



PLANNING COMMITTEE

Minutes of the Meeting held on 25th July 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: M Telling (Chairman), D Carlin (Vice Chairman), Cllr Mrs Gardiner, A Keeler.

In Attendance: Mrs H Mayes (Assistant Clerk)
Mrs M Saunders (Clerk)
Cllr G Gardiner
Mr J Alexander
Four Residents
Four representatives from Woodham Mortimer & Hazeleigh Parish Council
Fareeda Ahmed & Graeme Warriner from Turley (Planning Consultants)

52 Apologies for Absence

Apologies were received and accepted from Cllr Mrs Chapman, Cllr Berlyn and Mr R Cole-Jones (Danbury Society)

53 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.

No interests were declared.

54 Public Question Time (15 minutes allocated)

The representatives from Turley had attended to speak about potential development on land south of Maldon Road (Tyndales Farm). They advised that they were working on behalf of Richborough Estates who had an option on this land for development. They had responded to Chelmsford City Councils New Local Plan Issues and Options Consultation where option 3 had identified potential development in Danbury of 100 houses to the east. They had noted that the Parish Council was in the initial stages of a Neighbourhood Plan and wished to advise the Council of this available area which could be included within the plan. They confirmed that they were at the very early stages of assessing the site and that the intention was not to develop all the land. The site could include both housing and recreational facilities.

Members of Woodham Mortimer and Hazeleigh Parish Council had attended as the land in question was partially within their parish. They were disappointed that they had not received any contact from Turley to discuss the proposals. They did not feel that the appropriate infrastructure was in place for any large developments and that both villages were already feeling the effects of developments in Maldon.

Turley advised that they had contacted the Clerk at Woodham Mortimer & Hazeleigh PC but had not received a response. The land within that parish was not earmarked for development but would be retained as woodland. The proposal was not even at the outline stage at present but they had wanted to inform Danbury Parish Council at an early stage as they were aware that Danbury were intending to produce a Neighbourhood Plan.

Members advised that as CCC were still in consultation regarding the new Local Plan, the option of a large development in Danbury was yet to be determined.

A resident advised that he had recently moved to a property adjacent to the land in question. Concerns were raised regarding bringing neighbouring villages closer together which was against guidance in the last CCC Local Plan. This was being reviewed for the new Local Plan. The consultants confirmed that this proposal was not related to mineral extraction although the presence of minerals would need to be taken into consideration.

The Consultants were advised that Danbury was in the very early stages of a Neighbourhood Plan and had just had the area designation approved by the City Council. The current Danbury Planning Framework remained in place until 2021 alongside the current CCC Local Plan.

Mr Alexander was disappointed that he had not seen a map of the area or any plans. The Consultants advised that once a more detailed proposal was available they would attend a future meeting to do a formal presentation. The Consultants left a number of brochures with the Clerk for distribution to the rest of the Parish Council.

A resident then wished to speak about the Neighbourhood Plan and asked how this would give the village more control over planning matters in Danbury. He was advised that without a plan, the village would be more vulnerable to developers building in areas which had not be identified by the village as suitable. The village would be stronger with a plan in place. The Neighbourhood Plan would need to fit alongside CCC's Local Plan but would be a stronger document than the current Planning Framework which was currently adopted by CCC. The resident felt that the objections raised by the village on the old medical centre site gave CCC an opportunity for them to show that they listened to residents and that it would be worthwhile to do a Neighbourhood Plan. The Chairman advised that the Parish Council could only comment on planning applications but that CCC would make the decision based on current planning policies. CCC needed to take into account the potential for appeal as there was a cost implication if the appeal was successful.

The Chairman then thanked those present for attending and all ten people and the Clerk left the meeting at 8pm. Cllr Gardiner remained.

55 Minutes

RESOLVED: that the minutes of the meeting held on 4th July 2016 were approved and signed as a correct record.

56 Planning Applications – Appendix A

Ten 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.

57 Planning decisions – Appendix B

Six planning decisions were received.

RESOLVED: to note the decisions in Appendix B

58 Tree Applications – Appendix C

Three tree applications were considered and responses agreed.

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

59 CCC Planning Committee

The next meeting was due on 9th August 2016. The agenda was not yet available.

RESOLVED: that the information be noted.

60 St Johns Church Banner on Land adjacent to The Chantry

An email had been received from the Fabric Officer of St Johns Church regarding the siting of temporary signage for Church events. He was unable to attend the meeting to speak. Members felt that this item should be discussed at the Parish Council meeting on the 27th July so that a full vote of the Council could be taken.

