



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 25<sup>th</sup> April 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

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

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

#### **195 Apologies for Absence**

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

#### **196 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

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

No Members of the Public were present.

#### **198 Minutes**

RESOLVED: that the minutes of the meeting held on 4<sup>th</sup> April 2016 were approved and signed as a correct record.

#### **199 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.

#### **200 Planning decisions – Appendix B**

Eight planning decisions were received.

RESOLVED: to note the decisions in Appendix B

## **201 Trees**

### **201.1 Applications – Appendix C**

Three tree applications were considered and responses agreed.

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

### **201.2 Oak tree opposite 5 Butts Lane**

A resident had raised concerns regarding this tree and potential future development on the Medical Centre Site.

RESOLVED: that the information be noted.

## **202 CCC Planning Committee**

The next meeting would be held on 17<sup>th</sup> May 2016.

RESOLVED: that the information be noted.

## **203 Community Infrastructure Levy**

The Planning Contributions Officer at CCC would be attending the meeting on the 13<sup>th</sup> June with the Inward Investment, Economy and Growth Manager to speak about the CIL process. Areas that Members wished to be covered were a general overview of how CIL works and the implications of a Neighbour Plan. The Assistant Clerk would pass this information back to CCC.

RESOLVED: that the areas of interest were passed to CCC.

## **204 Neighbourhood Plan**

The Area Designation Consultation would end on 28<sup>th</sup> April 2016 and it was hoped that this would then go to the Development Policy Committee on 9<sup>th</sup> June. A speaker from the RCCE had given a presentation on Neighbourhood Plans at the recent APM. Articles from the CPRE Magazine regarding Neighbourhood Planning were circulated to Members which they found to be of interest.

RESOLVED: that the information be noted.

## **205 Neighbouring Parishes Planning Applications**

There were no updates from Sandon and Little Baddow. Listed below were the applications discussed at Woodham Ferrers & Bicknacre Parish Council on 12<sup>th</sup> April 2016.

**16/05062/TPO** 2 Augustine Way, Bicknacre, T1 Oak works

**16/00167/COUPA** Town Farm, Main Road, Woodham Ferrers, Essex CM3 8RF  
Determination as to whether the prior approval of the local planning authority is required for the proposed change of use of agricultural building to a dwellinghouse (C3)

RESOLVED: that the information be noted.

## **206 Chelmsford City Council New Local Plan**

A copy of the CCC Development Policy Committee report regarding the initial consultation feedback was circulated.

RESOLVED: that the information be noted.

### **207 Maldon District Local Development Plan**

Copies of letters from the new Inspector appointed to examine the plan were circulated. Members remain concerned about the impact of the Local Development Plan and that development was already going ahead in the Maldon District which would have implications on traffic through Danbury.

RESOLVED: that the information be noted.

### **208 Medical Centre**

The Medical Centre opening had been delayed due to issues with BT which prevented the operation of the Centre's medical system. Complaints had been raised by the Medical Centre and escalated with the appropriate organisations. There was no 'go live' date at present.

Notification had been received regarding the installation of the zebra crossing along the A414 on Maldon Road to enable pedestrians to cross safely to the Medical Centre.

RESOLVED: that the information be noted.

### **209 Essex County Council Consultation - Parking Standards, Design and Good Practice and Strategic Environmental Assessment and Sustainability Appraisal**

Members discussed the key changes that had been made and the Assistant Clerk would forward the comments to the consultation. The documents could be found at [www.essexinsight.org.uk](http://www.essexinsight.org.uk) and the consultation closed on the 13<sup>th</sup> May 2016.

RESOLVED: that the following comments were made:

- 2.14 The Parish Council would support the removal option of commuted sums to ensure parking is adequate for the sites.
- 3.2.1 The dimensions for commercial vehicles should still be in place as there is just an assumption that developers will cater but no requirement to follow any restrictions.
- 3.2.1 This is necessary to prevent the minimum always being used.
- 3.2.6 This may not allow enough space to open side doors or rear of vehicles.
- 3.4.11 A relevant restriction on narrow access ways which may prevent unsuitable developments.
- 3.4.17 A realistic size given the type of vehicles used these days.
- 3.2.24 A very necessary consideration especially from a disability point of view.
- 3.4.30 This needs to be closely monitored as may be open to abuse and should be viewed on an individual basis.
- Page 67. This is very important from a parking congestion point of view but the Parish Council has reservations as to the possible reductions because of sustainable transport links nearby, as most places are close to a bus stop / tube / train. Perhaps a distance limitation could be applied in these cases.
- Appendix 2. A very logical addition. It is important to be clear that the wording (ensure) means that it can be enforced if necessary.

