



PLANNING COMMITTEE

Minutes of the Meeting held on 7th November 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: M Telling (Chairman), Cllr Carlin (Vice Chairman)
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

123 Apologies for Absence

Apologies were received and accepted from Cllrs Berlyn and Mrs A Gardiner.

124 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.

125 Public Question Time (15 minutes allocated)

There were no members of the public present.

126 Minutes

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

127 Planning Applications – Appendix A

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 Member.

128 Planning decisions – Appendix B

Three planning decisions were received.

RESOLVED: to note the decisions in Appendix B

129 Tree Applications – Appendix C

Four tree applications were considered and responses agreed

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

130 CCC Planning Committee

The next meeting was due on 6th December 2016. The agenda was not yet available.

RESOLVED: that the information be noted.

131 Neighbouring Parishes Planning Applications

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

132 Planning Enforcement

132.1 CCC Enforcement Record: An update was circulated. The A414 flower seller had been reported to CCC Street Trading and Licensing. Members asked the Assistant Clerk to find out why two of the Danbury enforcement issues had been ongoing for over a year.

RESOLVED: that the Assistant Clerk contacts Planning Enforcement for updates on the two long term cases.

132.2 Enforcement Matters: It was reported that the orange barrier was still in situ at the junction of Beaumont Park and Well Lane, although the attached advertisement had been removed. The Enforcement Team would not remove the barrier so the Assistant Clerk would report it as dumped rubbish to CCC.

RESOLVED: that the Assistant Clerk reports the barrier as dumped rubbish to CCC.

133 Neighbourhood Planning

The Neighbourhood Plan Co-ordinator had now started and a formal Steering Group meeting was booked for 5th December 2016.

RESOLVED: that the information be noted.

134 Potential Developments in Danbury

Two applications had been received for large developments within Danbury. A meeting had been arranged at 7pm on the 29th November 2016 at Danbury Mission for the public to attend and speak on both applications. Oakland Primecare would be sending representatives to answer questions. Gladman Developments had declined to speak. Members were requested to review the plans for both applications prior to the meeting. A leaflet was being delivered to every house in the village. The application details were as follows:

- **16/01770/FUL Land South West of 52 Maldon Road:** Construction of a 72 bed care home, together with 22 car parking spaces and landscaping.
- **16/01810/OUT Land East of Little Fields and North of Maldon Road:** Outline planning application for up to 140 residential dwellings (including up to 35% affordable housing), introduction of structural planting & landscaping, informal public open space & children's play area, surface water flood mitigation & attenuation, 2 vehicular access points: 1 from Maldon Road & 1 from Runsell Lane and associated ancillary works. All matters to be reserved with the exception of main site access.

RESOLVED: that the information be noted.

135 Eves Corner Pre-Signals/Medical Centre Crossing

An email from Cllr Spence and response from ECC Highways was circulated regarding the pre-signals at Eves Corner. It was also noted that the pedestrian crossing to the Medical Centre had been delayed and would now be put in early 2017. Members remained very concerned about the effectiveness and safety of the pre-signals and several incidents of vehicles not observing the signals had been witnessed. There were safety issues for both drivers and pedestrians and the lights did not appear to be meeting the original objective which was to improve the traffic management at Eves Corner. Members agreed that an email should be sent back to Cllr Spence advising that there were still concerns and also to advertise in The Journal for residents to notify the Parish Council of any comments on the pre signals. These could then be forwarded before the end of the six month trial period in January 2017.

RESOLVED: that the concerns of the Planning Committee were sent to Cllr Spence and that residents were asked to forward any comments on the new system to the Parish Council via The Journal, website etc. for forwarding to Cllr Spence.

136 New Local Plan Parish Workshop

Presentation slides and notes from the workshop attended by the Clerk & Assistant Clerk were circulated. Two CCC Planning Officers would be attending a follow up meeting at the Parish Office regarding the Preferred Options Document due out in 2017 for consultation. Cllr Carlin would attend this meeting along with the Clerk, Assistant Clerk and Neighbourhood Plan Co-ordinator.

RESOLVED: that the information be noted.

137 Planning matters for report (for information only)

There were no matters for report.

138 Forthcoming meetings 2016

Meetings were scheduled for 5th December and 19th December.

Please note that the Planning Committee Meeting on the 28th November has been changed to the 5th December.

There being no further business the Vice Chairman closed the meeting at 8.37pm.

Cllr Telling
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
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.
16/01729/FUL	4	Southview Terrace	Wooden interlocking log summer house.	07/11/16	No comments
16/01870/FUL	11	Mildmays	Single storey front side and rear extension. Raise roof to create first floor with 5 front facing rooflights.	07/11/16	No comments
16/01886/FUL	34	Hopping Jacks Lane	Replacement two storey detached house and detached garage	07/11/16	No comments
16/01881/OUT	Site at Hyde Farm Nursery	Hyde Lane	Removal of all buildings and construction of one two-storey dwelling and detached cartlodge	07/11/16	Normal health & safety procedures will need to be taken on this site.

DANBURY PARISH COUNCIL
Planning Committee: 7th November 2016

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/01535/FUL	8	Runsell Lane	Replacement dwelling.	26/09/16	No comments	Approved 20/10/16
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	Approved 13/10/16
16/01595/FUL	10	Lingwood Close	Proposed single storey side and rear extension and front porch.	26/09/16	No comments	Approved 27/10/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05246/TPO	Woodhill Lodge	Woodhill Road	Oaks T1, T2, T5 of MWA Arboricultural report Works – REMOVE Reason: The above trees are considered to be responsible for root induced clay shrinkage subsidence damage to the subject property - Woodhill Lodge, Woodhill Road, Danbury CM3 4AL	07/11/2016	The Tree Wardens believe that there is no alternative than to do this work.
16/05260/TPO	Woodhill Lodge	Woodhill Road	G1 - Yew x2 - overhanging shed in rear garden - crown lift over shed to give 2m clearance and crown reduction of remaining canopy by 1-1.5m max, cutting to suitable growing points and shaping over to leave natural profile. Reason: to prevent damage to shed.	07/11/2016	No comments
16/05254/TPO	Moore's Bridge Scout Hut	Moore's Bridge Lane	W1 - 1 x Hawthorn, 1 x Oak and 1 x Blackthorn - land north of Scout Hut - fell to ground level. Reason: too close to building - affects asbestos roof, health and safety issues.	07/11/2016	We agree with the objections raised by the public that pruning would be more appropriate, especially of the oaks.
16/05261/TPO	Norwood, 54	Hopping Jacks Lane	T1 & T2 - Oaks x2 in front garden on roadside boundary - crown reduce by 2.5m max cutting to suitable growing points; crown lift to 4m, remove epicormic growth and crown clean. Clear away from telegraph pole and service cables.. Reason - management of tree & maintain service to telegraph pole.	07/11/2016	The 2.5 metre reduction of the oaks is too much. It would be preferable if the trees could be shaped to avoid the cables instead.