



PLANNING COMMITTEE

Minutes of the Meeting held on 4th April 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: M Telling (Chairman), Mrs A Chapman (ex officio),
Mrs A Gardiner, A Keeler

In Attendance: Mr J Alexander
Mr R Cole-Jones (Danbury Society)
Mrs H Mayes (Assistant Clerk)

180 Apologies for Absence

Apologies were received and accepted from Cllrs Berlyn and Carlin.

181 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

182 Public Question Time (15 minutes allocated)

There were no members of the public present.

183 Minutes

RESOLVED: that the minutes of the meeting held on 14th March 2016 were approved and signed as a correct record.

184 Planning Applications – Appendix A

Four applications were considered and responses agreed.

RESOLVED: that

- a) the responses to the planning applications in appendix A be submitted to Chelmsford City Council, and
- b) that applications 16/00115/FUL and 15/00579/FUL be referred to the local Ward Members (if they had not already been sent).

185 Planning decisions – Appendix B

Five planning decisions were received.

RESOLVED: to note the decision shown in Appendix B.

186 Tree Applications – Appendix C

Two tree applications were considered and responses agreed (16/05517/CAT was discussed as this could not be delayed until the next meeting).

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

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

Notification had been received that the appeal has succeeded in part.

RESOLVED: that the information be noted.

188 CCC Planning Committee

The meeting on 22nd March 2016 was cancelled. The next meeting would be held on 18th April.

RESOLVED: that the information be noted.

189 Community Infrastructure Levy

The Planning Contributions Officer at CCC had offered to attend a future meeting if Members require more information on the CIL process. Members wished to take up this offer and the Assistant Clerk would contact the Officer to arrange her attendance at a future meeting.

RESOLVED: that the Planning Contributions Officer was invited to a future meeting to speak about CIL.

190 Neighbourhood Plan

The Area Designation Consultation would run from 31st March 2016 to 28th April 2016. This would be advertised by CCC and also by the Parish Council.

RESOLVED: that the information be noted.

191 Neighbouring Parishes Planning Applications

15/01843/OUT Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX. Outline application for residential development of up to 110 dwellings, land for medical facilities, open space, landscaping, ancillary infrastructure and means of access. (All matters reserved except access).

This application was withdrawn on the 10th March 2016.

Information was circulated from Little Baddow and Woodham Ferrers & Bicknacre Parish Councils. There was no update from Sandon.

RESOLVED: that the information be noted.

192 Planning Enforcement

192.1 CCC Enforcement Record: An update had not been received.

192.2 Flower Seller A414: This had been sent to CCC Public Health team who were responsible for licensing and enforcing street trading. It was noted that this was an intermittent activity and was also outside the parish boundary.

RESOLVED: that the information be noted.

192.3 Enforcement Matters: It was reported that groups holding events at the Sports Centre were tying banners between the trees in front of the Old Pavilion and the daffodils were being damaged by A boards. The Assistant Clerk would ask the Sports Centre to speak to the groups regarding this. There were also signs at Runsell Green which had been there for several weeks. These would be reported to Chelmsford City Council Planning Enforcement.

RESOLVED: that the advertisements were reported to the appropriate person.

193 Planning matters for report (for information only)

Classic Tastes had been painted red and appeared to be reopening as a Chinese restaurant. This site had previously had approval for development.

The Police had agreed to install a speed monitoring unit along Bicknacre Road/Woodhill Road. This might be a good area for a Vehicle Activated Sign in the future.

194 Forthcoming meetings 2016

Meetings are scheduled for 25th April, 23rd May, 13th June and 4th July.
Mr Alexander gave his apologies for the 25th April and 23rd May.

There being no further business the Chairman closed the meeting at 8.15pm.

Cllr Telling
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/00424/FUL	1	Danbury Vale	Replacement single storey side extension	04/04/16	No comments
16/00115/FUL	Carnoy	Pump Lane	Four semi detached houses to replace existing bungalow. Three new vehicular accesses onto Pump Lane	04/04/16	We still strongly object to this application which is an over development of the site. Our previous comments still apply.
15/00579/FUL	24	Butts Lane	Demolition of all existing buildings and construction of building containing 8, two-bed flats for persons over the age of 55 years, parking, refuse store and access.	04/04/16	There are no parking spaces as indicated. We support the objections of the residents. Our previous comments still apply.
16/00382/FUL	Holly House	Southview Road	New raised roof to provide additional first floor accommodation including front and rear dormers. New first floor side windows. Porch extension. External alterations. New 1.2 m high brick wall.	04/04/16	The new raised roof will not result in an overlooking of adjacent properties.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/00126/FUL	10	Mildmays	Erection of raised decking area to the rear	29/02/16	Please ensure that this development does not overlook the neighbours.	Approved 09/03/16
16/00056/FUL	22	The Avenue	Single storey kitchen/dining extension to the rear.	29/02/16	No comments	Approved 14/03/16
16/00185/FUL	Fenham	Copt Hill	Demolition of existing dwelling house and construction of replacement dwelling house with detached garage, tennis court and front gates	29/02/16	No comments	Approved 24/03/16
16/00166/FUL	Barrowfield	Copt Hill	Demolition of existing bungalow, garage and outbuilding and construction of replacement dwelling and garage annex.	29/02/16	We support the comments of the Conservation Officer.	Withdrawn 22/03/16
15/01594/FUL	Nine Oaks, 36	Runsell Lane	Construction of a car port in the front garden.	29/02/16	No comments	Approved 29/03/16

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Appendix C
Works to Trees

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05061/TPO	33	Mill Lane	T1 Oak - frontage of 33 Mill Lane - crown reduction by 2.5m max and shape over to leave natural profile, sever ivy - 5 year management plan to annually clean trunk of epicormic growth to the crown break. Reason: management over road and service cables.	04/04/2016	No comments
16/05517/CAT	St John The Baptist Church	Main Road	6 Lime trees- north of the church adjacent railings: Remove half the new growth / renewal of 13/05509/CAT. Reason: Enable growth to be kept under control.	04/04/2016	No comments