

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held remotely on 15 March 2021 at 7.30pm

Present: Cllrs: A Chapman, M Hessing (Chairman), A Keeler, N Orange.

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr S Scofield (Danbury Society) and 1 member of the public.

20/21.119 Apologies for absence

Mr J Alexander, Cllr S Berlyn

20/21.120 Declarations of Interest

Members are required to declare any personal or prejudicial interests they know they may have in items of business on the meeting's agenda. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. Members have dispensation to discuss and vote in respect of matters relating to the Precept and the DCA.

Cllr A Chapman declared a non-pecuniary interest in applications 21/00135/FUL, 21/05039/TPO, 21/00358/FUL and 21/05055/TPO

Cllr Hessing declared a pecuniary interest in application 21/00358/FUL

The Assistant Clerk informed members that some tree applications were Parish Council Applications (this was indicated on the agenda in Appendix A)

20/21.121 Public Question Time

Members of the public are invited to address the Council, give their views and question the Council on issues on this agenda, or raise issues for future consideration (at the discretion of the Chairman). Members of the public may not take part in the Council meeting itself. At the close of this item members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman. The session will last for a maximum of 15 minutes with any individual contribution lasting a maximum of 5 minutes. Members of the public should address their representation through the Chairman of the meeting.

The member of the public was a representative of Lanpor, a Planning Consultancy representing Landvest which has an interest in a site submitted to the Neighbourhood Plan. They were attending to hear the Neighbourhood Plan update.

20/21.122 Minutes

RESOLVED: that the minutes of the meeting held on 22 February 2021 were approved and would be signed as being a true record.

20/21.123 Planning Applications

20/21.123.1

Members considered fifteen applications and made responses.

Cllr Hessing declared a non-pecuniary interest in applications 21/05039/TPO and 21/00329/FUL

Councillor Hessing left the meeting during the discussion for application 21/00358/FUL.

The committee declared non-pecuniary interests in applications 21/00135/FUL and 21/00358/FUL as they were both properties that were resided in by Parish Council members.

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

20/21.123.2

Members 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 21/00135/FUL would be referred to the Ward Member for determination by the CCC Planning Committee (unless officers were minded to refuse it).

20/21.124 Planning Decisions

The Planning Decisions in Appendix B were noted.

20/21.125 Danbury Neighbourhood Plan

20/21.125.1

The Assistant Clerk reported that the Neighbourhood Plan was progressing well. The Sites Working Group were considering potential allocation options and were arranging to meet with Chelmsford City Council planners and Essex Highways to discuss them. They were also planning how and when to consult with residents. The draft plan would be sent to Consultants for quotations for editing and presenting the document.

20/21.125.2

Members received a report and considered whether to renew the Neighbourhood Plan Website and Domain at a cost of £151 from the Neighbourhood Plan Budget, or transfer it to the Parish Council website at a cost of £160.

RESOLVED: to recommend to the Parish Council to renew the Neighbourhood Plan Website and Domain at £151 for the next 2 years.

Proposed: Cllr Hessing, seconded Cllr A Chapman and all agreed.

20/21/126 Writtle Neighbourhood Plan Consultation

Members considered the Writtle Neighbourhood Plan Consultation and agreed that the Parish Council would not respond as the Neighbourhood Plan in Writtle would have no impact on Danbury. It was acknowledged that it was a well written plan.

20/21.127 Matters for Report (for information only)

It was noted that application 21/02073/FUL that had been objected to by the Parish Council had been amended. The new consultation date would have expired by the next committee meeting and so if the requested extension for comments was not agreed, members would need to respond personally if they had any comments to make.

20/21.128 Dates of next meeting

Tuesday 6th April 2021 to be held remotely by Zoom at 7.30pm

There being no further business to transact, the Chairman closed the meeting at 9.21pm.

Signed: Chairman

Date

Ref no	Property	Proposal	Comments
21/00233/FUL	Riffhams, Riffhams Lane	Demolish rear extension. Construction of new single storey rear extension. Demolish existing outbuildings and construction of new pool house building. Addition of pergola and associated alterations to internal courtyard area.	The Parish Council supports the comments of the Chelmsford City Council Listed Building and Conservation Officer.
21/00234/LBC	Riffhams, Riffhams Lane	Internal refurbishments and maintenance work to internal rooms to facilitate the proposed extensions.	The Parish Council supports the comments of the Chelmsford City Council Listed Building and Conservation Officer.
21/00297/FUL	Wildcroft, Fitzwalter Lane	Demolition of existing conservatory, raised decking, garage, 2 sheds and greenhouse. Construction of a single storey rear extension and new garage.	No comments
21/00338/FUL Little Baddow Application	The Shrubbery, The Ridge, Little Baddow	One and a half storey side extension, raise existing ridge height of main roof and add dormer windows to the front and rear elevations.	No comments

