



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 2<sup>nd</sup> July 2018 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury**

**Present:** M Telling (Chairman), D Carlin (Vice-Chairman), S Berlyn (ex officio),  
Mrs A Chapman (ex officio), C Baker, Mrs M Hessian, A Keeler,  
J.Steele, J Thombs

**In Attendance:** Mrs L Mitchelmore (Assistant Clerk)  
Roger Cole Jones (Danbury Society)  
John Alexander

#### **34. Apologies for Absence**

There were no apologies received.

#### **35. Declarations of Interest**

All 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 on the agenda or as soon as they became 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 declarations of interest were declared.

#### **36. Public Question Time (15 minutes allocated)**

This item was moved down the agenda due to the late arrival of a member of the public who wished to address the committee.

#### **37. Minutes**

The numbering from items 26.2 to 32 was corrected. The date of the minutes approved was amended. (It was subsequently confirmed that the date of the minutes approved in the original document had been correct and should not have been amended. It was reverted and initialled by the Chairman on the 3<sup>rd</sup> July 2018.)  
RESOLVED: that the minutes of the meeting held on 4<sup>th</sup> June 2018 were approved and signed as a correct record, with the above changes.

#### **38. Planning Applications – Appendix A**

One application was considered and the response agreed. It was noted that the address on the agenda should have read 4 Rumsey Fields and not 2 Rumsey Fields.  
RESOLVED:

**a)** that the response to the planning application in Appendix A be submitted to Chelmsford City Council.

b) no planning applications would be referred to the Ward Member.

### **39. Planning Decisions – Appendix B**

Four planning decisions were received.

RESOLVED: that the information be noted.

*The member of the public arrived at 7.37pm and Public Question Time was held.*

### **Continuation of minute 36. Public Question Time (15 minutes allocated)**

The committee agreed to take Public Question at this point in the meeting.

The member of the public addressed the committee about a site in relation to a potential planning application and also in relation to the Danbury Neighbourhood Plan.

RESOLVED: the committee advised the member of the public to consult with Chelmsford City Council Planning Department and that decisions relating to the Neighbourhood Plan in that regard would be a matter for the Neighbourhood Plan Steering Group.

### **40. Tree Applications – Appendix C**

Three applications were considered and responses agreed.

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

### **41. CCC Planning Committee**

The next meeting was due to be held on 10<sup>th</sup> July 2018.

RESOLVED: that the information be noted.

**41.1. 18/00362/FUL (Wickham House)** – The Assistant Clerk provided an update on the progress of the CPO now that planning permission had been granted. The planning permission and the CPO would not affect each other. If the CPO were to result in a Public Inquiry, the Parish Council may be able to speak but should avoid repeating issues raised at the inquiry by CCC. This would be avoided by checking with CCC.

RESOLVED: that the Assistant Clerk would request CCC to inform the PC of any public inquiry who would decide at that time whether to make a representation.

### **42. Neighbouring Parishes Planning Applications**

Members noted the updates from neighbouring parishes.

RESOLVED: that the information be noted.

### **43. Planning Enforcement**

**43.1. CCC Enforcement Record:** No update had been received and so there were no papers attached.

Members had requested further information, regarding a new case. When the Assistant Clerk had enquired, the case had not yet been investigated and no updates had been received.

RESOLVED: that the Assistant Clerk would enquire as to why the monthly CCC Enforcement Record had not been received.

#### **43.2. 17/00046/ENF Old Chase Farm, Hyde Lane**

A Planning Inspectorate appeal was ongoing following the decision by CCC to issue an Enforcement Notice in respect of the above site.

RESOLVED: that the information be noted.

**43.3. Enforcement Matters:** The advertisement at Runsell Green had been reported but no action could be taken until the new Chelmsford City Council Public Spaces Protection Order: Fly Posting and Roadside Advertisements had come into effect on the 2<sup>nd</sup> July. Members reported that the advertisement appeared to have been removed.

RESOLVED: that the information be noted.

### **44. Danbury Neighbourhood Plan**

Cllr Steel provided an update on the Neighbourhood Plan Progress. The questionnaire was almost ready to be finalised and a Call for Sites Report had been sent to every site promoter. The Assistant Clerk explained that Sites that were not within or adjacent to the defined settlement boundary would not comply with the Chelmsford City Council Policy for Danbury in the Emerging Local Plan.

RESOLVED: that the information be noted.

### **45. Consultations**

**45.1.** The response to the Chelmsford City Council Public Spaces Protection Order: Fly Posting and Roadside Advertisements had been submitted on 6<sup>th</sup> June 2018.

