



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 4<sup>th</sup> July 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

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

In Attendance: Mrs H Mayes (Assistant Clerk)  
Mr R Cole-Jones (Danbury Society)  
Mr J Alexander  
Mr J Vardy (IPC Architecture)  
One Resident  
Mrs I Guidotti, Tree Warden

### **35 Apologies for Absence**

Apologies were received and accepted from Cllr Mrs Gardiner.

### **36 Declarations of Interest**

All Members were reminded that they must disclose any pecuniary or non-pecuniary interests they know they might have in items of business on the meeting's agenda and that they must do so at this point on the agenda 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 was 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 her about it. Unforeseen interests must be declared similarly at the appropriate time.

Cllr Berlyn declared a non-pecuniary interest in minute (application 16/01059/FUL)  
Cllr Keeler declared a non-pecuniary interest in minute (application 16/00986/FUL)

### **37 Public Question Time**

Mr Vardy had attended to speak about a proposal to improve the access to Hill House, 28 Maldon Road. This would impact on Parish Council land (VG106). Mr Vardy outlined the reasons for the change and gave several different options to improve the access to the property. Members did not think that the first two options would be agreed as they involved taking an area of grass. There was concern that this could set a precedent for other pieces of land in the village. Mr Vardy confirmed that advice had been sought from the Conservation Officer. Option C appeared to be the most agreeable but this was a decision that would need to be discussed and resolved by a full Parish Council meeting. Mr Vardy would send a more detailed drawing for the Parish Council meeting on the 27<sup>th</sup> July 2016 and the Clerk would notify him of the outcome. Cllr Berlyn thanked Mr Vardy for taking the time to attend the meeting with his proposal.

*Mr Vardy left the meeting at 7.44pm*

The resident then spoke about application 16/00956/FUL (8 Runsell Lane) which was his neighbouring property. He had some concerns about the proposed height of the wall nearest to his property and the impact this would have. He advised that the new property would be 62% larger than the current one. The Committee agreed to bring this item forward and Members viewed the plans and discussed the issues. The following comments were resolved to be sent to Chelmsford City Council.

*We are concerned with the overall bulk of the building and overlooking of the west flank. DPF's 8 and 20 are in conflict with this. We are concerned at the length and height of the west elevation. We would prefer the garage to be separate from the building which would allow the building to be sited more centrally on the plot. The applicant should have consulted with neighbouring properties regarding the proposals before submitting an application.*

RESOLVED: that the comments above were submitted for application 16/00956/FUL (8 Runsell Lane)

*The resident then left the meeting at 8.20pm.*

The Tree Warden advised that she had looked at the Danbury Medical Centre site (16/01056/FUL & 16/05563/CAT) and gave her views on the proposed applications. Members agreed to bring these applications forward for discussion and viewed the documents. The Committee had several issues with the plans and resolved to make the following comments to Chelmsford City Council.

#### 16/01056/FUL

*We object to the current proposals on the following grounds:*

*Although the Parish Council welcomes the designation of the site for residential rather than commercial use, the proposal is contrary to the Danbury Planning Framework, specifically DPF's 5, 7, 8, 14, 15, 59 as well as DC17. The plot sizes are too small and do not match the street scene. There are too many properties for the size of the plot which has made the density too high on the site. There appears to be a footway shown on the plan in front of plots 1-4 which does not currently exist. If minded to approve we would like to see a condition in the planning approval to ensure a footway is constructed here. We also have concerns about road safety, particularly vehicles reversing out onto Eves Corner. We would like to see replanting and replacement of trees and vegetation on the site i.e. planting the property boundaries with native hedging.*

#### 16/05563/CAT

*The Arboricultural Report from 16/01059/FUL states that the area is not in a Conservation Area which is incorrect. The Parish Council would like to see provision made for the site to be replanted with native species and hedging. There is a large amount of bird activity on the site including nesting birds and the removal of a large number of trees would be detrimental to them.*

RESOLVED: that the comments above were submitted for applications 16/01056/FUL & 16/05563/CAT (Danbury Medical Centre)

*The Tree Warden left the meeting at 9pm*

### **38 Minutes**

RESOLVED: that the minutes of the meeting held on 13<sup>th</sup> June 2016 2016 were approved and signed as a correct record.

