



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 17<sup>th</sup> August 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

**Present:** Cllrs: D Carlin (Vice Chairman), S Berlyn (ex officio)  
Mrs A Chapman (ex officio), A Keeler.

**In Attendance:** Mrs H Mayes (Assistant Clerk)  
One member of the public

#### **68 Apologies for Absence**

Apologies were received and accepted from Cllrs Mrs Gardiner, Telling, Mr Cole-Jones and Mr Alexander.

#### **69 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.

#### **70 Public Question Time (15 minutes allocated)**

The member of the public introduced himself but did not wish to speak about any item on the agenda.

#### **71 Minutes**

**RESOLVED:** that the minutes of the meeting held on 25<sup>th</sup> July 2016 were approved and signed as a correct record.

#### **72 Planning Applications – Appendix A**

Six applications were considered. Responses were agreed for five of them, with one to be deferred to the next meeting. Members agreed that application 16/01059/FUL (Danbury Medical Centre) which was discussed on the 5<sup>th</sup> July 2016 should be referred to the local Ward Member.

**RESOLVED:** that the responses to the planning applications in appendix A be submitted to Chelmsford City Council, and that application 16/01059/FUL should be referred to the local Ward Member.

#### **73 Planning decisions – Appendix B**

Seven planning decisions were received.

**RESOLVED:** to note the decisions in Appendix B

**74 Tree Applications – Appendix C**

Four tree applications were considered and responses agreed for three of them. One application would be deferred until the next meeting.

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

**75 Planning matters for report (for information only)**

It was reported that a sign was placed at the junction of Well Lane and Beaumont Park.

An invitation for two representatives to attend a CCC New Local Plan Workshop had been received. Members requested that the Assistant Clerk ask for additional places as there were several Cllrs and the Clerk who wished to go. Cllr Carlin would advise the office of his availability and it was felt it would be useful for the Assistant Clerk to also attend.

**76 Forthcoming meetings 2016**

Meetings were scheduled for 5<sup>th</sup> September, 26<sup>th</sup> September and 17<sup>th</sup> October.

There being no further business the Vice Chairman closed the meeting at 8.43pm.

Cllr Carlin  
Vice Chairman

.....  
Signed

.....  
Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01287/FUL	11	Mildmays	Single storey front side and rear extension. Raise roof to create first floor with rear dormer window and two juliet balconies and 5 front facing rooflights.	17/08/16	This application is out of keeping with the street scene and the bulk is overpowering. There would be overlooking to the rear from the juliet balconies to 22 Parkdale and also onto 12 Mildmays from the 1st floor side window.
16/01277/FUL	7	Hyde Green	Proposed rear garage extension.	17/08/16	We strongly object to this proposal. There would be loss of amenity and outlook to the neighbouring property. If minded to approve, a condition should be included that it should not be used for residential purposes.
16/01301/FUL	35	Mill Lane	Two storey side extension and single storey rear extension. New porch canopy.	17/08/16	No comments
16/01308/FUL	Elm Orchard	Elm Green Lane	Demolition of existing conservatory, erection of 2 storey rear extension. New first floor side window.	17/08/16	No comments
16/01250/FUL	Danecourt	Copt Hill	Change of use and reconstruction of existing outbuildings to provide ancillary accommodation for home working, playroom, workshop and storage, including minor changes to convert flat roofs to a shallow pitch to minimise maintenance.	17/08/16	We refer to condition 6 of application/permission 01/02131/FUL which should be adhered to. The site plan appears to conflict with the more detailed plans for the reconstruction. If approved the building should not be used as a permanent residential accommodation.
16/01305/FUL	Site at 20	Little Baddow Road	Proposed two storey detached private dwelling with detached garage.	17/08/16	Deferred to next meeting

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/01016/FUL	68	Mill Lane	Proposed single storey rear extension & front porch	04/07/16	No comments	Approved 26/7/16
16/00864/FUL	4	Green Meadows	Demolition of conservatory & construction of single storey rear extension	04/07/16	No comments	Approved 27/7/16
16/00946/FUL	11	Daen Ingas	Two storey side extension.	04/07/16	No comments	Approved 28/7/16
16/00970/FUL	7	Danbury Vale	Removal of ground floor conservatory & erection of two storey rear extension and new first floor side window	04/07/16	No comments	Approved 25/7/16
16/00986/FUL	South View	Fitzwalter Lane	Two storey side and rear extension, single storey rear extension, rear dormer window & new first side window.	04/07/16	No comments	Approved 29/7/16
16/00956/FUL	8	Runsell Lane	Application for a replacement dwelling and demolition of a separate garage building	04/07/06	We are concerned with the overall bulk of the building and overlooking of the west flank. DPF's 8 and 20 are in conflict with this. We are concerned at the length and height of the west elevation. We would prefer the garage to be separate from the building which would allow the building to be sited more centrally on the plot. The applicant should have consulted with neighbouring properties regarding the proposals before submitting an application.	Withdrawn 27/7/16
16/00868/FUL	14	Mildmays	Proposed single storey front & side extension, replacement attached garage & alterations to roof.	04/07/16	No comments	Approved 4/8/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05161/TPO	Kinvara Lodge	Tyndales Lane	W1 - surrounding boundary to Kinvara Lodge - reduce branches away from service cables by up to 1.5M back to suitable growth points or branch collar. Reason: to alleviate damage to service cables.	17/08/2016	We would like to see any approved work carried out at the correct time of year. It should also be done by a qualified tree surgeon rather than a utility company
16/05151/TPO	2A	Mill Lane	T5 - Oak - Hyde Lane boundary - Clean epicormic growth to crown break - reduce overhang to garden by 2m max. T6-T10 - Oak x4 (excluding T7) - Hyde Lane boundary - reduce overhang to garden and house. T13 - Oak - remove deformed dying branch back to branch collar. T15 - Oak - Mill Lane boundary - crown reduction by 2m max including over extended limb. T16 - Oak - Adjacent garden of 40 Hyde Lane - Crown reduce by 2m, remove overhang to 2a. All cuts to suitable growing points - clean out dead wood from all trees as necessary. Reason: On going management due to proximity to property.	17/08/2016	No comments
16/05177/TPO	34	Hopping Jacks Lane	Oak tree, roadside boundary, crown raise by up to 5.4m. Roadside, crown raise by up to 3.5m and remove deadwood. Remove descending secondary branches from house side crown. Reason: highway safety and to improve shape of crown.	17/08/2016	No 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.	17/08/2016	Deferred to next meeting.