



## **PLANNING COMMITTEE**

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

**Present:** Cllrs: M Telling (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)  
Representatives from Hill Residential, Strutt & Parker &  
Snapdragon Consulting  
Cllr C Baker  
Cllr B Hinken  
Cllr J Steele  
Mr John Alexander  
Mr Roger Cole-Jones (Danbury Society)

#### **108 Apologies for Absence**

Apologies were received and accepted from Cllr Carlin.

#### **109 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.

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

Representatives from Hill Residential, Strutt & Parker and Snapdragon Consulting had attended to speak about the development of land on Mill Lane. They explained that Hill Residential had an option agreement on this land which they were promoting through the local plan process. They had attended the meeting to introduce themselves to the Parish Council but as they wished to engage with the Neighbourhood Plan they did not have any plans to show at present. As part of the process they would hold local exhibitions to get residents views. They explained that they were a private housebuilder who had won several awards and had a number of developments around the South East. Their developments were bespoke to specific areas and tended to build around two thirds of affordable housing. The site on Mill Lane could take 88 properties but Hill would only be looking to put around 65 on.

They were aware that there were other developers interested in building in Danbury which may change their future timescales. Some of the other sites being promoted were in very visible locations.

Cllr Berlyn advised that they should look at the Danbury Planning Framework and the Parish Plan which were currently in place. He also questioned how affordable the properties would be. The Parish Council were in the early stages of a Neighbourhood Plan and a Co-ordinator had recently been appointed to facilitate this. It was intended that the Neighbourhood Plan process would run alongside the CCC New Local Plan.

The representative from Hill advised that Danbury was a key settlement area with a good range of facilities and there was a need for additional housing. The site fitted well with the types of schemes they were currently working on and their designs would work well. They were keen to work with the Parish Council and if an allocation of housing was made for Danbury by the New Local Plan, the Council could give their views and determine the best location and type of housing for the area.

Cllr Berlyn advised that when the Danbury Planning Framework was produced, residents did not want any development in the village. However, the Parish Council does realise that it may have an allocation in the future. The Parish Council was unable to comment on the site but if an application was put forward, it was likely a public meeting would be held for the village.

The developers agreed to keep the Parish Council updated with their future plans in Danbury and thanked those present for allowing them to come and speak. Cllr Berlyn thanked the developers for attending.

The three representatives and the Clerk left the meeting at 7.52.

### **111 Minutes**

RESOLVED: that the minutes of the meeting held on 26<sup>th</sup> September 2016 were approved and signed as a correct record.

### **112 Planning Applications – Appendix A**

Six 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.

### **113 Planning decisions – Appendix B**

Seven planning decisions were received. Members were disappointed that CCC had not taken into account the views of the residents and the risks of accidents at Eves Corner when deciding application 16/01059/FUL (Danbury Medical Centre).

RESOLVED: to note the decisions in Appendix B

### **114 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.

### **115 CCC Planning Committee**

The next meeting was due on 1<sup>st</sup> November 2016. The Assistant Clerk was subsequently advised that this meeting had been cancelled.

RESOLVED: that the information be noted.

### **116 Neighbouring Parishes Planning Applications**

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

### **117 Planning Enforcement**

**117.1 CCC Enforcement Record:** An update had not been received.

**117.2 Enforcement Matters:** It was reported that the flower sellers were again using the bus stop for their business. This would be reported to CCC again.

RESOLVED: that the flower seller be reported to CCC for using the bus stop.

### **118 Neighbourhood Planning**

An informal meeting was held on the 5<sup>th</sup> October which was well attended. A Neighbourhood Plan Co-ordinator had been appointed and it was hoped a formal Steering Group meeting would subsequently be arranged. A village action group had been set up and would be holding a public meeting on 1<sup>st</sup> November.

RESOLVED: that the information be noted.

### **119 Correspondence**

#### **119.1 A12 Improvements**

An email was circulated from a resident regarding future A12 improvements. Members supported the comments made and requested that the Assistant Clerk forward them to Highways England and Essex County Council for consideration.

RESOLVED: that the comments are forwarded to Highways England and Essex County Council for consideration.

#### **119.2 Land behind The Griffin**

An email had been received regarding this land and the Assistant Clerk had responded. It was noted that this was within the Conservation Area and access to the site was poor.

RESOLVED: that the information be noted.

#### **119.3 St Johns Church**

The Fabric Officer had sent the Parish Council copies of a planning application regarding the temporary banner. This had not yet been formally sent to the Parish Council by CCC for consultation.

RESOLVED: that the information be noted.

#### **119.4 Maldon District Local Plan Consultation Response**

Please see response from Little Baddow Parish Council to the most recent consultation. Members felt that the response was excellent and very detailed. They requested that the Assistant Clerk contacts the Clerk at Little Baddow to ask if there would be any objection to publishing all or part of the response in a future publication (with credit to the author)

RESOLVED: that Little Baddow is asked if permission could be given to publish the response.

**120 Potential Developments in Danbury – Runsell Green**

The Parish Council had been advised that an application for Gladman Developments on land at Runsell Green was likely to be submitted in the near future. A date for a public meeting had been provisionally set as Tuesday 29<sup>th</sup> November pending notification from Chelmsford City Council.

RESOLVED: that the information be noted.

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

Traffic counts were taking place between Maldon and Danbury (near to quarry entrance). The Assistant Clerk would investigate the reasons for the counts and ask if the results could be sent to the Parish Council.

**15 Forthcoming meetings 2016**

Meetings are scheduled for 7<sup>th</sup> November, 28<sup>th</sup> November (this date may be changed to the 5<sup>th</sup> December due to the public meeting) and 19<sup>th</sup> December.

