



Minutes of the Meeting held on 4th November 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllr: J Thombs (Chairman), S Berlyn (ex officio), A Chapman (ex officio), C Baker, B Hallett, M Hessing (Vice Chairman) A Keeler

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander; Mr R Cole-Jones (Danbury Society). Two members of the public.

19/20.100 Apologies for Absence

There were no apologies for absence.

19/20.101 Declarations of Interest

All Members were reminded that they must disclose any pecuniary or non-pecuniary interests they know they may 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 is a pecuniary one. They were also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they have not previously notified her about it. Unforeseen interests must be declared similarly at the appropriate time.

Cllr J Thombs declared a non-pecuniary interest in agenda items 19/20 102 and 19/20 105.1.

19/20.102 Public Question Time (15 minutes allocated)

i. A member of the public addressed the committee in relation to agenda item 19/20 103. The resident had been in contact with the landowner, local planning authority and Assistant Clerk, regarding the impact of the construction works at Land at the Bell, 126 Main Road, on their residence and quality of life. They felt overlooked, exposed and were concerned about security following the removal of trees that had previously screened them from the site, particularly as the new car park appeared to be in use by construction vehicles and possibly patrons of the Bell. Cllr J Thombs thanked the resident for speaking and recommended that they continue to liaise with the Parish Council.

ii. A member of the public addressed the committee in relation to planning application 19/01642/FUL and expressed concerns about the extent of the proposed plans.

19/20.103 Land at 126 Main Road

Members had been addressed by a resident in relation to this matter – minute 19/20 102. Members received correspondence from the resident and considered a report regarding the development of Land at 126 Main Road. The Assistant Clerk reported that they had been in contact with the Planning Officer at Chelmsford City Council and the issues were being investigated. It was

agreed to monitor the situation and write any letters of support for the resident if no satisfactory response had been received by the end of the week.

RESOLVED: that the situation be monitored and any letters of support for the resident written, if no satisfactory response had been received by the end of the week.

19/20.104 Minutes

RESOLVED: that the minutes of the meeting on 14th October 2019 were approved and signed as a true record.

19/20.105 Planning Applications

19/20.105.1 Five applications were considered and responses agreed.

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

19/20.105.2 The Committee determined whether to refer any application *to which it had objected* to the local Ward Member for determination by the CCC Planning Committee (unless officers were minded to refuse it).

RESOLVED: that application 19/01642/FUL Hazeleigh, Riffhams Lane be referred to the ward member for determination by CCC.

19/20.106 Planning Decisions

The planning decisions in Appendix B were noted.

19/20 107 Listed Gardens Around Danbury Palace

Members received a verbal update regarding the Listed Gardens around Danbury Palace and information received from Historic England and the Chelmsford City Council Listed Building and Conservation Officer. There may be grants available to assist with work to Heritage Assets, however Historic England would not give grants for works required to meet planning conditions and there could be a requirement for public access. It was agreed to pass the information to the Danbury Palace Management Company.

RESOLVED: that the information be passed to the Danbury Palace Management Company.

19/20.108 CCC Planning Committee

Members noted that the next CCC Planning Committee would be held on 5th November 2019 at 7pm. There were no items for Danbury on the Agenda.

19/20.109 Danbury Neighbourhood Plan

Members received an update from the Neighbourhood Plan Coordinator. The Site Assessment Update Technical Support Package had commenced and the Housing Needs Support Assessment Package application had been approved. The Housing Needs Assessment would be a table top exercise but would bring a more local perspective than the Housing Needs Assessment for Chelmsford as a whole.

19/20 110 House Numbering

Members noted the allocation of postal addresses to Birchwood Cottage, Hyde Lane and 24 and 24A Main Road.

19/20.111 Planning matters for report (for information only).

The Assistant Clerk reported that the new car park at Land at the Bell, 126 Main Road had now been fenced off and other areas of the site appeared to be secure. Cllrs reported that they had heard from residents that vehicles from the car park at the front had been seen reversing onto the main road when there was insufficient space to turn.

