

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held remotely on 29th June 2020 at 7.30pm

Present: Cllrs: J Thombs (Chairman), S Berlyn (Ex Officio), A Chapman, M Hessing (Vice Chairman), A Keeler

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

20/21.13 Apologies for absence

None

20/21.14 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 Thombs declared a non-pecuniary interest in application 20/00874/FUL.

20/21.15 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.

There were no members of the public present.

Mr J Alexander joined the meeting

20/21.16 Minutes

RESOLVED: that the minutes of the meeting held on 8th June 2020 were approved and would be signed as a true record.

20/21.17 Planning Applications

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Six applications were considered and responses agreed. Cllr Berlyn declared a non-pecuniary interest in application 20/00827/CLEUD.

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

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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 20/00874/FUL Hazeleigh, Riffhams Lane be referred to the ward member for determination by CCC.

20/21.18 Planning Decisions

The planning decisions in **Appendix B** were noted.

19/20.19 Danbury Neighbourhood Plan

The Plan Writing Group are making good progress with the Design Code and the Sites Working Group were awaiting an updated landscape appraisal. The draft plan policies were still in progress.

20/21.20 Matters for Report (for information only)

It was noted that a meeting had been requested between the Parish Council, County Cllr, Essex County Council Planning Officer and representatives of the Quarries in relation to applications ESS 50/19/CHL and ESS 49/19/CHL. Cllrs Berlyn, Chapman and Thombs would attend and a date was being arranged.

20/21.21 Dates of next meeting

Monday 27 July 2020 to be held remotely by Zoom at 7.30pm

There was some doubt as to whether this meeting would be quorate and availabilities would be checked prior to the agenda being published.

There being no further business to transact, the Chairman closed the meeting at 8.38pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
20/00827/CLEUD	Jackletts Farm, Slough Road	Existing lawful use for mixed B1 (B1(a) - offices and B1(c) - light industry) and B8 (storage and distribution).	No Comments.
20/00874/FUL	Hazeleigh, Riffhams Lane	Single storey rear extension. First floor extension. 1No. roof window to front and 1No. roof window to side.	<p>The roofline appears to have been amended following previous comments and there may be a better balance than with the previous applications. However, in the absence of dimensions on the plans it is not possible for the Parish Council to understand the height of the proposed building or its relationship to the neighbouring properties.</p> <p>The Council is concerned therefore, that it may still appear awkward and incongruent in this location due to its bulk, contrary to DPF policies 7,8 and 15. Any increased in height will overpower neighbouring properties and have a negative impact on the skyline, contrary to DPF policy 20.</p> <p>In addition, it is at odds with DPF21, as the design concept is out of keeping with its surroundings. In line with DPF 28, pitched roofs would be preferable on the rear dormers, to flat roofs. Please remove permitted development rights.</p>
20/05098/TPO	1, Runsell View	T1- Twin stemmed Oak - Crown lift by removing 3 lowest limbs garden side and 1 limb over the farmers field. Remove major deadwood over the garden 3cm in diameter and >1m in length, upper crown from midway point and right hand side corner to be reduced back by up to 2m to match with the rest of the crown - Reason: To maintain tree for its	No comments

Ref no	Property	Proposal	Comments
		environment. Improve light to garden and remove nuisance.	
20/05545/CAT	91, Main Road	Birch and 2x Hawthorn of the Crawco Tech Report - Fell. Reason - Clay shrinkage subsidence damage	The report accompanying the application says that the trees may be causing subsidence. The Parish Council would prefer to see evidence of further investigatory work to prove that the trees are the cause. The birch tree is mature and was planted before the Garage was built so is unlikely to be the cause. The hawthorns would benefit from a reduction to 2m from ground level and then be maintained as a hedge.
20/05546/CAT	93, Main Road	T1 - Willow - Fell - Reason - Clay shrinkage subsidence damage at neighbouring property	The report accompanying the application says that the trees may be causing subsidence. The Parish Council would prefer to see evidence of further investigatory work to prove that the trees is the cause. The Parish Council would prefer the tree to be reduced in size and managed rather being felled.
20/05548/CAT	64, Main Road	T1, T2, T3 - x3 Mature Sycamores overhanging the garden and corner of the Public House: Remove deadwood back to suitable growth point. Thin crowns by 15% to facilitate more light entering the canopy of the tree to help reduce internal dieback. Prune branches adjacent to roof by 1.5m back to a suitable growth point to provide 2m clearance from pub roof and guttering. Sever the ivy present in the trees and remove as much as possible.T4 Dead prunus in hedge in Pub Car Park: fell to a low stump as it is leaning badly and could fail.	No comments.

Ref no	Property	Proposal	Comments
20/00597/FUL Permitted	3, Bakers Cottages	First floor rear extension	No Comments
20/00564/FUL Permitted	Doves, Southwood Chase	Demolition of existing bungalow and the construction of a replacement dwelling.	The Parish Council commented that the Ecological Survey report's recommendations must be adhered to.
20/00607/FUL Permitted	Little Heyrons, Cherry Garden Lane	Construction of a cart lodge	The Parish Council commented that the stipulations included the tree report should be carried out.
20/05073/TPO Permitted	34A Mill Lane	T1 Oak - rear garden - Crown reduce to previous pruning points by up to 3m maximum and remove deadwood. All cuts to be made to a suitable growth point - Reason: The tree is in a maintenance regime to ensure it does not become too large for its location and to reduce the risk of branch/limb failure.	No Comments
20/00440/FUL Permitted	Poplar Farm, Bicknacre Road	Demolition of existing swimming pool building. Construction of a single storey rear and a two storey side extension.	No comments
20/05076/TPO Permitted	20 Runsell Lane	Oak (G2) - crown reduce by up to 2m maximum to suitable growth points the overhang to No.20 Runsell Lane (east to south-east aspect) only.	The Parish Council objected to this application.
20/0433/FUL Permitted	Land North of Slough Cottage, Slough Road	Construction of livestock building	No comments
20/00451/FUL Permitted	24 Mill Lane	Single side and rear extensions	The Parish Council thought that this was an improved scheme but have preferred pitched rather than flat roofs.