

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held remotely on 30 November 2020 at 7.30pm

Present: Cllrs: S Berlyn, A Chapman, M Hessing (Chairman), A Keeler.

In Attendance: Mrs L Mitchelmore (Assistant Clerk), three members of the public.

20/21.69 Election of Vice-Chairman

As there were no nominations, this item was deferred until the new year.

20/21.70 Apologies for absence

Mr R Cole-Jones (Danbury Society)

20/21.71 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 Chapman declared a general interest in application 20/05305/TPO.

20/21.72 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 members of the public introduced themselves and were all attending to observe the meeting. There were no questions.

20/21.73 Minutes

RESOLVED: that the minutes of the meeting held on 9 November 2020 were approved and would be signed as being a true record.

20/21.74 Planning Applications

20/21.74.1

Members considered seventeen applications and made responses. Cllr Hessing declared a general interest in application 20/01830/CLEUD.

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

20/21.74.2

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 no applications would be referred to the Ward Member.

20/21.75 Planning Decisions

20/21.75.1

The planning decisions in Appendix B were noted.

20/21.75.2

It was noted that an appeal had been made to the planning inspectorate in respect of application 20/00271/LBC The Bell, 126 Main Road, Danbury - Retrospective application for the erection of illuminated and non-illuminated signs and lights to the exterior of the building.

20/21.76 Street Numbering

It was noted that the following postal address has been allocated to the Barn South East of the Brew House, Graces Lane, Little Baddow: Hall Wood Barn, Graces Lane, Little Baddow, Chelmsford, CM3 4AY.

20/21.77 Planning Appeals

It was noted that an appeal had been made to the planning inspectorate in respect of refused planning application 20/00874/FUL Hazeleigh, Riffhams Lane.

20/21.78 Danbury Neighbourhood Plan

Members received a verbal update about the Danbury Neighbourhood Plan from the Assistant Clerk. The Sites working group were reviewing the assessment results to determine which sites would be most suitable for allocation within the Neighbourhood Plan. This involved the weighing up of the potential positive and negative impacts of each site. The draft design code had been shared with Chelmsford City Council Senior Planner who recognised how much work had been put into the code and made some constructive comments. The Plan Writing Group had scheduled a meeting to consider the comments received.

20/21.79 Matters for Report (for information only)

Residents had reported activity at Land between Twitty Fee and Runsell Lane. It had transpired that the site was going to be a secured dog walking field with parking restricted to two cars.

Two tree applications that had been received too late for inclusion in the agenda had been circulated to Councillors. As it was not possible for the deadlines to be extended until the December meeting, the Assistant Clerk suggested that Cllrs make personal comments if they so wished.

20/21.80 Dates of next meeting

Monday 21 December 2020 to be held remotely by Zoom at 7.30pm

There being no further business to transact, the Chairman closed the meeting at 8.53pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
20/01052/HOUSE Maldon Application	Wickhams Cottage, Wickhams Chase	Construction of garage and store outbuilding	The proposed structure is large and would be highly visible and overly dominant in the street scene. It would be out of keeping with its surroundings and will have a negative impact on the rural character of the surrounding area. There is a potential for this to be used as a residential dwelling. If Officers are minded to approve this application, please would they remove permitted development rights.
20/01660/FUL Sandon Application	Cherries Farmhouse, Hulls Lane	Proposed agricultural storage building	No comments
20/01680/ADV	1A Eves Corner, Danbury	Vinyl covered aluminium flat sign	The Parish Council supports the comments submitted by the Chelmsford City Council Listed Buildings and Conservation Officer.
20/01671/FUL	Little Springate Farm, Bicknacre Road	Single storey rear extension with 2 roof windows	No comments
20/01740/FUL	Greenacre, Hyde Lane	Part single, part two storey rear extension	No comments
20/01869/FUL	20 Landisdale	Removal of existing porch and conservatory. Construction of single storey rear extension. Alteration to existing fenestration to front and side elevations.	No comments
20/01853/FUL	9 Armstrong Close	Construction of front porch.	No comments
20/01849/FUL	1 Butts Lane	Two storey side extension with integral garage	Please ensure that the ditch and drainage that runs along the side of the property is not compromised and that any trees that are removed are replaced to maintain screening between the property and the school.
20/01836/FUL	Silverdale, Riffhams Lane	Proposed two garden buildings (one gym and one home office) with partially covered dining area between.	The Parish Council is concerned that there is a potential for this to become used for residential purposes.
20/01830/CLEUD	The Grove, Hyde Lane	Use of two buildings and surrounding land for light industrial use	The Parish Council is concerned that there is a potential for this to become used for residential purposes.

