



PLANNING COMMITTEE

Minutes of the Meeting held on 12th February 2018 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: M Telling (Chairman), S Berlyn (ex officio),
Mrs A Chapman (ex officio), C Baker, Mrs M Hessian, A Keeler,
J Steele, J Thombs

In Attendance: Mrs H Mayes (Assistant Clerk)
Cllr G Chapman
Mrs I Guidotti, Tree Warden

143 Apologies for Absence

Apologies for absence were received and accepted from Cllrs Carlin, Mr R Cole-Jones (Danbury Society) and Mr J Alexander.

144 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.

Cllr Steele declared a pecuniary interest in minute 147 (planning application 18/00076/FUL) and would leave the meeting whilst this was discussed.

Cllrs Mrs A Chapman and G Chapman declared a non pecuniary interested in minute 149 (tree application 18/05032/TPO).

145 Public Question Time (15 minutes allocated)

Cllr Steele wished to speak as a Member of the public regarding application 18/00076/FUL Watroak. He was the owner of the property next door and was in support of the application. He felt it would be an improvement on the previous plans submitted in the past. The current building was an eyesore and the proposed application would improve the Ludgore Lane and Horne Row areas. He felt that the plans complied with planning policy.

The Tree Warden had attended to speak about CAT and TPO applications for the oak tree located adjacent to the old medical centre site. She advised that the oak tree was thought to be between 500 and 700 years old and should not be subjected to unnecessary tree work. One of the other Tree Wardens was an expert on veteran trees and, having examined it, had advised that it was well proportioned and had a

good structure. There was some ivy present which he would request that the National Trust sever which would improve the health of the tree. The oak was not in dangerous proximity to the new development and any cutting would seriously damage this old tree. It was important that the oak tree was protected. The Tree Warden felt that it would be dangerous for an inexperienced surgeon to undertake the proposed work.

It was agreed to bring these tree applications forward for discussion. Members viewed the documents and agreed to strongly object to the applications (see appendix C for comments).

RESOLVED: that the responses to 18/05506/CAT and 18/05010/TPO be submitted to Chelmsford City Council.

146 Minutes

RESOLVED: that the minutes of the meeting held on 15th January 2018 were approved and signed as a correct record.

147 Planning Applications – Appendix A

Nine applications were considered and responses agreed. Cllr Steele left the meeting at 7.51pm whilst the application 18/00076/FUL for Watroak was discussed. He returned to the meeting at 8.07pm.

RESOLVED: that the responses to the planning applications in appendix A be submitted to Chelmsford City Council and there were none to be referred to the local Ward Member for determination by the CCC Planning Committee.

148 Planning Decisions – Appendix B

Five planning decisions were received.

RESOLVED: that the information be noted.

149 Tree Applications – Appendix C

Three further applications were considered and responses agreed.

RESOLVED: that the information be noted.

150 CCC Planning Committee

The meeting on 13th February had been cancelled due to lack of business. The next meeting was due to be held on 13th March 2018.

RESOLVED: that the information be noted.

151 Neighbouring Parishes Planning Applications

Updates from neighbouring parishes were circulated.

RESOLVED: that the information be noted.

152 Planning Appeals

152.1 16/01810/OUT (17/00025/REFUSE) Land East of Runsell View & Little Fields & North of Maldon Rd (Gladman Developments)

The enquiry had finished and had been well attended by local residents. Cllr Carlin had read out a statement of objection on behalf of the Parish Council. Members were concerned by the change of position by ECC Highways as they now did not have any objection to the proposed access to the development. Gladman had provided their own traffic data which had been taken into account and therefore the

traffic issues raised by the Parish Council had been dismissed. It was unclear why there was a difference between the data used by Gladman and ECC. Cllr Mrs Chapman suggested that it might be worthwhile for the Parish Council to commission their own traffic surveys which could then be used as evidence for future planning applications. The Assistant Clerk was also requested to write to Highways and County Cllr Spence to ask for some explanation on these points. It would be beneficial if a Highways Officer could attend a meeting. It was agreed that the commissioning of traffic counts could be discussed at the next Environment meeting. The second application on this site (17/01902/OUT) for 90 houses had been refused by CCC on 2nd February 2018.

