



PLANNING COMMITTEE

Minutes of the Meeting held on 5th September 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

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

In Attendance: Mrs H Mayes (Assistant Clerk)
Two members of the public
Tree Warden
Mr John Alexander
Mr Roger Cole-Jones (Danbury Society)

77 Apologies for Absence

Apologies were received and accepted from Cllr Carlin.

78 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 Mrs Chapman declared a non pecuniary interest in minute 81 (application 16/01396/FUL)

79 Public Question Time (15 minutes allocated)

The members of the public present did not wish to speak.

80 Minutes

RESOLVED: that the minutes of the meeting held on 17th August 2016 were approved and signed as a correct record.

81 Planning Applications – Appendix A

81.1 Applications

Nine 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 Member.

**81.2 Planning Applications at St Cleres Hall Pit
ESS/31/16/CHL - VOC Retention of processing plant until 31st December 2021
with restoration by 31st March 2022 and proposed increase in HGV
movements.**

**ESS/32/16/CHL - Importation of aggregate from Royal Oak until 31st October
2021**

A from Matthews & Son and two applications from Essex County Council were considered and a response agreed.

RESOLVED: that the response below be submitted to Essex County Council.

*Please ensure that the vehicle movements are as described in the application
(paragraphs 10.6 and 10.9)*

82 Planning decisions – Appendix B

Seven planning decisions were received.

RESOLVED: to note the decisions in Appendix B

83 Tree Applications – Appendix C

Three tree applications were considered and responses agreed

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

84 CCC Planning Committee

The next meeting was due on 6th September 2016. There were no items for Danbury.

RESOLVED: that the information be noted.

85 Street Naming & Numbering

Notification from CCC was circulated regarding the renaming of Fenham to Mill Lodge.

RESOLVED: that the information be noted.

86 Neighbouring Parishes Planning Applications

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

87 Danbury Palace – Permissive Path

An email had been sent chasing the dates for the tour but no response had been received. There were still concerns over the condition and restoration of the listed garden. This item would now be on the Environment Committee Agenda.

RESOLVED: that the information be noted.

88 Planning Enforcement

88.1 CCC Enforcement Record: An update was circulated. Cllr Berlyn asked the Assistant Clerk to notify Chelmsford City Council of the recent Traffic Commissioner applications to increase the number of HGV's and check if this was a planning concern.

RESOLVED: that the Traffic Commissioner applications for Old Chase Farm be notified to CCC.

88.2 Enforcement Matters: There were no other enforcement matters Members wished to report.

RESOLVED: that the information be noted.

89 Land adjacent to 2 Little Fields

A search of the land registry had shown that the land was part of 2 Littlefields.

RESOLVED: that the information be noted.

90 Planning matters for report (for information only)

An article from CPRE Magazine was circulated regarding Neighbourhood Planning.

Cllr Berlyn reported that Gladman Developments had leafleted over 800 homes in Danbury regarding proposals for 140 properties on land at Runsell Green. The Parish Office had only been notified the previous Wednesday afternoon. It was disappointing that the whole village had not been notified. Chelmsford City Council had been contacted and they had not received a planning application yet. The Parish Council could not formally agree a position without an application being submitted with plans.

Cllr Berlyn and Mr Alexander both declared a non pecuniary interest due to living near to the land in the proposals.

It was noted that the proposals were a significant increase in properties and were outside of the defined settlement area. They appeared to contradict the Parish Plan and Danbury Planning Framework. There were issues with traffic and with the schools and doctors already being near to capacity.

If a planning application was received the Parish Council would anticipate holding a public meeting to allow the developer to present their proposals and for residents to give their views.

Residents were being advised to submit comments directly to Gladman if they wished and to also copy the comments to the Parish Council. The Assistant Clerk was asked to put an update onto the website for residents.

91 Forthcoming meetings 2016

Meetings were scheduled for 26th September, 17th October, 7th November, 28th November and 19th December.

Cllr Mrs Chapman gave her apologies for 26th September and Cllr Berlyn for the 7th November.

There being no further business the Vice Chairman closed the meeting at 9.06pm.

Cllr Telling
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01305/FUL	Site at 20	Little Baddow Road	Proposed two storey detached private dwelling with detached garage.	05/09/16	No comments
16/01264/FUL	Woodside	Woodhill Road	Single storey rear extension to existing outbuilding to create garden room and office	05/09/16	We would ask that the development is not used for residential accommodation.
16/01337/FUL	Stoneyridge	Colemans Lane	Single storey side and rear conservatory extension.	05/09/16	No comments
16/01370/FUL	Manor Farm	Gay Bowers Road	Single storey side and rear extensions, first floor and two storey rear extension, addition of two new balconies	05/09/16	No comments
16/01396/FUL	3	South View Road	Single storey side extension, single storey rear extension, open front porch and vehicular crossover.	05/09/16	No comments
16/01191/FUL	35	Parkdale	Single storey garage extension.	05/09/16	No comments
16/01324/CLEUD	27	Maldon Road	Kitchen and bedroom extension	05/09/16	No comments
16/01111/FUL & 16/0112/LBC amended	Cape Cottage	Gay Bowers Lane	Proposed single storey rear extension.	05/09/16	No comments
16/01228/FUL	Little Carters	Hyde Lane	Amendments to approved application 15/02000/FUL - Demolish detached house, garage, swimming pool and associated buildings. Construct new detached dwelling including attached garage and swimming pool.	05/09/16	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 11/8/16
16/01081/FUL	30	Pedlars Path	Single storey rear extension.	25/07/16	No comments	Approved 25/8/16
16/01217/FUL	9	Landisdale	Single storey side extension with garage conversion to habitable accommodation.	25/07/16	No comments	Approved 25/8/16
16/01230/FUL	Old Ludgores	Horne Row	Proposed single storey rear orangery extension to replace existing conservatory.	25/07/16	No comments	Approved 23/8/16
16/01117/ADV	68	Maldon Road	Two illuminated and two non-illuminated replacement canopy fascia signs	25/07/16	No comments	Approved 18/8/16
16/01176/FUL	59	Mill Lane	Proposed single storey rear extension	25/07/16	No comments	Approved 24/8/16
16/01157/FUL	1	Beaumont Park	Proposed single storey rear extension.	25/07/16	No comments	Approved 12/8/16

Ref no	Property	Street name	Proposal	Planning Cttee date	Comments
16/05176/TPO	5	South Hill Close	Birch tree, front of property adjacent to drive, crown reduce to 3m and remove deadwood. Reason: work will encourage vitality and prolong overall health of tree.	05/09/2016	We find the application and plan confusing and contradictory and suggest a meeting between CCC and the Parish Councils Tree Warden (Irene Guidotti) to identify the tree to be reduced.
16/05182/TPO	1	South Hill Close	T1 Oak - crown reduction by 2-3m, cutting to suitable growing points; T2 - frontage to No.1 - Sweet Chestnut; T5 Oak - rear garden - crown reduction by 2-3m, cutting to suitable growing points.	05/09/2016	No comments
16/05181/TPO	3	South Hill Close	T3 Oak - front garden - adjacent front elevation - crown reduction by 3-4m max, cutting to suitable growing points and leave natural profile. G2 Oak x2 - rear garden - adjacent to garage - crown reduction by 3-4m max cutting to suitable growing points and leave natural profile. Reason: continued management to prevent damage to the property.	05/09/2016	No comments