### **39 Planning Applications – Appendix A**

Seven 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.

### **40 Planning decisions – Appendix B**

Five planning decisions were received.

RESOLVED: to note the decisions in Appendix B

### **41 Trees**

#### **41.1 Applications – Appendix C**

One other tree application was considered and a response agreed.

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

#### **41.2 Conditions attached to CAT & TPO Approvals**

Examples of the conditions sent to applicants following approval of tree works were circulated.

RESOLVED: that the information be noted.

### **42 CCC Planning Committee**

The meeting is due on 12<sup>th</sup> July 2016 had been cancelled. The next meeting was due to be held 9<sup>th</sup> August 2016.

RESOLVED: that the information be noted.

### **43 Neighbourhood Plan**

A copy of the application and plan approved by CCC on 9<sup>th</sup> June 2016 was circulated. Members discussed a Councillor taking the lead on Neighbourhood Planning on behalf of the Parish Council and Cllr Carlin offered to take on this role. The Assistant Clerk advised that there had already been some interest in joining the Steering Group and it was hoped that the next Danbury Times would help with this. Members discussed the need to recruit another member of staff to specifically work on the Plan. The Clerk would add this item onto the Parish Council agenda in July for Members to agree how to move forward.

RESOLVED: that the information be noted and that Cllr Carlin would lead on Neighbourhood Planning on behalf of the Parish Council.

### **44 Essex County Council & Southend on Sea Borough Council Joint Replacement Waste Local Plan Submission June 16**

The submission notification from ECC was circulated.

RESOLVED: that the information be noted.

### **45 Neighbouring Parishes Planning Applications**

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

**46 Danbury Palace – Permissive Path**

Further comments from New Chase Homes regarding the path were circulated. Members were disappointed that no further changes would be made to the arrangements to view the Palace. An offer had been made for a tour of the gardens and the Assistant Clerk would contact New Chase Homes to arrange this. Cllr Berlyn advised that he had visited the Palace during an Open Day recently and that the Palace building had been greatly improved. The Listed Garden had had some work carried out but there was still some way to go to return it back to its original state. The pond had been removed. Cllr Keeler suggested that it would be useful to obtain the original listing for the listed garden to compare at the time of a tour.

RESOLVED: that

- a) a tour of the gardens is requested as offered by New Chase Homes.
- b) the original listing of the listed garden is obtained.

**47 Planning Enforcement**

**47.1 CCC Enforcement Record:** An update had not been received.

**47.2 Enforcement Matters:** There were no enforcement matters to report.

RESOLVED: that the information be noted.

**48 Goods Vehicle Operators Licence – Old Chase Farm**

The responses to the Parish Council’s objections were circulated. The Parish Council has been added to the London & South East subscriber list.

RESOLVED: that the information be noted.

**49 Land adjacent to 2 Little Fields/Public Highway**

The land discussed as part of application 16/00880/FUL was not registered as common land. An email had been sent to Highways to ask if it belonged to them. A response had not been received as yet.

RESOLVED: that the information be noted.

**50 Planning matters for report (for information only)**

Mr Cole Jones advised that cameras had been placed at Bicknacre Road/Woodhill Road which had recorded average speeds of 34.5mph which was within the 10% range. Mr Cole Jones did not think the camera had been placed in the best position to fully capture the issue. The Local Highways Panel was due to put down its own traffic monitoring equipment shortly.

**51 Forthcoming meetings 2016**

Meetings are scheduled for 25<sup>th</sup> July, 5<sup>th</sup> September and 26<sup>th</sup> September. There are no meetings in August. Cllr Mrs Chapman and Mr Cole Jones gave apologies for the meeting on the 25<sup>th</sup> July.

There being no further business the Chairman closed the meeting at 9.55pm.

