



Minutes of the Meeting held on 11th February 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

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

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr R Cole-Jones

173 Apologies for Absence

Apologies were received and accepted from Cllr M Telling and Mr Alexander

In the absence of the Chairman, Cllr J. Thombs (vice chairman) took the chair.

174 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.

There were no interests declared

175 Public Question Time

There were no members of the public present.

176 Minutes

RESOLVED: that the minutes of the meeting held on 14th January 2019 were approved and signed as a correct record.

177 Planning Applications – Appendix A

177.1 Four applications were considered and responses agreed.

RESOLVED: that the responses to the planning applications in Appendix A be submitted to Chelmsford City Council (CCC).

177.2 The Committee determined whether to refer any applications to the Ward Member.

RESOLVED: that there were no applications to be referred to the local Ward Member for determination by the CCC Planning Committee.

- 178 Planning Decisions – Appendix B**
Five planning decisions were received
RESOLVED: that the information be noted.
- 179 Tree Applications – Appendix C**
One application was considered and the response agreed.
RESOLVED: that the responses in Appendix C be submitted to CCC.
- 180 CCC Planning Committee**
It was noted that application 18/01171/FUL Land at the Bell, 126 Main Road, had been approved by the CCC Planning Committee. Cllrs Mrs Chapman and Mrs Hessing had attended the meeting and Cllr Mrs Chapman addressed the committee. They were formally thanked by the for doing so, as was City Cllr Ambor who had also attended the CCC meeting. It was suggested that Cllrs attend more CCC planning meetings.
- 181 Neighbouring Parishes Planning Applications**
Members noted the updates from neighbouring parishes.
RESOLVED: that the information be noted.
- 182 Planning Appeals**
It was noted that an appeal had been lodged in respect of application 18/00818/FUL, Barrowfield, Copt Hill, Danbury. The Parish Council had made no comments to the application.
- 183 Enforcement Matters**
There were no enforcement matters that members wished to report.
- 184 Danbury Neighbourhood Plan**
A report was given by the Assistant Clerk. The grant period had ended and the grant closed. Unspent monies would be repaid to the funding body. The Planner conducting the Site Assessments as a part of the technical support package had visited all of the sites submitted for consideration under the Neighbourhood Plan. A letter had been written to Essex County Council Minerals and Waste to consult on whether any of the submitted sites would be subject to minerals safeguarding policy. The Strategic Environmental Assessment (SEA) Screening Opinion had been received from Chelmsford City Council which concluded that an SEA would be required. This was also available as a support package through the funding body. The Plan Writing Group had drafted some policies and were completing the justifications and the Sites Group were continuing with site assessment work.

A member requested information as to the timescales for the production of a draft plan. The Steering Group had aimed to produce a draft of the plan by the end of March, however, this would be reviewed at the next Steering Group Meeting as this may not now be achievable.

185 Street Numbering

It was noted that Bowerside, Tyndales Lane, Danbury, CM3 4NA had been renamed Swallows Nest.

186 Planning matters for report (for information only)

Cllr Berlyn reported that previously raised matters at Butts Lane had yet to be resolved.

There had been no further updates on previously reported planning matters.

187 Forthcoming Meetings 2018

Meetings were scheduled for 4th and 25th March 2019 at 7.30pm at the Parish Council Office.

There being no further business the Chairman closed the meeting at 8.03pm.

Chairman

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Signed

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Date

Ref no	Property	Street name	Proposal	Committee date	Comments
19/00059/FUL	Trotwood Cottage	Colemans Lane	Single storey rear extension	11/02/2019	No Comments
18/02107/FUL	8	Hyde Lane	Part single storey, part two story side extension with additional window to the rear	11/02/2019	We are concerned that the proposed development might impact on existing trees and hedges. It is also contrary to DPF polices 14 and 15.
19/00062/FUL	67	Main Road	Two storey rear extension	11/02/2019	No Comments
19/00127/FUL	9	Hyde Green	Two storey front extension and part two storey rear extension, conversion of garage into habitable accommodation with second floor extension above.	11/02/2019	No Comments

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
18/01171/FUL	Land at the Bell, 126	Main Road	Amended Application: Retain the existing public house and erection of a two-storey dwelling, detached car port and bin/cycle store, with associated landscaping and fencing. Provision of replacement pub car park.	26/11/18	The Parish Council Strongly objects to this application for the following reasons: 1. The impact on surrounding properties, particularly in Parkdale: noise and light pollution from vehicles using the car park; potential impact on security of the surrounding properties due to the car park being secluded and not lit. 2. Highway safety: narrow access to the car park which does not appear to be wide enough for two vehicles to pass each other safely; the design and layout of the car park may lead to poor parking reducing the number of spaces available and limit the ability of drivers to turn their cars to leave the car park in a forward gear (which may be exacerbated at school drop off and pick up times if parents use the car park to drop off and collect their children); concerns over capacity of the car park and access road to accommodate commercial and delivery vehicles; the swept path analysis does not show vehicles approaching from the West, neither does it show the zebra crossing; it would not be acceptable for delivery vehicles to park on the Main Road when	Granted 15/01/2019

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
					<p>making deliveries due to the weight of traffic and proximity of the roundabout and zebra crossing; concerns that the new shrubs by the front fence may impact sight lines. The post and rail fence should not be enclosed by shrubbery to preserve sight lines and safety;The A414 is a very busy road and the footway and nearby zebra crossing are used by children accessing and egressing the nearby school and public footpaths. 3. Street Scene and the Conservation Area: the proposed car park is an encroachment into a green area in the village. 4. Trees and Ecology: The Council is concerned about the impact on and potential loss of trees on site; the ecological study was conducted in June when the weather was dry - was this the best time of year for an ecological study? 5. Planning policies: DPF policies 4,7,8,10, and 19 apply; DC policies 12,17 and 18 apply. 7. If planners are mindful to approve the application, please would they remove permitted development rights.</p>	

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18/01592/FUL	Arundene	Elm Green Lane	Replacement Outbuilding.	17/12/18	The Committee is concerned about the overall height of the new building and would recommend lowering the roof height and pitch. It also considers that the velux windows are unnecessary and any windows on the West side should be fixed and opaque. Permitted development rights should be withdrawn and neither the garage nor the pool room should be used for residential purposes. The committee supports the recommendations of the arboricultural report.	Granted 14/01/2019
18/01853/FUL	139A	Main Road	Single storey rear extension and loft conversion consisting of new dormers, rooflights and enlarged second floor front window.	17/12/18	We completely support the comments of Planning Listed Buildings and Conservation, dated 11th December 2018.	Granted 02/02/2019
18/01786/LBC	13	Danbury Palace Drive	Proposed internal alterations to increase existing mezzanine floor.	05/11/18	No objection subject to the Listed Building Officer's comments.	Granted 02/02/2019

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
18/05226/TPO	Elphinstone	Hyde Lane	T1 - Oak - Adjacent corner of property - Reduce to previous reduction points and remove deadwood/ T2 - Pine - Front of property - Reduce width of crown by 1.5m maximum all round, Clear BT cables by 1.5m/ Reason: General tree maintenance	14/01/2019	No comments	Granted 02/02/2019

Ref no	Property	Street name	Proposal	Committee date	Comments
19/05505/CAT	Elm Green Farm	Elm Green Lane	T1 - Holly - Fell to ground - Reason: Encroaching on neighbour's driveway; T2 - Mixed -Holly Suckers /Sycamore - Cut back by up to 1m - Remove all dead/ dying branches, remove all ivy - re-shape remaining shrubs if necessary - Reason: Encroaching on public pavement and highway	11/02/2019	No Comments