



PLANNING COMMITTEE

Minutes of the Meeting held on 29th February 2016 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

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

In Attendance: Mr J Alexander
Mr R Cole-Jones (Danbury Society)
Mrs H Mayes (Assistant Clerk)
City Cllr R Ambor
14 Members of the Public

The Chairman announced that Cllr Mike Wood had recently passed away. Condolences were expressed for his family and a minutes silence was held.

The Chairman also announced the Cllr Arthur Allen had resigned from the Council.

145 Apologies for Absence

There were no apologies given.

146 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

147 Public Question Time

The members of the public present wished to speak about two of the applications on the agenda. The Committee agreed to bring forward these applications to be discussed. The first application was 16/00129/OUT (Old Chase Farm). One resident spoke on behalf of the group and outlined the main objections and comments on the development. These were that:

- Previous breaches of planning law had taken place on the site
- A planning consultant had been obtained who would be working on the residents behalf.
- The development was outside the defined boundary settlement.
- The applicant had challenged CCC's 5 year housing supply. This was disputed by CCC.

- The development was not sustainable and not close to local amenities. There were no footpaths for pedestrians to use and no street lighting in this area. There were already limited school places in the area.
- The road was already dangerous and a known site for accidents, due to the double bends and the speed of vehicles. The entrance to the proposed site was on a bend. There had already been an increase in the number of vehicles using the road due to the developments currently being built in the Maldon District.

Members then viewed the plans and after further discussion resolved the comments to be made to CCC:

RESOLVED: that the following comments were submitted to CCC for application 16/00129/OUT (Old Chase Farm)

The Parish Council strongly objects to this application for the following reasons:

The Parish Council has concerns about road safety. The site is located on a busy road which contains several dangerous bends and is a main route to Bicknacre and South Woodham Ferrers. The access from the proposed site is directly onto this road and the Parish Council is very concerned that this would impact the safety of vehicles and pedestrians in this location. There is no pavement in this location and it is a high risk area for accidents.

The local schools and medical centre do not have the capacity to cope with a large number of additional residents. The Parish Council understands that there is also a large planning application for Bicknacre of over 100 houses and this should also be taken into account as this is too much development for this rural area.

The Parish Council notes that the proposed affordable housing does not comply with the national standards.

There is an issue with the amount of traffic that will be generated by this application. There is already an unacceptable amount of traffic and congestion through Danbury. This proposal would add to the current problems and also put additional pressure on Woodhill Road and other local narrow lanes which are already used as rat runs for people avoiding the A414. ECC Highways has already confirmed that the A414 will be at capacity by 2026 without the additional developments taking place in the Maldon District.

There is no indication of the type of shop being sought for the site and the proposed operating hours of this business. The shop will also generate additional traffic movements onto Hyde Lane.

The development is located outside the defined settlement boundary and located in an inappropriate area. The site is very isolated and is not within walking distance to local amenities in either Danbury or Bicknacre.

There are concerns regarding surface water flooding due to the current use of the site and the large amount of hard surface currently on it. There are also concerns about the waste water management.

6 Members of the public then left the meeting.

The next application to be discussed was 16/00115/FUL (Carnoy). One resident acted as the main spokesperson and outlined the concerns and comments of the others present which were as follows:

- Pump Lane was classified as a footpath and was an unmade road (as were many of the surrounding roads). Essex County Council did not maintain this as a road and there were concerns that an increase in traffic would lead to further degradation of its current condition.
- There was a lack of utilities in the area i.e. no street lighting.
- There were concerns about increased flooding which was already an issue in the area. There was no drainage at present, only runoff to cope with rainfall.
- The access was very poor to the property. Pump Lane was a no through road and becomes very narrow. There was no turning circle for vehicles. Residents did not feel that the road would be able to cope with the construction vehicles required for the development.
- An increase in continuous use of Pump Lane would lead to damage to the road, hedging and the local area.
- The residents felt that this would be an overdevelopment of the site and a precedent could be set which would ruin the current environment and impact wildlife.
- Twenty one objections had already been registered with the City Council from residents and the Highways Authority had also objected.

Members then viewed the plans and discussed the application further. It was resolved that the following comments be submitted to CCC.

RESOLVED: that the following comments were submitted to CCC for application 16/00115/FUL (Carnoy).

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 four 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. .

The Parish Council supports the comments of the Highways Authority.

Four Members of the Public left the meeting.

A Member of the Public then requested that application 16/00019/CLEUD (Hyde Farm Nursery) be brought forward for discussion. He gave a brief outline of the current sites activities and was concerned that it would be used in the future for distribution as well as storage. This would increase the traffic using the access road and could impact local residents.

Members then viewed the plans and discussed the application further. It was resolved that the following comments be submitted to CCC.

RESOLVED: that that the following comments were submitted to CCC for application 16/0019/CLEUD.

