



PLANNING COMMITTEE

Minutes of the Meeting held on 13th June 2016 at 8pm 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), Mrs A Gardiner, A Keeler.

In Attendance:

Mrs M Saunders (Clerk)
Mrs H Mayes (Assistant Clerk)
Cllr G Gardiner
Mr R Cole-Jones (Danbury Society)
Mr J Alexander
Ms L Medhurst, Planning Contributions Officer,
Chelmsford City Council
Mr S Graham, Inward Investment, Economy & Growth Manager,
Chelmsford City Council

17 Apologies for Absence

There were no apologies for absence.

18 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.

19 Community Infrastructure Levy (CIL)

Chelmsford City Council Officers had attended the meeting to give an overview of CIL and answer any questions from Members. A presentation was given outlining the key points of CIL and Members and the Clerk asked a variety of questions. The Assistant Clerk would circulate a copy of the presentation to Councillors.

RESOLVED: that the information be noted.

The two Officers from Chelmsford City Council and the Clerk then left the meeting at 8.25pm.

20 Public Question Time (15 minutes allocated)

There were no members of the public present.

21 Minutes

RESOLVED: that the minutes of the meeting held on 23rd May 2016 were approved and signed as a correct record.

22 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 Members.

23 Planning decisions – Appendix B

Four planning decisions were received.

RESOLVED: to note the decisions in Appendix B

24 Trees Applications – Appendix C

Two tree applications were considered and responses agreed. The Assistant Clerk was asked to check the standard conditions on an approval to ensure that applicants were being advised to prune at suitable times of year and not during nesting season.

RESOLVED: that

- a) the responses in Appendix C be submitted to Chelmsford City Council.
- b) The Assistant Clerk checks the conditions set out regarding tree work on approval documents.

25 CCC Planning Committee

The next meeting would to take place on 14th June 2016 with no items for Danbury.

RESOLVED: that the information be noted.

26 Neighbourhood Plan

The Area Designation Consultation had been approved by the CCC Development Policy Committee on 9th June. A copy of the responses received during the consultation was circulated. Cllr Berlyn asked the Assistant Clerk to check if the boundary map that was approved was the same as the one sent with the application. The decision would be published once CCC had produced minutes of the meeting.

RESOLVED: that the Assistant Clerk checks the map is correct following CCC approval and that the decision by CCC is publicised to the village.

27 CCC Local Plan Consultation

Notification had been received from Chelmsford City Council that feedback documents from the consultation would be presented to the Development Policy Committee on 9th June 2016.

RESOLVED: that the information be noted.

28 Neighbouring Parishes Planning Applications

Updates were circulated. The Clerk at Lt Baddow had not been able to assist with the different applications at Eastmead. The CCC website had since been amended to show the same applicant name for both planning applications.

RESOLVED: that the information be noted.

29 Danbury Palace – Permissive Path

Comments had been sent back to New Chase Homes regarding the viewing times. The Assistant Clerk would check to see if they had any response to make.

RESOLVED: that the information be noted.

30 Medical Centre

A Planning Consultant had been in contact regarding the old Medical Centre site. It was proposed to put a planning application in for seven houses on the site (mix of 2 and 3 bedroomed). They hoped to attend a Planning Committee in July to outline the proposals in more detail and answer any questions from Members.

RESOLVED: that the information be noted.

31 Pre-Planning Application Church Green, EGT Radio Site

A letter was circulated from Harlequin Group regarding the above site. The group wished to enter into pre-application discussion with CCC regarding the installation of apparatus on the current mast. Members discussed the visual impact of the changes. It was felt that additional equipment would be preferable to a second mast. Members wished to send the following questions to the Harlequin Group.

- What existing criteria is being applied to the current mast?
- What criteria will be applied to the new mast?
- What would be the radiation difference between the current and proposed?
- Would there be more interference?
- What is the ancillary development referred to?
- Had they informed St Johns Church?

RESOLVED: that the above questions were sent to the Harlequin Group.

32 Planning Enforcement

32.1 CCC Enforcement Record: An update had been received and was circulated.

32.2 Enforcement Matters: It was reported that cars had been for sale at the top of Hoynors and CCC had placed statutory notices on them. These notices had subsequently been removed by someone. The cars had now gone from this area.

