 30% reduction of this tree and that any work undertaken should be done in the correct season.
15/05288/TPO	12	Runsell Close	G2 - 1x Sweet Chestnut - west of 9 Runsell Close - crown reduction of 2m max at sides and 2.5 m max from height back to suitable growing points and clear out deadwood. Reason - close proximity to the home and general management of the tree.	18/01/2016	No comments
15/05294/TPO	41	Hopping Jacks Lane	T6 Oak - rear boundary of 41 Hopping Jacks Lane - remove and general tidy up of overhanging branches.	18/01/2016	No comments
15/05293/TPO	Rudgewick, 26	Hyde Lane	T3, T4, T5, T6, T7 - frontage of 26 Hyde Lane - cut back to 1m from the road edge and 5m above the road.	18/01/2016	No comments
15/05297/TPO	Rosemary	Maldon Road	T1 Oak - crown lift over drift by remove 2 selected branches to allow better clearance under canopy. Remove lowest branch over road to prevent collision damage occurring.	18/01/2016	No comments
15/05276/TPO	1A	Hyde Lane	Silver Birch - crown reduction to give sufficient clearance to comply with ECC Highways clearance. Reason: as requested by ECC Highways letter dated 02/12/15.	18/01/2016	No comments