



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 26<sup>th</sup> September 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

**Present:** Cllrs: M Telling (Chairman), S Berlyn (ex officio), A Keeler.

**In Attendance:** Mrs H Mayes (Assistant Clerk)  
Three members of the public  
Mr John Alexander  
Mr Roger Cole-Jones (Danbury Society)

#### **92 Apologies for Absence**

Apologies were received and accepted from Cllrs Carlin, Mrs A Chapman (ex officio) and Mrs G Gardiner.

#### **93 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.

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

None of the people present wished to speak.

#### **95 Minutes**

RESOLVED: that the minutes of the meeting held on 5<sup>th</sup> September 2016 were approved and signed as a correct record.

#### **96 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 Member.

#### **97 Planning decisions – Appendix B**

Eight planning decisions were received.

RESOLVED: to note the decisions in Appendix B

## **98 Tree Applications – Appendix C**

Two tree applications were considered and responses agreed

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

## **99 CCC Planning Committee**

The next meeting is due on 4<sup>th</sup> October 2016. There were no items for Danbury on the agenda.

RESOLVED: that the information be noted.

## **100 Street Naming & Numbering**

Notification was received from CCC regarding the renaming of Little Carters

RESOLVED: that the information be noted.

## **101 Neighbouring Parishes Planning Applications**

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

## **102 Planning Enforcement**

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

**102.2 Enforcement Matters:** There were no enforcement matters reported.

RESOLVED: that the information be noted.

## **103 Neighbourhood Planning**

### **103.1 Danbury Neighbourhood Plan**

An informal meeting had been arranged for residents interested in joining the Neighbourhood Plan Steering Group on the 5<sup>th</sup> October at 10am. This would be attended by Cllrs Berlyn, Carlin and Mrs Chapman. A short presentation would be given by Cllr Carlin and there would be an opportunity for questions and discussion.

### **103.2 Neighbourhood Planning Bill**

A letter from DCLG was circulated regarding the new Bill.

RESOLVED: that the information be noted.

## **104 Maldon District Local Development Plan Consultation**

Details of the consultation were circulated along with an extract from the main modifications relating to Highways / A414. Members discussed the documents and unanimously agreed to send the following comments.

### Reference Number 012 Policy/Paragraph Number 2.71– Highways

*Danbury Parish Council strongly supports a new junction connecting the B1019 to the A12. The impact of development in the Maldon District on Danbury is, and will continue to, put considerable strain on the smaller roads in Danbury and particularly the A414. Options have been discussed in past years for a bypass to be created from Heybridge Approach to form a new junction with the A12. The Parish Council would support this option as this would divert traffic away from the A414 and could enable the road to be downgraded to a B road making it safer and less congested. A bypass would also benefit Hatfield Peverel and Boreham who will also see increased congestion as a result of new development in the Maldon District.*

RESOLVED: that the comments above are sent to Maldon District Council for the Local Development Plan Consultation.

**105 Gladman Developments - Runsell Green Proposal**

The Parish Council had received a large number of comments from residents regarding the proposed development on land adjacent to Maldon Road. At the present time a formal application had not been submitted to Chelmsford City Council. When this was received, the Parish Council would hold a public meeting for residents and the developer in order for the Parish Council to agree a formal response. The meeting would be notified to the village. The Danbury Society were also waiting for the application to be submitted to CCC before making comments. Cllr Berlyn confirmed that the Parish Council were aware of the strong concerns of many residents but that until an application was submitted the Parish Council could not make any formal comments.

RESOLVED: that the information be noted.

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

There were no planning matters reported.

**107 Forthcoming meetings 2016**

Meetings were scheduled for 17<sup>th</sup> October, 7<sup>th</sup> November, 28<sup>th</sup> November and 19<sup>th</sup> December. Cllr Berlyn gave his apologies for the 7<sup>th</sup> November.

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

Cllr Telling  
Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
16/01535/FUL	8	Runsell Lane	Replacement dwelling.	26/09/16	No comments
16/01610/FUL	64	Maldon Road	Amendments to previous planning permission 16/00391/FUL for roof alterations to single storey side extension of proposed two storey replacement office building.	26/09/16	No comments
16/01595/FUL	10	Lingwood Close	Proposed single storey side and rear extension and front porch.	26/09/16	No comments

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
16/01247/FUL	132	Main Road	Loft conversion with roof windows.	25/07/16	No comments	Approved 01/09/16
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.	Refused 08/09/16
16/01234/FUL	Wildfell	South View Road	New attached garage to the side of the property	25/07/16	No comments	Approved 1/9/16
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.	Approved 08/9/16
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	Approved 12/09/16
16/01301/FUL	35	Mill Lane	Two storey side extension and single storey rear extension. New porch canopy.	17/08/16	No comments	Approved 12/09/16
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.	Approved 12/09/16
16/01337/FUL	Stoneyridge	Colemans Lane	Single storey side and rear conservatory extension.	05/09/16	No comments	Approved 15/09/16

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**Appendix C**  
**Works to Trees**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Planning Ctte date</b>	<b>Comments</b>
16/05191/TPO	1	Butts Lane	A1 - All trees of whatever species overhanging boundary between school and 1 Butts Lane. Cut back to boundary line. Annual management plan. To prevent damage to property and amenity. Reason - Elder not protected. Suckers below 3" diameter & 1.5 m from ground level. May be removed if necessary.	26/09/2016	No comments
16/05198/TPO	Woodcote	Lt Baddow Road	W1 - Sweet Chestnut - Adjacent lawn of Woodcote - Remove lowest ring of branches at approx 3m from ground level, back to branch collars. Reason: To facilitate maintenance of the garden.	26/09/2016	No comments