



Minutes of the Meeting held on 25th November 2019 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: Cllrs: J Thombs (Chairman), S Berlyn (ex officio), C Baker, B Hallett, M Hissing (Vice Chairman), A Keeler.

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander, Mr R Cole-Jones (Danbury Society), two members of the Neighbourhood Plan Steering Group.

19/20.113 Apologies for Absence

Apologies were received from Cllr A Chapman.

19/20.114 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 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 declarations of interest.

19/20.115 Public Question Time (15 minutes allocated)

There were no questions.

19/20.116 Minutes

RESOLVED: that the minutes of the meeting held on the 4th November were approved and signed as a true record.

19/20.117 Planning Applications

19/20.117.1 Four applications were considered and responses agreed.

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

19/20.117.2 The Committee determined whether to refer any application *to which it had objected*, to the local Ward Members for determination by the CCC Planning Committee (unless officers were minded to refuse it).

RESOLVED: that no applications would be referred to the Ward Member.

19/20.118 Planning Decisions

The planning decisions in Appendix B were noted.

19/20.119 CCC Planning Committee

It was noted that the next CCC Planning Committee meeting would be held on 3rd December 2019 at 7pm. There were no items for Danbury on the Agenda.

19/20 120 Conservation Area

Members received and considered a proposal from a resident to create six new Conservation Areas and two extensions to the Current Conservation Area. Cllr Thombs suggested that a working group be set up to look at the proposal in more detail and report back to the Planning Committee with a recommendation. Members agreed. Mr R Cole-Jones reported that the Danbury Society had been approached by the resident and would like to consider the proposal in more detail. Concerns were raised about any possible impacts on the timescales for the Neighbourhood Plan and the Neighbourhood Plan Coordinator recommended that if there was a concern, then a working group could explore this with Chelmsford City Council. Cllr Hessing proposed that to carry this forward, the Planning Committee should have a working Group to investigate further implications of the Resident's proposal and to bring it back to the Planning Committee at the appropriate time.

RESOLVED: that to carry this forward, the Planning Committee, should have a working group to investigate further implications of the Resident's proposal and to bring it back to the Planning Committee at the appropriate time.

Proposed: Cllr Hessing. Seconded: Cllr Baker. Agreed by majority vote.

Cllrs Thombs, Keeler and Hessing would form the working group and Cllr A Chapman would also be invited to join. Mr R Cole-Jones was invited to join the working group as a representative of the Danbury Society and he would discuss this with the Danbury Society. A member of the Neighbourhood Plan Steering Group would also be invited to join the group.

19/20.121 Planning matters for report (for information only)

The Assistant Clerk reported that the 1.8m boundary fence had been installed to the rear of the site at 126 Main Road. Site safety signs had been installed on the fencing at the front of the site and work to the dwelling had appeared to have stopped. It was suggested that site safety signs should also be installed on the fencing on the footpath side of the site and the Assistant Clerk would follow this up.

19/20.122 Forthcoming Meetings

Meetings were scheduled for 16th December 2019 and 13th January 2020 at 7.30pm at the Parish Council Office.

19/20.123 Exclusion of Press and Public

RESOLVED: that in accordance with S.1 of the Public Bodies (Admission to Meetings) Act 1960, in view of the nature of the business to be discussed, it was in the opinion of the Committee advisable that the Public and Press be excluded and they were instructed to withdraw.

Mr R Cole-Jones and Mr J Alexander withdrew from the meeting.

19/20.124 Danbury Neighbourhood Plan

Members of the Neighbourhood Plan Steering Group (Mr S Holland and Mr M Scofield) gave an update on progress of the Neighbourhood Plan and site assessment work.

There being no other business to transact, the Chairman closed the meeting at 9.23pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
19/01748/FUL	Site at 86 Main Road	Proposed development of 6 dwellings with parking and all associated works.	No Comments
19/01767/FUL	Woodend Cat Hotel	Demolition of existing cattery and construction of new residential property with private entrance.	The comments of the Parish Council for application 19/01029/Ful still apply: <i>'The Council objects to the new access point proposed in this application and prefers the access proposed in the previous application, for the following reasons: 1. In contravention of policy DPF 64, the access would be harmful to the character of of Runsell Lane. 2. The Council is concerned about the safety of vehicles accessing and egressing the site due to the narrowness of, and rat running along Runsell Lane. 3. The council is concerned about safety for pedestrians using Runsell Lane to access the nearby SSSI as there is no footway.'</i>
19/01779/FUL	87 Main Road	Demolish existing conservatory. Construction of a single-storey extension with a glazed roof light.	No Comments
19/05209/TPO	12 Millfields	T1 – Oak – Rear Garden – Crown reduction by 2m and crown lift to 4m. Reason – the tree is getting too large for the garden (reduce to maintain at a reasonable size.)	No Comments

Ref no	Property	Proposal	Comments
Granted			
19/00866/FUL	St Josephs Nursing Home, Gay Bowers Road	Part single and part two storey rear extension to form 20 bedrooms and ancillary facilities for Class C2 (Supported Housing) use.	The Parish Council supported the comments of the Planning Listed Building and Conservation Officer.
19/01063/LBC	St Josephs Nursing Home, Gay Bowers Road	Part single and part two storey rear extension to form 20 bedrooms and ancillary facilities for Class C2 (Supported Housing) use.	The Parish Council supported the comments of the Planning Listed Building and Conservation Officer.
19/001171/S73	Land at the Bell, 126 Main Road Danbury	Variation to condition no.2 to previously approved application 18/01171/FUL, (Erection of two storey dwelling, detached car port and bin/cycle store, with associated landscaping and fencing. Replacement pub car park), to allow alterations to approved plans for house.	The Parish Council made no objection
19/05174/TPO	9 South View Road	T4 - Oak - The Parish Council has no objection to the proposed works. T6 - oak - This is an attractive tree that has been maintained. Provided that the maintenance proposed is carefully done and with regard to the shape of the tree, the Parish Council has no objection to the proposed works.	The Parish Council made no objection
19/05598/CAT	St John The Baptist Church, Main Road	Holly hedges – Locate 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; 3xHolly 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.