RESOLVED: that

- a) the proposed traffic counts are added to the next Environment agenda
- b) the Assistant Clerk contacts ECC and County Cllr Spence to request more information regarding the traffic surveys.

152.2 16/01770/FUL (17/00031/REFUSE) Land South West of 52 Maldon Road (Oakland Primecare)

This appeal had been dismissed by the Planning Inspector on the 15th January 2018. The second application submitted for this site (17/01606/FUL) was still awaiting a decision by CCC.

RESOLVED: that the information be noted.

153 Planning Enforcement

153.1 CCC Enforcement Record: An update was circulated.

153.2 17/00046/ENF Old Chase Farm, Hyde Lane: An appeal had been submitted to the Planning Inspectorate following the decision by CCC to issue an Enforcement Notice in respect of the above site.

153.3 Enforcement Matters: There were no other enforcement matters reported.

RESOLVED: that the information in 153.1 to 153.3 be noted.

154 Danbury Neighbourhood Plan

The draft minutes for the most recent meeting were circulated. There was no one present to give an update.

RESOLVED: that the information be noted.

155 Compulsory Purchase Order 2018 Wickham House, Runsell Green

A notice from the Essex Chronicle was circulated.

RESOLVED: that the information be noted.

156 Chelmsford City Council Local Plan Pre-Submission Consultation

This consultation was discussed by Members.

RESOLVED: that the following comments were submitted to CCC

The Parish Council was disappointed to see that there was no Green Wedge identified between Danbury and Sandon. The Parish Council was pleased to note that the Local Plan identifies that the Danbury Neighbourhood Plan will be allocating the sites for the 100 properties proposed for Danbury between 2021 and 2036.

157 CCC Parish Council Forum 26th February 2018

Cllr Berlyn advised that he may be able to attend. *Subsequent to the meeting, the Chairman of the Neighbourhood Plan Steering Group advised she would also attend.*

RESOLVED: that Cllr Berlyn and the Chairman of the Neighbourhood Plan Steering Group attend the Forum.

158 Draft Maldon District Renewable and Low Carbon Technologies Supplementary Planning Document Consultation

Members did not wish to send any comments.

RESOLVED: that the information be noted.

159 Planning matters for report (for information only)

Cllr Berlyn advised that an article in the Contact magazine which was taken from a Danbury Society blog wrongly stated that current developments would count towards the 100 houses proposed for Danbury in the next Local Plan. The Assistant Clerk advised that this had already been dealt with.

18 Forthcoming meetings 2018

Meetings were scheduled for 12th March, 9th April, 14th May and 4th June.

Cllr Mrs Hessing gave apologies for 12th March.

There being no further business the Chairman closed the meeting at 9.13pm.