**210 Planning Enforcement**

**210.1 CCC Enforcement Record:** An update was circulated.

**210.2 Flower Seller A414:** This had been sent to CCC Public Health team who were responsible for licensing and enforcing street trading. The trader had now moved to the layby further up the road.

**210.3 Enforcement Matters:** There were no matters to report.

RESOLVED: that the information be noted.

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

There were no matters to report.

**212 Forthcoming meetings 2016**

Meetings were scheduled for 23<sup>rd</sup> May, 13<sup>th</sup> June, 4<sup>th</sup> July and 25<sup>th</sup> July. There were no meetings in August. Cllr Telling and Mr Alexander had given apologies for 23<sup>rd</sup> May.

There being no further business the Chairman closed the meeting at 8.30pm.

Cllr Telling  
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/00391/FUL	64	Maldon Road	Demolish existing office building and replace with two storey purpose built office building with associated car parking.	25/04/16	The specification measurements appear to contradict each other (plans and planning statement) causing discrepancies.
16/00541/FUL	7	Daen Ingas	First floor side extension over existing garage	25/04/16	No comments
16/00328/FUL	52	Maldon Road	Construction of new access point to Hitchcocks Meadow.	25/04/16	We object to this application and support the comments of the Listed Buildings and Conservation Officer.

**DANBURY PARISH COUNCIL**  
**Planning Committee Agenda: 25<sup>th</sup> April 2016**

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/00126/FUL	10	Mildmays	Erection of raised decking area to the rear	29/02/16	Please ensure that this development does not overlook the neighbours.	Approved 09/03/16
16/00056/FUL	22	The Avenue	Single storey kitchen/dining extension to the rear.	29/02/16	No comments	Approved 14/03/16
16/00185/FUL	Fenham	Copt Hill	Demolition of existing dwelling house and construction of replacement dwelling house with detached garage, tennis court and front gates	29/02/16	No comments	Approved 24/03/16
16/00166/FUL	Barrowfield	Copt Hill	Demolition of existing bungalow, garage and outbuilding and construction of replacement dwelling and garage annex.	29/02/16	We support the comments of the Conservation Officer.	Withdrawn 22/03/16
15/01594/FUL	Nine Oaks, 36	Runsell Lane	Construction of a car port in the front garden.	29/02/16	No comments	Approved 29/03/16
15/01766/FUL	Plot 26 Former Danbury Palace	Main Road	Change of use of the land to residential amenity space to be tied to Plot 26 as labelled within planning permission ref 13/00816/FUL. Changes to fenestration on the west elevation of Plot 26.	29/02/16	No comments	Approved 08/04/16
15/01965/FUL	Hillrise	Copt Hill	First floor extension to convert chalet to house. Single storey rear extension. Single storey front extension. Detached single garage.	29/02/16	No comments	Approved 08/04/16
16/00309/FUL	Stepping Stone, 20	Hyde Lane	Single storey rear infill.	14/03/16	No comments	Approved 18/04/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05066/TPO	Fenham	Copt Hill	T1 Oak - Gay Bowers Lane boundary - crown reduction 3-4m maximum, remove dead and diseased wood and cut all epicormic shoots up to 2m back to main stem; T5, T11, T12 Sycamore - crown reduction 3-4m maximum and epicormic growth at base; T8, T10 Lime - crown reduction 3-5m maximum and all epicormic growth remove up to 2m. All cuts to suitable growing points, clean out all dead wood and shape over house to leave natural profile, remove all dead and diseased wood.	25/04/2016	No comments
16/05069/TPO	19	Little Fields	T3 Oak - rear garden - crown reduce by 1.5m-2m maximum, leaving a natural profile, clean out deadwood and remove epicormic growth up the main stem. Reason: to leave the tree managed, not to exceed the current height and spread, renewal of 08/05076/TPO.	25/04/2016	No comments
16/05070/TPO	5	Runsell View	T3 Oak - rear garden along the boundary - crown reduce by up to 1.5m-2m, leaving a natural profile, clean out deadwood and remove epicormic growth on the main stem. Reason: bring tree into a managed regime not to exceed the current height and spread.	25/04/2016	No comments