20/05294/TPO	Beech Cottage, Cherry Garden Lane	T5 - Beech - crown reduce by up to 3-4m - Reason: To improve inner vitality, creating a smaller crown to improve overall health of tree. Remove branches away from buildings; T2 Sycamore - crown reduce by up to 3-4m - Reason: To improve inner vitality and reduce roadside liability; T3 Sycamore - crown reduce by up to 3m - Reason: To improve inner vitality and overall health of tree.	No comments
20/05295/TPO	Mayesfield, Mayes Lane	T1 - Horse Chestnut - Fell. Reason: The proximity of the tree to the adjacent bungalow is of great concern to neighbours, especially for the tree falling in severe weather conditions. Please refer to Arboriculturist Report for further information.	The Parish Council is concerned that felling may be too severe.
20/05923/TPO	Cransley Cottage, Riffhams Lane	T1 - Yew - Reduce southernmost side back to previous cuts by a maximum of 2m - Reason: To give clearance to the building and prevent damage to roof. General, cyclical maintenance. Prevention of causing damage to property	No comments
20/05305/TPO	8A South View Road	T1 - Ash - Crown reduction of a multi stemmed ash tree by 2.5m. Remove deadwood and 4 lowest laterals. Reason to maintain at a reasonable size for garden and allow more light	No comments

20/05318/TPO	16 West Belvedere	T1 - Oak - crown reduction of up to 1.5m, reduce overhanging branches over neighbouring property by approx. 1.5-2m, crown lift up to 5m and removal of some dead branches - Reason: The tree is hanging over a public pathway and may pose a risk to the public passing underneath.	The Parish Council is concerned that the 5m Crown lift is excessive.
20/05308/TPO	36 Runsell Lane	G1 Hornbeams x2 (along roadside) - Reduce limbs by no more than 3m to clear BT line by 1.5m. Reduce the epicormic growth to improve appearance/tidy and balance tree. Reason: Tree is interfering with BT cables.	No comments
20/05312/TPO	Tile Barn Plumptre Lane	G2 - Limes - Both trees to receive a 5 metre crown lift. Reasons: Both trees are overhanging significantly and contain a few dead branches. They restrict our use of that side of the garden due to the over hang and nothing will grow in the shade. They are also rubbing against the oak trees. They are also in danger of resting on the shed roof.	No comments

Ref no	Property	Proposal	Comments
20/05600/CAT No Objection	56, Main Road	Yew – Fell – Reason: tree is rapidly growing up against an existing oak tree.	No comments
20/05162/TPO Granted	32A Parkdale	T3 - Oak - Rear garden - Removal of deadwood and epicormic growth. Reason: lot of twigs and branches drop out of the tree whenever there is a strong wind.	No comments
20/01446/FUL Granted	38 Hyde Lane	Install an additional window in the first floor	No comments
20/01411/FUL Granted	3, Eves Corner	Temporary approval through to summer 2021 for the provision of 4 No timber cabins.	Objection made.
20/01487/FUL Granted	11, Eves Corner	Garage conversion and replacement of windows and doors.	The Parish Council supported the comments of the Chelmsford City Council Planning and Listed Building and Conservation Officer.
20/05236/TPO Granted	21, Danbury Vale	T10 - Oak - Crown lift to provide a 2.8m clearance from ground level over pedestrian path and 5.3m over public highway - good arboricultural practice.	No comments
20/05250/TPO Granted	26, Little Baddow Road	G1: Holly: To retain the trees that have grown as standards and to manage the remainder of the group that have been previously topped to a height of 3 metres from ground level as a hedge. For good arboricultural practice. G1: Sweet Chestnut: To monolith tree to a height approximately 3.5- 4 metres (height of crown break). The tree appears to be in decline with a very thin crown. For good arboricultural practice.	No comments
20/05613/CAT No objection	26, Main Road	Oak - 1.5m crown reduction - Reason: Tree is too big and causing shade.	Parish Council objected to this application.

20/05611/CAT No objection	28, Main Road	Oak - 1.5m crown reduction - Reason: Tree is too big and causing shade.	Parish Council objected to this application.
20/01520/FUL Granted	75, Parkdale	Single storey ground floor and first floor rear extensions	No comments
20/05239/TPO No objection	6, Danbury Vale	T2 - Oak - Crown Reduction to reduce the height and spread of the tree by up to 1.5m. Reason: good arboricultural practice.	No objections
20/05605/CAT No objection	98, Main Road	Horse Chestnut – Fell – Overcrowding	No comments
20/05195/TPO Application withdrawn	1, Hyde Green	G1 - Oak x 3 - reduce height of trees up to 6m. Reason: trees are around 40ft high and wish to reduce as causing excessive shading.	Parish Council objected to this application
20/05594/CAT No objection	53, Main Road	Fell x5 dead trees located at field boundary. Remove large diameter dead wood from Ash located in the bottom right corner of field. Reason: General Maintenance.	No comments
20/05614/CAT No objection	128 Main Road	T1 - Cherry - reduce in height by 3m. T2 - Prunus - reduce in height by 5m. Reason: Both T1 and T2 are getting too large for the small garden and are blocking light	Parish Council objected to this application