We object to this application. Our concern is the meaning of distribution in the context of this application. The development may also produce an increase in traffic and noise to the residents in Hyde Lane. We object to the possible increase of commercial vehicles. If minded to approved, officer consideration should be given to limiting the number of vehicles and the operating hours.

148 Minutes

RESOLVED: that the minutes of the meeting held on 18th January 2016 were approved and signed as a correct record.

149 Planning Applications – Appendix A

149.1 Eight other applications were considered and responses agreed.

RESOLVED:

a) that the responses to the planning applications in appendix A be submitted to Chelmsford City Council, and

b) that the following three applications should be referred to the local Ward Members.

- 16/00019/CLEUD – Hyde Farm Nursery, Hyde Lane
- 16/00115/FUL – Carnoy, Pump Lane
- 16/00129/OUT – Old Chase Farm, Hyde Lane

Four members of the public left the meeting.

149.2 Planning Applications outside the Parish Boundary – The following application had been notified to the Parish Council by Woodham Mortimer with Hazeleigh Parish Council.

15/01327/OUT Land North And West Of Knowles Farm, Wycke Hill, Maldon

C3 residential development (up to 370 new homes) of mixed form, size and tenure, small scale B1 employment development (up to 2,000sqm), C2 / D1 community uses, a new relief road to the north of A414, strategic landscaping, pedestrian and cycle linkages, estate roads, open space, drainage and sewerage (including SUDS) and other associated development.

RESOLVED: that the following comments were submitted to Maldon District Council

Danbury Parish Council strongly objects to this application due to the amount of traffic that would be generated and the impact on the safety of the A414 and the very narrow roads in and around our village. This would increase congestion through

Danbury, particularly at Eves Corner. We support the comments made by Woodham Mortimer with Hazeleigh Parish Council.

150 Planning decisions – Appendix B

Five planning decisions were received.

RESOLVED: that the decisions shown in Appendix B.

151 Trees

151.1 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.

151.2 Tree Planting Grant

The grant had been agreed for the two trees to be planted outside the Old Pavilion.

RESOLVED: that the information be noted.

152 Planning Appeal - May Farm, East Hanningfield Road, Sandon

There were no further updates.

RESOLVED: that the information be noted.

153 CCC Planning Committee

A meeting was held on 23rd February 2016. There were no items for Danbury.

RESOLVED: that the information be noted.

154 CCC New Local Plan

The response from Little Baddow Parish Council to the New Local Plan Consultation was circulated. Members felt that the response was very well put together and covered the issues that would affect both parishes.

RESOLVED: that the information be noted.

155 Neighbourhood Plan

It had been resolved at the Parish Council meeting of 27th January 2016 that the Parish Council would inform CCC of their intention to proceed with a Neighbourhood Plan. This had now been submitted to CCC to begin the process of formally designating the area of the Neighbourhood Plan. It was suggested that the Danbury Times could be used to inform residents of this and seek residents from the village to join a future steering group.

RESOLVED: that the information be noted.

156 Neighbouring Parishes Planning Applications

Information from Sandon and Woodham Ferrers & Bicknacre Parish Councils was circulated. There was no update from Little Baddow.

RESOLVED: that the information be noted.

157 Danbury Medical Centre

A response from CCC was circulated regarding the provision of the pedestrian crossing outside the Medical Centre. It was hoped that the crossing would be in place as soon as possible. Cllr Berlyn advised that the opening date of the new Medical Centre was 21st March 2016. He had also noted traffic monitoring cameras

around Butts Lane and the current Medical Centre which had just been installed. The Parish Office had not been notified of this.
RESOLVED: that the information be noted.

158 Rural Planning Review

A document from the EALC was circulated. Members did not wish to make any comments.
RESOLVED: that no comments were submitted.

159 Planning Enforcement

159.1 CCC Enforcement Record: An update was circulated.

159.2 Wickham House, Runsell Green: CCC had advised that they were unable to progress this case further.

159.3 Enforcement Matters: The Assistant Clerk reported that a resident had contacted the office regarding a gate in Mill Lane that was being used by Danbury Mission's new car park. She did not feel this was a suitable entrance due to the nature of Mill Lane and the lack of pavement. The Planning Enforcement Officer had visited the area and confirmed that no breach of planning control had taken place and there were no restrictions on the use of the access in the planning history.
RESOLVED: that the information be noted.

160 Planning matters for report (for information only)

There were no planning matters for report.

161 Forthcoming meetings 2016

Meetings were scheduled for 14th March, 4th April and 25th April. Mr Alexander gave his apologies for the 14th March.

162 Exclusion of Press and Public

In accordance with S1 of the Public Bodies (Admission to Meetings) Act 1960 to resolve that in view of the nature of the business to be discussed it is in the opinion of the Committee advisable that the Public and Press be excluded and they are instructed to withdraw.

