



PLANNING COMMITTEE

Minutes of the Meeting held on 5th December 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)
Cllr C Baker
Cllr J Steele
Mr Roger Cole-Jones (Danbury Society)
Mr John Alexander

139 Apologies for Absence

There were no apologies for absence.

140 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.

There were no interests declared.

141 Public Question Time (15 minutes allocated)

There were no members of the public present.

142 Minutes

The signature line at the end of the minutes should read Chairman.

RESOLVED: that the minutes of the meeting held on 7th November 2016 were approved and signed as a correct record with the above change.

143 Planning Applications – Appendix A

Eight 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.

144 Planning decisions – Appendix B

Eight planning decisions were received.

RESOLVED: to note the decisions in Appendix B

145 Trees

145.1 Tree Applications – Appendix C

Five tree applications were considered and responses agreed

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

145.2 Tree Planting Grant.

There had not been any sites put forward for the grant. The deadline was 21st December.

RESOLVED: that the information be noted.

146 CCC Planning Committee

The next meeting was on 6th December 2016. There were no items for Danbury on the agenda.

RESOLVED: that the information be noted.

147 Neighbouring Parishes Planning Applications

Available updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

148 Planning Enforcement

148.1 CCC Enforcement Record

An update was circulated. A more detailed response was received regarding the Old Chase Farm case. Further information was still required regarding Poplar Farm.

148.2 Enforcement Matters

Cllr Steele enquired about the empty property at Runsell Green (Wickham House). Members advised this had been looked into many times over the 20 years but the City Council were not in a position to act. The Assistant Clerk would forward some information to Cllr Steele. There were no other matters to report.

RESOLVED: that the information be noted.

149 Neighbourhood Planning

A Steering Group meeting had been held that day. Cllr Carlin advised that the meeting had gone well. A Chair had been elected and a Communications Working Group set up. The next meeting would be held in January.

RESOLVED: that the information be noted.

150 Proposed Developments in Danbury

16/01770/FUL Land South West of 52 Maldon Road

16/01810/OUT Land East of Little Fields and North of Maldon Road

A meeting was held on the 29th November 2016 at Danbury Mission for the public to attend and speak on both applications. Comments on both applications had been sent to the City Council and could also be viewed on the Parish Council's website.

The City Council had advised that the time limit for comments had now been extended to 16th December.

A letter had been received from RPS Group (representatives of Oakland Primecare) who wished to express their concerns following the meeting regarding the way it was conducted and that they did not have the opportunity to respond to comments from those present. They had also sent a response to questions raised on the night which they had requested be circulated to the Parish Council and posted on the Council's

website. The public meeting had already been discussed at the Parish Council Meeting on the 30th November 2016. Members discussed the documents and, although the contents were noted, they did not feel that it would be appropriate to place on the website. The letter from RPS Group advised that the response had been sent to the CCC Planning Department and if it was placed on their website, it would be available for the public to view.

Cllr Berlyn proposed that the response sent by RPS Group regarding application 16/01770/FUL Land South West of 52 Maldon Road should not be posted on the Parish Council's website. This was seconded by Cllr Carlin and agreed unanimously.

RESOLVED: that the response sent by RPS Group regarding application 16/01770/FUL Land South West of 52 Maldon Road should not be posted on the Parish Council's website.

151 Correspondence

151.1 A12 Improvements

A response had been received from Highways England and the same had been forwarded to the resident who raised the original issue.

151.2 Traffic Counts

ECC had advised that Essex Highways had not installed the equipment on the A414 and they did not have any information on who had conducted the counts. There might be information on the equipment itself if it is still in place.

151.3 Danbury Park School

A letter regarding potential works at the school and the Clerks response were circulated. It was noted that a change of use may be needed.

RESOLVED: that the information in 151.1 to 151.3 be noted.

152 Maldon District Local Development Plan

Notification of hearings had been received and were circulated.

RESOLVED: that the information be noted.

153 Planning matters for report (for information only)

There were no matters to report.

154 Forthcoming meetings 2016/2017

Meetings are scheduled for 19th December 2016 and 16th January 2017. Cllr Berlyn gave apologies for the 16th January 2016. Due to the rescheduling of previous meetings, the meeting on the 19th December may be cancelled if no planning applications were received.

There being no further business the Chairman closed the meeting at 8.20pm.