Cllr Berlyn and Cllr Mrs Gardiner both gave apologies for the 7<sup>th</sup> November.

There being no further business the Vice Chairman closed the meeting at 9.07pm.

Cllr Telling  
Chairman

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Signed

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Date

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
16/01398/FUL	37	Mill Lane	Proposed porch and ground floor infill extension between house and converted garage with first floor side extension above.	17/10/16	No comments
16/01687/TEL56	Arquiva Telecommunications Site 29823	Main Road	An alteration to an existing 26m high tower and ground based equipment.	17/10/16	No comments
16/01660/FUL	2A	Barley Mead	Loft conversion including dormers to front & velux rooflights to rear & front	17/10/16	No comments
16/01605/FUL	Moores Bridge	Moores Bridge Lane	Wooden summer house and small shed.	17/10/16	No comments
16/01711/FUL	10	Jubilee Rise	Single storey rear extension.	17/10/16	No comments
16/01741/FUL	Land South East of Telecommunications 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.

**DANBURY PARISH COUNCIL**  
**Planning Committee: 17<sup>th</sup> October 2016**

**Appendix B**  
**Planning Decisions**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Comm date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
16/01305/FUL	Site at 20	Little Baddow Road	Proposed two storey detached private dwelling with detached garage.	05/09/16	No comments	Approved 22/9/16
16/01370/FUL	Manor Farm	Gay Bowers Road	Single storey side and rear extensions, first floor and two storey rear extension, addition of two new balconies	05/09/16	No comments	Approved 21/9/16
16/01191/FUL	35	Parkdale	Single storey garage extension.	05/09/16	No comments	Approved 27/9/16
16/01264/FUL	Woodside	Woodhill Road	Single storey rear extension to existing outbuilding to create garden room and office	05/09/16	We would ask that the development is not used for residential accommodation.	Approved 22/9/16
16/01111/FUL & 16/0112/LBC amended	Cape Cottage	Gay Bowers Lane	Proposed single storey rear extension.	05/09/16	No comments	Approved 03/10/16
16/01324/CLEUD	27	Maldon Road	Kitchen and bedroom extension	05/09/16	No comments	Approved 05/10/16

Ref no	Property	Street name	Proposal	Comm date	Comments	Dec'n & Date
16/01059/FUL	Danbury Medical Centre, 7	Eves Corner	Demolition of surgery building and closure of existing access points. Construction of 7 dwellings, cart lodges associated parking and landscaping with new accesses off Eves Corner and Butts Lane.	04/07/16	We object to the current proposals on the following grounds: Although the Parish Council welcomes the designation of the site for residential rather than commercial use, the proposal is contrary to the Danbury Planning Framework, specifically DPF's 5, 7, 8, 14, 15, 59 as well as DC17. The plot sizes are too small and do not match the street scene. There are too many properties for the size of the plot which has made the density too high on the site. There appears to be a footway shown on the plan in front of plots 1-4 which does not currently exist. If minded to approve we would like to see a condition in the planning approval to ensure a footway is constructed here. We also have concerns about road safety, particularly vehicles reversing out onto Eves Corner. We would like to see replanting and replacement of trees and vegetation on the site i.e. planting the property boundaries with native hedging.	Approved 30/09/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05605/CAT	24	Main Road	T1 Magnolia - fell to ground level and remove stumps with intention to replant. G1 Hazel and Prunus - fell to ground level and remove stumps with intention to replant. G2 Laurel and Ash - fell to ground level and remove stumps. G3 Holly- rear of garden - fell to ground level and remove stumps; T2 Silver Birch - crown lift to 3.5m measured from ground level, cutting to suitable growth point or branch collar; T4 Damson - remove dead and reduce by 1.5m. T5 Holly - rear of garden - formatively prune to shape, reducing spread by 1m-1.5m. T3 Dead Tree - fell to ground level and remove stumps under dead and dangerous exemption. T6 Dead Corkscrew Hazel - fell to ground level and remove stumps under dead and dangerous exemption with intention to replant. G3 Maple - rear of garden - fell to ground level and remove stumps under dead and dangerous exemption due to the condition of the main stem, it is intended to replant. T7 Hawthorn - to the front - complete removal due to site security - to be replanted as agreed. Reason: Unsafe site.	17/10/2016	Replanting should be made a condition of approval, this is especially important regarding the hawthorn at the front. There is concern regarding the stability of the bank between 24 and 20 Main Road, if the trees and other vegetation are removed, due to the difference in height between the two properties. It would be beneficial for the Tree Officer to visit the site.
16/05219/TPO	El Kubri, 42	Hopping Jacks Lane	W1 English Oaks - prune back branches by 2.5m to growing points. Reason: encroaching neighbours property.	17/10/2016	No comments
16/05608/CAT	137	Main Road	T1 Reduce Ash Tree by 2.5 metres Reason: Conflicting with phone wires and getting out of shape. T2 Crown reduction and shaping to walnut tree by 2.5 metres: Cutting back to existing cuts as getting top heavy and light issues. T3 Removal of small ornamental plum tree. T4 Removal of silver birch tree. T5 Removal of small plum tree. T6 1 metre reduction and pruning to apple trees. Reason: Erection of cart lodge.	17/10/2016	No comments
16/05614/CAT	91	Main Road	G1 - 2x Conifer - r/garden along western boundary - fell to ground level and remove stumps. Reason: trees have outgrown the space, replacement planting will be carried out.	17/10/2016	The Parish Council would like to see varied native species replanted.