Cllr Telling  
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01016/FUL	68	Mill Lane	Proposed single storey rear extension and front porch	04/07/16	No comments
16/00864/FUL	4	Green Meadows	Demolition of conservatory and construction of single storey rear extension	04/07/16	No comments
16/00946/FUL	11	Daen Ingas	Two storey side extension.	04/07/16	No comments
16/00970/FUL	7	Danbury Vale	Removal of ground floor conservatory & erection of two storey rear extension and new first floor side window	04/07/16	No comments
16/00986/FUL	South View	Fitzwalter Lane	Two storey side and rear extension, single storey rear extension, rear dormer window and new first side window.	04/07/16	No comments
16/00868/FUL	14	Mildmays	Proposed single storey front and side extension, replacement attached garage and alterations to roof.	04/07/16	No comments
16/01059/FUL	Danbury Medical Centre, 7	Eves Corner	Demolition of surgery building and closure of existing access points. Construction of 7 dwellings, cart lodges associated parking and landscaping with new accesses off Eves Corner and Butts Lane.	04/07/16	We object to the current proposals on the following grounds: Although the Parish Council welcomes the designation of the site for residential rather than commercial use, the proposal is contrary to the Danbury Planning Framework, specifically DPF's 5, 7, 8, 14, 15, 59 as well as DC17. The plot sizes are too small and do not match the street scene. There are too many properties for the size of the plot which has made the density too high on the site. There appears to be a footway shown on the plan in front of plots 1-4 which does not currently exist. If minded to approve we would like to see a condition in the planning approval to ensure a footway is constructed here. We also have concerns about road safety, particularly vehicles reversing out onto Eves Corner. We would like to see replanting and replacement of trees and vegetation on the site i.e. planting the property boundaries with native hedging.

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01116/FUL	68	Maldon Road	Removal of existing underground fuel tanks, offset fills, vents, fuel pipework and fuel dispensers. Installation of new double skinned underground fuel tanks, offset fills, vents, secondary contained plastic fuel pipework and fuel dispensers. New concrete and hra pavings to replace existing. Part of canopy removed.	04/0716	Please ensure that the Tesco shop remains open during the work and that current standard open hours are retained.
16/00956/FUL	8	Runsell Lane	Application for a replacement dwelling and demolition of a separate garage building	04/07/06	We are concerned with the overall bulk of the building and overlooking of the west flank. DPF's 8 and 20 are in conflict with this. We are concerned at the length and height of the west elevation. We would prefer the garage to be separate from the building which would allow the building to be sited more centrally on the plot. The applicant should have consulted with neighbouring properties regarding the proposals before submitting an application.

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
16/00683/FUL	21	St Cleres Way	Proposed first floor front and single storey front and side extension. New first floor side window and alterations to the roof.	23/05/16	The Parish Council has concerns with the bulkiness of the proposed side extension and the fact that it butts up to the neighbouring property.	Refused 20/06/16
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.	14/12/15	Danbury Parish Council would support any objections raised by Sandon Parish Council. This will degrade the visual appearance of the protected lane and its amenity value. It is assumed that the traffic forecast is accurate and the commercial use will cease.	Approved 15/06/16
16/00718/ADV	54	Maldon Road	2 non-illuminated name signs under each of the existing entrance signs.	23/05/16	Does the coffee shop at the Mission have, or need, a change of use as it is now open to the public and charging accordingly?	Approved 21/06/16
16/00391/FUL	64	Maldon Road	Demolish existing office building and replace with two storey purpose built office building with associated car parking.	25/04/16	The specification measurements appear to contradict each other (plans and planning statement) causing discrepancies.	Approved 22/6/16
16/00764/FUL	1	Millfields	Single storey front extension	23/05/16	No comments	Approved 22/6/16

**DANBURY PARISH COUNCIL**  
**Planning Committee Agenda: 4<sup>th</sup> July 2016**

**Appendix C**  
**Works to Trees**

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05563/CAT	Danbury Medical Centre, 7	Eves Corner	G1 Lawson Cypress and Sycamore, T4 Leylandii Cypress, G2 Sycamore, Lanburn and Cypress, T5 Leylandii Cypress, T6 Leylandii Cypress, G3 Leylandii Cypress, T7 Sycamore - remove. Reason: Make space for potential development.	04/07/2016	The Arboricultural Report from 16/01059/FUL states that the area is not in a Conservation Area which is incorrect. The Parish Council would like to see provision made for the site to be replanted with native species and hedging. There is a large amount of bird activity on the site including nesting birds and the removal of a large number of trees would be detrimental to them.
16/05560/CAT	44	Main Road	Oak - Rear western boundary. Crown reduction by 1 - 1.5m, max cutting to suitable growing parts & shaping over. Clean out dead wood as necessary. Reason: Complaints from neighbour at 42	04/07/2016	No comments