Cllr Telling
Chairman

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Signed

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Date

DANBURY PARISH COUNCIL
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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01933/FUL	58, Old Mill House	Maldon Road	Proposed single storey side extension.	05/12/16	We support the comments of the Planning & Listed Buildings Officer
16/01934/LBC	58, Old Mill House	Maldon Road	Proposed single storey extension. Removal of existing conservatory. Addition of new rooflight and soakaway. Internal alterations to remove partition walls.	05/12/16	We support the comments of the Planning & Listed Buildings Officer
16/01116/MAT/1	68	Maldon Road	Variation of condition 3 (b) of permission 16/01116/FUL to change the time period for the submission of the contamination report.	05/12/16	No comments
16/02023/FUL	4	Armstrong Close	Part single, part two storey rear extension. Single storey front extension and two new first floor windows to the sides of the property.	05/12/16	No comments
16/02032/FUL	4	Pedlars Path	Single storey side extension.	05/12/16	DPF's 26 & 28 state that pitched roofs are always preferable to a flat roof.
16/02039/FUL	21	St Cleres Way	Part two storey front extension, part single storey and single storey side extension	05/12/16	The Parish Council has concerns with the bulkiness of the proposed side extension and the fact that it butts up to the neighbouring property.
16/02006/FUL	12	Barley Mead	Two-storey rear extension and single-storey side and front extension, with addition of first floor side windows to existing house	05/12/16	1. We strongly object to the application as an over-development of the site; 2. We object to the rooflights as being inconsistent with the established character of Barley Mead; 3. We would be concerned about the impact of overlooking on the neighbours.
16/01804/ADV	Land adjacent 51	Main Road	Temporary frame to support fabric banner advertising events at the parish church of St. John The Baptist, Danbury.	05/12/16	No comments

DANBURY PARISH COUNCIL
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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/01610/FUL	64	Maldon Road	Amendments to previous planning permission 16/00391/FUL for roof alterations to single storey side extension of proposed two storey replacement office building.	26/09/16	No comments	Approved 07/11/16
16/01398/FUL	37	Mill Lane	Proposed porch and ground floor infil extension between house and converted garage with first floor side extension above.	17/10/16	No comments	Approved 24/11/16
16/01660/FUL	2A	Barley Mead	Loft conversion including dormers to front & velux rooflights to rear & front	17/10/16	No comments	Approved 21/11/16
16/01605/FUL	Moores Bridge	Moores Bridge Lane	Wooden summer house and small shed.	17/10/16	No comments	Approved 21/11/16
16/01711/FUL	10	Jubilee Rise	Single storey rear extension.	17/10/16	No comments	Approved 17/11/16
16/01687/TEL56	Arquiva Tele-communications Site 29823	Main Road	An alteration to an existing 26m high tower and ground based equipment.	17/10/16	No comments	Prior approval not required 4/11/16
16/01758/FUL	Oakwood	Riffhams Lane	Single storey rear extension.	07/11/16	Concerns have been raised about the effects of smoke from the log burner on next doors windows.	Approved 28/11/16

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/01741/FUL	Land South East of Tele-communications Mast 4170	Main Road	Proposed new single storey outbuilding, alterations to existing buildings. New boundary fence and replacement of existing hard surface	17/10/16	If minded to approve we would wish to withdraw permitted development rights and that the property should not be used for residential accommodation. If to be used for experiments we would need to be assured that health and safety standards are observed. There are also hygiene standards to be maintained. We are very concerned at that the purpose of use is for domestic purposes. We would not wish to see the path used for vehicular access. Please consult regarding archaeological implications.	Approved 25/11/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05250/TPO	Somerly, 10	Hyde Lane	Oak (T1) - Raise crown by 1-1.5m, thin by 10-15% and remove dead wood - Reason: Risk of damage to power line and bt line running through branches, in addition to risk to health of falling debris. Tree poses potential risk of damage to cars parked in drive. Excessive shading being created by tree.	05/12/2016	No comments
16/05277/TPO	Scrub Wood	Runsell Lane	W1 - Oak (Tag 190) - section fell - Reason: Heavy canopy die back. Silver Birch (Tag 3488) - section fell - Reason: Dying with heavy lean towards the row. Oak (Tag 3401 and 3434) - reduce crown -Reason: Parts of the tree are failing Oak (Tag 3467) - Fell - Reason: Heavily diseased. - All trees fronting and overhanging Runsell Lane	05/12/2016	No comments
16/05278/TPO	Land adj 10	Hyde Green	W1 - Oak (Tag 885) - crown reduce by 1.5m and remove limb over pond - Reason: Age of tree Elm (Tag 3487) - Fell to ground level - Reason: Dead Oak (Tag 3463) - Section fell large tree - Reason: Unstable and leans heavily over road. Oak (Tag 3431) - crown lift and remove dead wood. - All trees along Hyd Lane boundary	05/12/2016	No comments
16/05274/TPO	Reservoir House, 37	Little Baddow Road	W1 - Cut back trees 1m from fenceline - Reason - trees putting pressure on fenceline.	05/12/2016	No comments
16/05297/TPO	Quinlan Court, 78	Mill Lane	1x Oak - front lawn of building - remove epicormic growth from trunk up to crown break, reduce by 2-3m. Reason: building clearance and to stop any lower branches developing on trunk.	05/12/2016	No comments