RESOLVED: that this item be deferred to the Parish Council meeting on the 27th July 2016.

61 CCC Local Plan

A report was made to CCC's Development Policy Committee on 14th July 2016 regarding the proposed scope and structure of a Preferred Options Local Plan. The minutes were not yet available.

RESOLVED: that the information be noted.

62 Neighbouring Parishes Planning Applications

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

63 Danbury Palace

63.1 Permissive Path

An email had been sent requesting a tour but dates had not yet been received. The Assistant Clerk would chase this up.

RESOLVED: that the information be noted.

63.2 Listed Gardens

The Conservation Officer had provided some details of the listed gardens which were circulated.

RESOLVED: that the information be noted.

63.3 Street Naming & Numbering

The addresses allocated to Danbury Palace by CCC were circulated.
RESOLVED: that the information be noted.

64 Planning Enforcement

64.1 CCC Enforcement Record: An update was circulated.

64.2 Enforcement Matters: There were no enforcement matters reported.
RESOLVED: that the information be noted.

65 Land adjacent to 2 Little Fields/Public Highway

There was no update from Highways regarding the ownership of the land. Mr Alexander had been advised that this was common land although it was not registered as such.
RESOLVED: that the information be noted.

66 Planning matters for report (for information only)

It was reported that the improvement work at the Esso/Tesco site also included a rebuild and extension to the Tesco shop building which would mean it would close for six months. No timescale had been given for this.

67 Forthcoming meetings 2016

Meetings were scheduled for 5th September, 26th September and 17th October. There were no meetings in August. Cllr Carlin gave his apologies for the 5th September.

There being no further business the Chairman closed the meeting at 8.35pm.

Cllr Telling
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01111/FUL & 16/01112/LBC	Cape Cottage	Gay Bowers Lane	Proposed single storey rear extension.	25/07/16	No comments
16/01117/ADV	68	Maldon Road	Two illuminated and two non-illuminated replacement canopy fascia signs	25/07/16	No comments
16/01176/FUL	59	Mill Lane	Proposed single storey rear extension	25/07/16	No comments
16/01157/FUL	1	Beaumont Park	Proposed single storey rear extension.	25/07/16	No comments
16/01081/FUL	30	Pedlars Path	Single storey rear extension.	25/07/16	No comments
16/01217/FUL	9	Landisdale	Single storey side extension with garage conversion to habitable accommodation.	25/07/16	No comments
16/01230/FUL	Old Ludgores	Horne Row	Proposed single storey rear orangery extension to replace existing conservatory.	25/07/16	No comments
16/01247/FUL	132	Main Road	Loft conversion with roof windows.	25/07/16	No comments
16/01234/FUL	Wildfell	South View Road	New attached garage to the side of the property	25/07/16	No comments

DANBURY PARISH COUNCIL
Planning Committee: 25th July 2016

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/00259/FUL	Willow Lodge	Elm Green Lane	Demolition of existing dwelling and garage and construction of 2 storey chalet style dwelling with integral garage plus additional crossover.	29/02/16	No comments	Approved 07/07/16
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.	Approved 30/6/16
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.	Refused 12/07/16
16/00871/FUL	10	Pedlars Close	Extending the length of front dormer.	13/06/16	No comments	Approved 12/7/16
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	Approved 13/7/16
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.	Approved 13/7/16

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05136/TPO	24	Barley Mead	T1 & T2 Oaks x 2 in rear garden - crown clean, crown thin by 15%, remove weak and crossing branches, crown reduce by 2m, cutting to suitable growing points. (TPO/1990/001) Reason: Work required due to excessive shading in garden and close proximity of the trees to domestic dwelling.	25/07/2016	No Comments
16/05143/TPO	Field South of Jubilee Rise	Jubilee Rise	T3 Oak - boundary of field and car park Jubilee Rise - crown lift to 4m from ground level and clean out deadwood. Reason: tree hanging low over car park.	25/07/2016	No Comments
16/05145/TPO	5	Runsell View	T3 Oak - r/o garden - crown raise to 3.5m, crown thin weak, dead and crossing branches by 20%, reduce lower lateral branch extending towards the house by 2m back to suitable growth points. Reason: to maintain a healthy form and structure, continue with a managed regime.	25/07/2016	No Comments