21/00135/FUL	Conlig, Copt Hill	Ground floor partial front extension, first floor extension on ground floor foot print and the creation of a second floor. Rear extension to the basement. Installation of rear terrace and solar panels.	<p>This property is located just outside of but on the boundary of the Conservation Area. The proposal is contrary to Danbury Framework Policies 20, 21 and 22 as the roofline, design, and materials and finishes do not reflect or enhance either the character of the area in which the property is located or the character of the Conservation and wider village area. Neither does it relate sympathetically to the host dwelling.</p> <p>Due to its height relative to surrounding properties, flat roof (pitched rooves are preferable) and contemporary design, the proposed dwelling will be over dominant, highly visible and intrusive in the street scene and out of keeping. Although not within the Conservation Area, the Parish Council considers that the proposal will cause harm to the Conservation Area and potentially the setting of Hill House (Grade II listed).</p> <p>For these reasons, the Parish Council also considers that it is contrary to Chelmsford City Council Policy DM23.</p>
21/05039/TPO	Patmel House, South View Road	Oak (T4) – Fell and treat stump – Reason: Subsidence issues affecting the property.	No comments
21/00358/FUL	160, Main Road	Single storey extension to conservatory area and partial roofing.	No comments
21/05527/CAT	69, Main Road	Ornamental Cherry - Crown reduction of 3m to previous point due to overhanging neighbouring garden and large branches overhanging oil tank and part of roof and therefore is a hazard/danger to our property. Crown thin by 20% due to excessive shading to both properties; Holly - located in top left hand corner of garden - Fell to ground level - tree is dead.	The Parish Council has no objection but requests that the Cherry Crown Reduction is undertaken in the growing season to reduce potential for infection damaging the tree.

<p>21/05542/CAT Parish Council Application</p>	<p>Danbury War Memorial Elm Green, Elm Green Lane</p>	<p>Norway Maple – Fell and grind stump. Replace with 1 tree (suitable species – probably a disease resistant Elm). Reason: Safety – Tree has recently lost a large limb (approx. 350mm diameter) which has resulted in a deep tear out wound in another limb with heartwood exposed. A significant proportion of the tree is affected and removal of the damaged limb would remove about half the tree.</p>	<p>No comment was made as this was a Parish Council application.</p>
<p>21/05036/TPO Parish Council Application</p>	<p>Pedlars Path (Bridleway)</p>	<p>T7 - Oak - Sever Ivy and clear enough to enable close assessment; Reason - Safety - to check the condition of the tree as it overhangs the bridleway and rear gardens; T6 - Oak - Remove dead limb and sever and clear enough ivy for close assessment; Reason - to check the condition of the tree and remove the dead limb as the tree overhangs the bridleway and rear gardens; T3 - Oak - Sever ivy and clear - Reason: Safety check the condition of tree as it overhangs bridleway and rear gardens; T4 - Oak - Remove deadwood over path, sever ivy and clear to allow access - Reason: To check the condition of the tree and prevent deadwood falling as the tree overhangs bridleway and gardens.</p>	<p>No comment was made as this was a Parish Council application.</p>

21/05523/CAT Parish Council Application	Danbury Sports and Social Centre	G5 (Goat Willow): Cut to ground level/coppice to allow to regrow; Reason: Safety – Collapsed with limbs overhanging the walkway; T13 (Norway Maple), T18 (Oak), T19 (Oak), T25 (Common Lime) and T26 (Oak) – Remove deadwood; Reason: Safety – deadwood overhanging public areas; T28 (Oak) Sever Ivy; Reason: To allow close assessment as close to the highway; T26 (Oak): Sever Ivy; Reason: To allow close assessment as close to the highway.	No comment was made as this was a Parish Council application.
21/05055/TPO	1, Highfield Close	T1 – Cedar – crown reduce by 2m maximum cut to suitable growing points – Reason: To provide regular maintenance – required after four years from last pruning 2017.	No comments
21/05045/TPO	1, Danbury Palace Drive	Area G2 - Lime - Crown reduce height to approx 10m - Reason: Due to excessive mistletoe, deadwood and cavities in the upper crown, the tree is in a high footfall area.	No comments
21/05040/TPO	Squirrels, Riffhams Lane	Mountain Ash (G1) - fell - Reason: Tree in decline; 2 x Silver Birch (G1) - fell - Reason: Trees have become too big for location and roots are causing driveway to uplift; Silver Birch (T6) - fell - Reason: Trees has become too big for location.	As this property is located in such proximity to Riffhams, the Parish Council requests that there is replacement planting.
21/00329/FUL	The Grove, Hyde Lane	Replacement dwelling and garage	No comments

Ref no	Property	Proposal	Comments
20/02045/FUL Permitted	Copthill, Copt Hill	Proposed outbuilding for use as games room and gym. Construction of swimming pool.	The Parish Council objected to this application.
21/05512/CAT Permitted	43, Main Road	4x Golden Leyland Cypress and hawthorn hedging along the boundary of the property garden - Fell - Reason: Out of control and have damaged all the boundary fencing which needs replacing.	Parish Council made no objections but requested that a hedge be planted to replace the trees.
21/05021/TPO Permitted	52 Maldon Road	T5 - Oak - Crown lift on site side to 3m by removing lower sub-lateral branches and prune in higher canopy by up to 1.5m, remove all deadwood; T4 - Oak - Crown lift on building side by 3m removing low limbs with crossing rubbing branches, prune off under side sub-lateral branches smaller dead branches to create a 4m crown lift and remove long lateral branch with lateral crack - Reason: Tree maintenance.	No comments
21/00001/FUL Permitted	Wickhams Bungalow, Slough Road	Single story rear extension.	No comments
20/02134/FUL Permitted	2, Barley Mead	Demolish existing conservatory. Single storey rear and side extensions with roof window. Alteration to front porch and new front door position. Addition of first floor side window, ground floor windows and door	The Parish Council objected to this application
21/05008/TPO Permitted	40, Jubilee Rise	Oaks - T1 and T2 - Western Boundary - Crown reduce by 2m, cutting to suitable	No comments

		growing points; crown lift to 3.5m, removing sub laterals, cutting to branch collar - Reason: Tree maintenance, to be carried out once every 5 years.	
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