RESOLVED: that the information be noted.

**45.2.** The response to the CIL survey had been submitted on 29<sup>th</sup> June 2018.

RESOLVED: that the information be noted.

**45.3.** Maldon District Council had been consulting on:

- i) Draft Maldon District Vehicle Parking Standards Supplementary Planning Document
- ii) Draft Maldon District Statement of Community Involvement

RESOLVED: that the information be noted.

### **46. Planning matters for report (for information only)**

Due to new GDPR rules, public comments were no longer available to read on the CCC Planning Portal. Members felt that it was helpful to be able to refer to the comments when considering planning applications.

There were no other matters to report.

RESOLVED: that the Assistant Clerk would enquire as to whether this would be a temporary situation. If not, could the comments be made available to the Parish Council?

**47. Forthcoming meetings 2018**

Meetings were scheduled for 30<sup>th</sup> July and 3<sup>rd</sup> September. There were no meetings in August.

There being no further business the Chairman closed the meeting at 8.20pm.

Cllr Telling  
Chairman

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Signed

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Date

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**Appendix A**  
**Planning Applications**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
18/00927/FUL	4	Rumsey Fields	First floor rear extension; single storey side extension; extension to existing room in roof	02/07/18	We object on the grounds of over development of the site and it is contrary to policies DPF3,4, 8 and 21.

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
18/00598/FUL	56	St Cleres Way	Garden room with associated works	14th May 2018	The Parish Council has concerns about the proposed overall height of the building, particularly if the public comments are justified, and potential overlooking of the neighbouring property. We also have concerns as to whether the decking that has already been built required planning permission.	Approved 31/05/18
18/00759/FUL	Lavender House, 40	Hyde Lane	Single storey side extension. Conversion of existing garage to habitable space with first floor front extension. New front porch. New second floor side window and other alterations to fenestration.	4th June 2018	No Comments	Approved 25/06/2018
18/00832/FUL	8	Hyde Green	Two storey front extension, front porch and alterations to fenestration	4th June 2018	No Comments	Approved 25/06/18
18/00739/FUL	48	Hopping Jacks Lane	Pitched roof with two rooflights to existing conservatory	14th May 2018	No Comments	Approved 18/06/18
18/00666/FUL	44	Pedlars Path	Two storey side extension	14th May 2018	No Comments	Approved 11/06/18
18/00627/FUL	Woodend Cat Hotel, 77	Hopping Jacks Lane	Demolition of existing cattery and construction of a new residential property.	4th June 2018	No Comments	Approved 20/06/18
18/00464/FUL	The Oaks (formerly Rustlings)	Cherry Garden Lane	Variations to 17/00804/FUL: Part two storey part single storey front extension, two storey side and rear extension and re-location of single storey detached garage.	09/04/18	In accordance with DPF 22, the materials used should be in keeping with the surrounding area.	Approved 1/06/18
18/00705/FUL	15	Mildmays	Proposed loft conversion with rear dormer and front roof lights. New front porch.	14th May 2018	The Parish Council strongly objects to this application as it is contrary to policies: DPF 4,7,8,15,22,23,24,26 and DC47. We support the comments submitted by the Neighbour in the public comments.	Approved 11/06/18

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18/00394/FUL	29	Danbury Palace Drive	Extension of parking area to side of house	14th May 2018	As the wall is listed, please ensure that it is protected and that the structure is not attached to it.	Approved 26/06/2018

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

Ref no	Property	Street name	Proposal	Planning Ctte date	Comments
18/05107/TPO	36	Runsell Lane	Hornbeam adjacent to drive entrance (T1). Crown lift to between 3m-3.5m. To prevent interference between tree and vehicles. Oak (T2-T5). Crown reduce on property side (including no. 34) by a maximum of 2m. Remove dead wood. To prevent interference between trees and property to maintain the health of the trees. Oak (T7-T9). Remove dead wood. To maintain the health of the trees. Cherry (T10) Remove dead wood. To maintain the health of the trees.	2 <sup>nd</sup> July 2018	No comment
18/05554/CAT	Bristol House	Copt Hill	T1 - Fir tree to front boundary. Fell to ground level. Reason: Tree in poor condition and to provide more light in nearby oak.	2 <sup>nd</sup> July 2018	No comment
18/05565/CAT	2	Maldon Road	T1-Ash: Fell to ground level and remove. Reason: Tree in poor health.	2 <sup>nd</sup> July 2018	No comment