RESOLVED: that the information be noted.

33 Planning matters for report (for information only)

Cllr Berlyn reported that there were two notices from different companies in the Essex Chronicle from the Traffic Commissioners Office regarding Goods Vehicle Operating Licence applications at Old Chase Farm. No consultation had been received at the Parish Office regarding this. Members wished to object in principle at the increase in HGV movements at this site and the impact on the surrounding narrow, rural and protected lanes. There was concern that there would be more applications of this kind in the future, especially if the site was to expand. The Assistant Clerk was asked to register the Parish Council's objections if the deadline for comments was prior to the next Planning Committee meeting. A request would be made for consultation in the future on applications within Danbury.

34 Forthcoming meetings 2016

Meetings were scheduled for 4th July, 25th July and 5th September. There are no meetings in August.

There being no further business the Chairman closed the meeting at 9.38pm.

Cllr Telling
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/00753/FUL	Carnoy	Pump Lane	2no semi-detached houses and 1no detached house to replace existing dwelling and 2 new vehicular accesses onto Pump Lane	13/06/16	The Parish Council strongly objects to this application for the following reasons: This road is not suitable for this proposed development due to its nature. It is a narrow unmade footpath which is accessed via other similar lanes. There is very limited access for vehicles and no turning circle which raises concerns regarding access for emergency, construction and delivery vehicles etc. The development of three properties on this site would greatly increase the amount of traffic using the lane and be detrimental to the rural environment and wildlife. There is very poor drainage in the area and the development would add to the issues already experienced by residents with regard to flooding. This is an impractical scheme which is totally out of keeping with the street scene.
16/00871/FUL	10	Pedlars Close	Extending the length of front dormer.	13/06/16	No comments
16/00859/FUL	21	Pedlars Path	Part two storey, part single storey rear extension. First floor side window and front porch extension.	13/06/16	No comments
16/00880/FUL	2	Little Fields	Single storey side extension	13/06/16	There are two separate issues: the ownership of the part of the site and whether it is common land all or in part. With regard to the actual extension we offer no comments although it looks as though the proposal is too close to the boundary.
16/00391/FUL (amended)	64	Maldon Road	Demolish existing office building and replace with two storey purpose built office building with associated car parking.	13/06/16	This is a very small office. No comment other than the specification now appears to have been addressed and the parking arrangements appear to be adequate.

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/00541/FUL	7	Daen Ingas	First floor side extension over existing garage	25/04/16	No comments	Approved 23/05/16
16/00019/CLEUD	Hyde Farm Nursery	Hyde Lane	Use of Stores 4 and 5 for storage and distribution (B8) of non-agricultural items	29/02/16	We object to this application. Our concern is the meaning of distribution in the context of this application. The development may also produce an increase in traffic and noise to the residents in Hyde Lane. We object to the possible increase of commercial vehicles. If minded to approved, officer consideration should be given to limiting the number of vehicles and the operating hours.	Approved 31/05/16
16/00511/FUL	Little Gibcracks	Moor Hall Lane	Raising of the roof to create first floor accommodation and single storey side extension	23/05/16	No comments	Approved 07/06/16
16/00501/FUL	34	Hopping Jacks Lane	Replacement two storey detached house and detached garage.	23/05/16	The Parish Council has concerns about the proposed roof height. We support the comments of the neighbours. Please ensure root protection for trees is adequate.	Refused 07/06/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05555/CAT	98	Main Road	Beech x 1 & Birch x 1 overhanging driveway of 96 - re-face back to fence line. Reason: To remove encroachment to narrow drive & and concern about slippery leaves - applicant blind.	13/06/2016	The trees should be cut back to suitable growing points and no more than that. Trees should not be re-faced. Pruning should only be carried out at an appropriate time of year.
16/05093/TPO	Land adjacent to 20	Runsell Lane	G2 - 1x Oak within No. 14 overhanging No. 20 - reduce overhang to garden of No. 20 by 2m max, cutting back to suitable growing points; 1x Oak - on bank adjacent to declining area - reduce overhang by 4m max, cutting to suitable growing points and shaping over if possible; 5 year management plan to annually clean trunk of epicormic growth to crown break. Reason: to reduce nuisance, prevent squirrels entering roof void and damage to fabric of building	13/06/2016	No comments