Cllr Telling

Chairman

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Signed

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Date

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
18/00063/FUL	63	Maldon Road	Detached single storey cart lodge garage.	12/02/18	The drawings indicate that this is not a cart lodge. We strongly object to this application and request this should not be used for habitable purposes. Permitted development rights should be withdrawn. We have concerns regarding the height of the garage as it appears to be shown in the drawings as taller than a single storey.
18/00076/FUL	Wateroak	Ludgores Lane	Demolition of existing dwelling and garage and construction of four bedroom detached dwelling and cart lodge.	12/02/18	We note that the current application raises the roofline by .55m on the previous application which has expired (but was approved). Due to the additional height and the property being moved towards the front of the plot this makes it more prominent and out of character to the street scene.
18/00170/FUL	13	Hyde Lane	Proposed single storey rear extension	12/02/18	No comments
18/00159/LBC 18/00158/FUL	28	Maldon Road	Conversion of an existing detached garage into ground and first floor accommodation with part single storey, part two storey front extension. Alterations to fenestration.	12/02/18	We strongly object to this application which imposes on the curtilage of the listed building and the village green. There would be an adverse visual impact on neighbouring properties. We have concerns that the additional vehicle movements (in particular during construction) in and around the property would adversely impact on the registered village green (VG106)
18/00148/FUL	Little Ropers	Cherry Garden Lane	Proposed single-storey rear extension, Two front dormer windows, new front porch and new boundary wall to front.	12/02/18	No comments
17/02205/FUL	93	Main Road	Amendment to fenestration - 6no. windows/doors. Replacement of metal railing on front boundary to timber picket fence.	12/02/18	We strongly object to the removal of the railing which is integral to the building. A timber picket fence is out of keeping with the visual impact of the listed property. If minded to approve, please insure the replacement fence is the same dimensions as the one removed and is reinstated in the same place.
18/00181/FUL	44	St Cleres Way	Two storey side extension and alterations to existing roof dormers	12/02/18	No comments
18/00230/FUL	Moore's Bridge	Moore's Bridge Lane	Construction of first-floor balcony including an external staircase. Addition of two new rooflights to existing house and a new ground-floor window.	12/02/18	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
17/01918/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.	27/11/17	No comments	Approved 10/1/18
17/01516/CLEUD	Poplar Farm	Gay Bowers Road	Hardstanding to park owners HGV vehicles and 1 small container used for storage of garden machinery.	16/10/17	The Parish Council would support the terms of CCC's Planning Enforcement Notice. The material change of use of the land for storage is detrimental to the character, appearance and intrinsic beauty of the countryside which is contrary to CCC policy DC2. The hard standing on the application plan is larger than the area included on the enforcement notice.	Refused 26/1/18
17/02113/FUL	22	Millfields	Single storey rear extension and internal alterations.	15/01/18	No objections	Approved 29/1/18
17/01431/FUL	25	Main Road	Two-storey side extension. Installation of a first-floor window within both the existing front and rear elevation.	25/09/17	No comments	Approved 29/1/18
17/01902/OUT	Land East Of Runsell View & Little Fields And North Of Maldon Road	Runsell View Maldon Road	Outline planning application for up to 90 residential dwellings (including up to 35% affordable housing) with public open space, landscaping, sustainable urban drainage (SuDS) and vehicular access off Maldon Road. All matters to be reserved with the exception of main site access.	27/11/17	The Parish Council objected to this application. Full comments on separate sheet.	Refused 02/02/18

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Appendix C
Works to Trees

Ref no	Property	Street name	Proposal	Committee date	Comments
18/05506/CAT	Site at Former Medical Centre	Eves Corner	Oak - Remove first significant branch over Highway in order to balance tree crown.	12/02/2018	The Parish Council strongly objects to this application. The Parish Tree Wardens have inspected the oak tree and estimate it to be between 500 and 700 years old. It is well proportioned with a good structure and does not require any branch removal. It is not in dangerous proximity to the new development and if this work is carried out it is likely to cause serious long term damage to the tree. If approval is given, work must be carried out by an experienced veteran tree surgeon to minimise the impact on the tree.
18/05023/TPO	12	Runsell Close	G1 1x Sweet Chestnut - West of 9 Runsell Close - Crown reduction by 5m max (height) & shape in sides to leave natural profile. Reason: Close proximity to property and general management of tree to prevent future failure. Oak - Overhanging rear side boundary adjacent garage roof - Reduce back to boundary line.	12/02/2018	No comments
18/05030/TPO	18	Runsell Close	T1, T3, T5 & T6 Sweet Chestnut x4 - Rear garden - Reduce back to previous cutting points. Reason: Management of small garden. T2 Sweet Chestnut - Rear garden - Fell to ground level. Reason: Dying. T4 Oak - Rear garden - Remove lowest laterals back to branch collars to a height of 4m from ground level. Reason: Management of small garden.	12/02/2018	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
18/05010/TPO	Land West of	Butts Lane	Oak - Reduce overhanging branches to boundary. Reason: Concerns at its overwhelming presence. Potential purchasers are being dissuaded by the physical presence of the tree.	12/02/2018	The Parish Council strongly objects to this application. The Parish Tree Wardens have inspected the oak tree and estimate it to be between 500 and 700 years old. It is well proportioned with a good structure and does not require any branch removal. It is not in dangerous proximity to the new development and if this work is carried out it is likely to cause serious long term damage to the tree. If approval is given, work must be carried out by an experienced veteran tree surgeon to minimise the impact on the tree.
18/05032/TPO	Corfu	South View Road	T2 Cherry (Prunus) - Fell to ground level. Reason: A lot of mess caused by rotting cherries and leaves, shading to the garden, Mishaped and some branches have died. It is also perilously close to house and fence, and overhangs summerhouse.	12/02/2018	No comments