Cllr Ambor, Mr Alexander and Mr Cole-Jones left the meeting at this point.

163 Land Adjacent to Danbury Medical Centre

Notes from the Clerk were circulated regarding this piece of land.
RESOLVED: that the information be noted.

There being no further business the Chairman closed the meeting at 9.50pm.

Cllr Telling
Chairman

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Signed

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Date

DANBURY PARISH COUNCIL
Planning Committee Agenda: 29th February 2016

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
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
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.
16/0019/CLEUD	Hyde Farm Nursery	Hyde Lane	Use of Stores 4 and 5 for storage and distribution (B8) of non-agricultural items	29/02/16	We object to this application. Our concern is the meaning of distribution in the context of this application. The development may also produce an increase in traffic and noise to the residents in Hyde Lane. We object to the possible increase of commercial vehicles. If minded to approved, officer consideration should be given to limiting the number of vehicles and the operating hours.
16/0056/FUL	22	The Avenue	Single storey kitchen/dining extension to the rear.	29/02/16	No comments
16/00115/FUL	Carnoy	Pump Lane	Four semi-detached houses to replace existing bungalow	29/02/16	The Parish Council strongly objects to this application for the following reasons: <ul style="list-style-type: none"> • 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 four 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. • The Parish Council supports the comments of the Highways Authority.

Ref no	Property	Street name	Proposal	Committee date	Comments
16/00129/OUT	Old Chase Farm	Hyde Lane	Outline Planning application for 59 dwellings and a shop unit with all matters reserved	29//02/16	<p>The Parish Council strongly objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • The Parish Council has concerns about road safety. The site is located on a busy road which contains several dangerous bends and is a main route to Bicknacre and South Woodham Ferrers. The access from the proposed site is directly onto this road and the Parish Council is very concerned that this would impact the safety of vehicles and pedestrians in this location. There is no pavement in this location and it is a high risk area for accidents. • The local schools and medical centre do not have the capacity to cope with a large number of additional residents. The Parish Council understands that there is also a large planning application for Bicknacre of over 100 houses and this should also be taken into account as this is too much development for this rural area. • The Parish Council notes that the proposed affordable housing does not comply with the national standards. • There is an issue with the amount of traffic that will be generated by this application. There is already an unacceptable amount of traffic and congestion through Danbury. This proposal would add to the current problems and also put additional pressure on Woodhill Road and other local narrow lanes which are already used as rat runs for people avoiding the A414. ECC Highways has already confirmed that the A414 will be at capacity by 2026 without the additional developments taking place in the Maldon District. • There is no indication of the type of shop being sought for the site and the proposed operating hours of this business. The shop will also generate additional traffic movements onto Hyde Lane. • The development is located outside the defined settlement boundary and located in an inappropriate area. The site is very isolated and is not within walking distance to local amenities in either Danbury or Bicknacre. • There are concerns regarding surface water flooding due to the current use of the site and the large amount of hard surface currently on it. There are also concerns about the waste water management.

Ref no	Property	Street name	Proposal	Committee date	Comments
16/00166/FUL	Barrow-field	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.
15/01594/FUL	Nine Oaks, 36	Runsell Lane	Construction of a car port in the front garden.	29/02/16	No comments
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
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
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

DANBURY PARISH COUNCIL
Planning Committee Agenda: 29th February 2016

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
15/01969/FUL	2	Pedlars Close	Single storey rear and side extension.	18/01/16	No comments	Approved 27/01/16
15/01946/FUL	Brooklands	Southwood Chase	Proposed two storey extension and alterations to existing detached bungalow to form new lower ground floor accommodation to rear of existing dwelling. Front porch. Alterations to fenestration.	14/12/15	No Comments	Approved 26/01/16
15/02007/LBC	Riffhams	Riffhams Lane	Amendment to previous permission 13/00034/ETL for the omission of windows facing courtyard and introduction of blind windows.	18/01/16	We support the comments of the Conservation Officer.	Approved 25/01/16
15/02146/FUL	10	Mill Lane	Rear extension to replace existing conservatory.	18/01/16	No comments	Approved 18/02/16
15/02122/FUL	Summerley	Runsell Green	First floor side extension and partial garage conversion.	18/01/16	No comments	Approved 18/02/16

DANBURY PARISH COUNCIL
Planning Committee Agenda: 29th February 2016

Appendix C
Works to Trees

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
16/05010/TPO	17	Little Fields	TPO/2000/050 oak tree required crown reduction of 30% being 3-4 metres maximum cutting to suitable growing points shaping over to leave natural profile and clean out dead wood. Works needed due to overhanging branches encroachment to roof of house and neighbouring property.	29/02/2016	No comments
16/05508/CAT	117	Main Road	Walnut - rear of garden - fell to ground level. Reason: due to poor structural integrity. Almond - front garden next to driveway - fell to ground level Reason: tree is in decline.	29/02/2016	No comments