Cllr Baker reported that white lines and a give way sign had been painted in the road at Rumsey Fields but that nothing had been done in the rest of the Belvedere area.

19/20.112 Forthcoming Meetings

Meetings were scheduled for 25th November 2019 and 16th December 2019 at 7.30pm at the Parish Council Office.

There being other business to transact the Chairman closed the meeting at 8.54pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/01693/FUL	Tudor House, Penny Royal Road	Demolition of existing and damaged garage, erection of replacement garage with annexe accommodation above.	The Council is concerned about the potential for conversion to a separate residence/dwelling which would make it backland development.
19/01738/FUL	10 Main Road	Demolition of existing garage, proposed single storey residential annexe and garden shed	This is backland and infill development contrary to DPF polices 9 and 10. The proposal is not respectful of the plot size in relation to the local environment as it will increase the density of the plot - contrary to DPF policy D14. It is also higher and bigger than the existing building.
19/01642/FUL	Hazeleigh, Riffhams Lane	Single storey rear extension incorporating first floor balcony. Juliette balconies to front. First floor extension and loft accommodation, including 3 No. rear dormers and roof windows.	<p>The Council considers that the description given for the planning application does not accurately reflect the scale of the proposed development.</p> <p>The Council strongly objects to this application. Contrary to DPF policies 7, 8 and 15, the proposed development will appear awkward and incongruent in this location due to its excessive bulk. Being the only 4 storey building in the road, it will be out of keeping and at odds with the existing street scene and character of the local area. The proposed development is of a size that could accommodate large parties with a potential for noise and light pollution.</p> <p>The increase in roofline of this development will have a negative impact on the skyline of the area, contrary to DPF policy 20. In addition, it is at odds with DPF policy 21, as the design concept will be out of keeping with the surroundings.</p> <p>The combination of front dormer and velux windows appears unbalanced contrary to DPF policy 27 and the flat roof on the extension to the rear is at odds with DPF policy 28, as sloping roofs are always preferred to flat roofs in respect of extensions.</p> <p>The rear dormers are excessive in size which will result in far reaching overlooking into neighbouring properties and beyond. The size of the rear balcony is also excessive and will result in unacceptable overlooking of neighbouring properties.</p> <p>Due to the number of bedrooms, the Council is concerned that there will be insufficient parking available.</p>

19/05598/CAT	St John the Baptist Church, Main Road	Holly hedges – Located around the church and graveyards – To put into place a tree management plan – Reduce hedges by between 0.9-1.8m with vertical sides and square topped, on an ongoing basis: 3x Holly Trees – Fell – identified as 1,3 and 5 on plan – Reason: As part of an ongoing management plan.	Prevailing horticultural advice is that the hedge should be narrower at the top than the bottom to allow in water and light.
19/05186/TPO	6, The Hawthorns	T2 – Oak – Remove epicormic growth from trunk – Remove deadwood from over 40mm in diameter – Reason: General tree maintenance.	No comments

Ref no	Property	Proposal	Comments
Granted			
19/01343/FUL	Land South of Moore's Bridge Lane	Retrospective application for the change of use of land to a residential garden and of the construction of an outbuilding.	No objection
19/01481/FUL	Ramor, Riffhams Lane	Two storey infill extension to rear, first floor side extension	No objection
19/01448/FUL	Oakcroft, The Ridge, Little Baddow	Proposed single storey rear extension	No objection
19/01460/FUL	Summerhill, Elm Green	Single storey front porch extension	No objection
19/01132/FUL	Brockham, 5 Hyde Lane	Proposed replacement detached garage	No objection
19/01356/FUL	137, Main Road	Proposed coach house and side store	The Parish Council objected to this application.
19/01433/FUL	Vectis, Eves Corner	Change of use from residential (C3) to office space (B1). Alterations to existing fenestrations.	No objection