



PLANNING COMMITTEE

Minutes of the Meeting held on 14th March 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

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

In Attendance: Mr R Cole-Jones (Danbury Society)
Mrs H Mayes (Assistant Clerk)

164 Apologies for Absence

Apologies were received and accepted from Cllr Mrs Gardiner and Mr J Alexander.

165 Declarations of Interest

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

No interests were declared

166 Public Question Time (15 minutes allocated)

There were no members of the public present.

167 Minutes

RESOLVED: that the minutes of the meeting held on 29th February 2016 were approved and signed as a correct record.

168 Planning Applications – Appendix A

Three 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.

169 Planning decisions – Appendix B

One planning decision was received.

RESOLVED: to note the decision shown in Appendix B.

170 Trees

170.1 Applications – Appendix C

Four tree applications were considered and responses agreed.

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

170.2 Tree Preservation Order - Danbury Park Farm, Woodhill Road

TPO/2016/012

CCC had notified a TPO at the above address which was circulated to Members.

RESOLVED: that the information be noted.

171 Planning Appeal - May Farm, East Hanningfield Road, Sandon

There were no further updates.

RESOLVED: that the information be noted.

172 CCC Planning Committee

A meeting was held on 23rd February 2016. There were no items for Danbury. The next meeting would be held on 22nd March 2016.

RESOLVED: that the information be noted.

173 ECC and Southend-on- Sea Borough Council Joint Replacement Waste Local Plan

Members did not wish to submit any comments to this consultation.

RESOLVED: that no comments were submitted to the consultation.

174 Neighbourhood Plan

A timetable produced by CCC was circulated. The Area Designation Consultation would run from 31st March 2016 to 28th April 2016. This would be advertised by CCC and also by the Parish Council.

RESOLVED: that the information be noted.

175 Neighbouring Parishes Planning Applications

Information from Little Baddow and Woodham Ferrers & Bicknacre Parish Councils was circulated. There was no update from Sandon.

RESOLVED: that the information be noted.

176 Planning Enforcement

176.1 CCC Enforcement Record: An update was circulated at the meeting.

RESOLVED: that the information be noted.

176.2 Enforcement Matters: It was reported that the flower seller at the bus shelter adjacent to Sandon Brook on the A414 had been operating again at the weekends. This had been an issue before and Members believed that they had been barred from this activity some years ago. The Assistant Clerk would report this to Planning Enforcement.

RESOLVED: that the flower seller on the A414 be reported to Planning Enforcement.

177 Correspondence

An email was circulated from a resident regarding the current Medical Centre site. Members could not comment as there were no plans submitted for the site at present. It was believed the site was privately owned but that if the site was developed for housing, Members felt the traffic would be reduced in the area compared to the current usage for the medical centre.

RESOLVED: that the information be noted.

178 Planning matters for report (for information only)

There were no matters for report.

179 Forthcoming meetings 2016

Meetings are scheduled for 4th April, 25th April, 23rd May and 13th June.

Cllr Berlyn gave his apologies for the 4th and 25th April.

There being no further business the Chairman closed the meeting at 8.10pm.

Cllr Telling
Chairman

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Signed

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Date

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
16/00344/FUL	17	Parkdale	Removal of existing double garage and construction of two storey side extension	14/03/16	This is a substantial extension and conflicts with DPF14 and DPF15 of the Danbury Planning Framework SPD.
16/00210/FUL	Copthill	Copt Hill	New decking to the rear and side of the property.	14/03/16	No comments
16/00309/FUL	Stepping Stone, 20	Hyde Lane	Single storey rear infill.	14/03/16	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/02000/FUL	Little Carters	Hyde Lane	Amendments to approved application 13/00010/FUL - Demolish detached house, garage, swimming pool and associated buildings. Construct new detached dwelling including attached garage and games room.	18/01/16	No comments	Approved 25/02/16

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Appendix C
Works to Trees

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05048/TPO	16	Runsell Close	T1 Oak - rear West boundary - crown reduction by 2-3m max, remove 3 x lowest laterals back to branch collar; T2 Sweet Chestnut - rear boundary - fell to ground level (dominated by T3, T4 and T5); T3, T4 and T5 Sweet Chestnut x3 - crown reduction by 1m max; T6, T7 and T8 Oak x3 - frontage of 16 - crown reduction by 1m max and crown lift over road to give clearance to street light; G1 Oak x10 - south side Runsell Close opposite 16 - crown reduction by 3-4m max. All trees to be cut back to suitable growing points and clean out deadwood. Reason: trees unmanaged for a number of years and need managing as in close proximity to a number of neighbouring properties.	14/03/2016	We have some doubts as to whether the trees in G1 are in the ownership of 16 Runsell Close and the necessity of carrying out this work.
16/05050/TPO	35	Hopping Jacks Lane	T10 Oak - 25% crown thin and dead wood throughout, lift epicormic growth; T9 Ash - crown reduce by 3 metres diseased ash, dead wood throughout (as per council's recommendation - 03/12/15). Reasons: general management.	14/03/2016	No comments
16/05522/CAT	12	Main Road	T1 Holly - formatively prune the crown and shape over; reduce extended lateral branches over the driveway of No. 10/12 by up to 1m maximum, all to suitable growing points. Reasons: to give clearance to neighbouring properties, service cables and control the spread of the tree.	14/03/2016	We have some doubt as to whether this work is necessary.
16/05041/TPO	53	Mill Lane	T10 -Oak Tree: Crown reduction by 1-2m and reduce large branch near to house by 1-2m. Reason: Make tree more symmetrical and avoid catching on large vehicles.	14/03/2016	No comments