

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held remotely on 7 September 2020 at 7.30pm

Present: Councillors: 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).

20/21.22 Apologies for absence

None.

20/21.23 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.

None.

20/21.24 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.

20/21.25 Minutes

RESOLVED: that the minutes of the meeting held on 29 June 2020 were approved and would be signed as a true record.

20/21.26 Planning Applications

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Nine applications were considered and responses agreed. Cllr Berlyn declared a non-pecuniary interest in application 20/05157/TPO and it was noted that the tree warden providing comments in respect of 20/05156/TPO resided in the vicinity of the application site. Application 20/01084/FUL had been determined (permitted) despite an extension for comments being granted. The Assistant Clerk was requested to contact the appropriate planning officer to inform them.

A member of the public joined the meeting at 8.20pm while application 20/01182/FUL was being discussed, however they left almost immediately before they could be welcomed.

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 no applications would be referred to the ward member for determination by CCC.

20/21.27 Planning responses made under delegated power

The responses made under delegated power, due the meeting of the 27th July 2020 being cancelled and the summer recess during August, as agreed at the Parish Council Meeting held on 29th July 2020 were ratified by the Committee. These were applications for which the response deadlines could not be extended until the meeting scheduled for 7th September 2020. Cllr S Berlyn thanked members for commenting on the applications and the Assistant Clerk for setting out the applications clearly.

RESOLVED: that the planning responses made under delegated power be ratified.

Proposed: Cllr S Berlyn. Seconded: Cllr A Chapman. All Agreed.

20/21.28 Planning Decisions

The planning decisions in Appendix B were noted.

20/21.29 Planning Appeals

i. it was noted that an appeal had been lodged against the refusal of planning application 20/00427/FUL, Hazeleigh, Riffhams Lane. The Parish Council had objected to that application.

ii. it was noted that the appeal against the refusal of application 19/01621/CLEUD Gay Bowers Farm, was allowed by the Planning Inspector.

19/20.30 Danbury Conservation Area Extension Request

The response from the Chelmsford City Council Planning and Listed Buildings Officer to the Parish Council's request to extend the Conservation Area in Danbury was noted. Cllr S Berlyn requested that the response be published – please see below:

“Woodhill lies to the south of Danbury Park and the suggested area includes woodland, farmland and the grounds to Woodhill House. The area lies beyond the defined settlement and Woodhill House is a listed building. The area therefore enjoys some protection from existing planning policies. I do not think the area is suitable for designation as a Conservation Area.

The Horne Row area includes part of The Commons, housing and woodlands. The built development is very mixed in character and whilst including some traditional cottages it is largely made up of modern housing.

The existing Danbury Conservation Area lies adjacent to the area. It appears possible that part of The Common could be included within the Conservation Area. The existing Conservation Area is due to be reviewed, with the production of the character appraisal and management plan, probably next year. This will provide an opportunity to fully consider enlarging the existing Conservation Area.

Gay Bowers House and the adjacent barn are unlikely to meet the strict criteria for national listing and are not part of an area with sufficient character of a Conservation Area. They would however be considered as non-designated heritage assets if any planning proposals came forward.”

Cllr J Thombs thanked the working group and those involved in recommending the areas.

19/20.31 Danbury Neighbourhood Plan

The Assistant Clerk gave a verbal update on progress from the Neighbourhood Plan. The Plan Writing Group had almost completed the final draft of the Design Code. The Sites Working Group were awaiting the results of a landscape appraisal that had been commissioned by Chelmsford City Council as it was an extension of their existing landscape appraisal.

20/21.32 Planning for the Future White Paper Consultation

Members received and considered a report into the Government Consultation, Locality (Grant Funding Body for Neighbourhood Plans) survey and the template letter from Locality that could be sent to the local MP. Comments had been received from three members of the Neighbourhood Plan Group and these had been circulated to members of the committee. It was clarified that these were personal comments and not necessarily reflective of the view of the Neighbourhood Plan Steering Group.

RESOLVED:

i. That a response to the Locality Survey regarding the impact of the proposals on Neighbourhood Planning (closing Date 11th September 2020) would be completed by Councillors A Chapman and M Hessing, and the Assistant Clerk.

Proposed Cllr A Chapman. Seconded: Cllr J Thombs. All agreed.

ii. That a response to the Planning for the Future White Paper Consultation (closing date 29th October 2020). Would be completed by a working group of Councillors S Berlyn, A Chapman, J Thombs, M Hessing and the Assistant Clerk.

Proposed: Cllr J Thombs. Seconded: Cllr M Hessing. All agreed.

iii. That a letter raising concerns about the implications of the White Paper for neighbourhood planning would be sent to the local MP but it would not be the template letter from Locality. It was suggested that it could be written by the working group responding to the Government Consultation in minute 20/21.32. ii.

Proposed: Cllr A Chapman. Seconded: Cllr M Hessing. All Agreed.

20/21.33 Matters for Report (for information only)

Cllr Keeler reported that a resident had raised concerns regarding a planning application for a swimming pool in Sandon.

Cllrs M Hessing and J Thombs reported that ‘pods’ had been erected at Eves Corner to enable the use of outdoor seating and wondered whether they would be temporary.

20/21.34 Dates of next meeting

Monday 28 September 2020 to be held remotely by Zoom at 7.30pm

There being no further business to transact, the Chairman closed the meeting at 9.45pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
20/00974/FUL	Alver, Colemans Lane	Proposed single storey side extension	No comments
20/01084/FUL	Griffin Meadow, 74, Main Road	Proposed raised decking with wire balustrades, as an extension to existing patio area.	This application had been permitted despite the Parish Council being given an extension for comments.
20/01085/FUL	26, Mill Lane	Erection of single storey rear extension.	No comments but the Assistant Clerk would contact the Planning Officer with regards to inconsistencies in the plans.
20/05152/TPO	Tile Barn, Plumtre Lane	G2 - Limes - Both Lime trees to be pollarded back to the main stem. Reason: They are both overhanging significantly and contain a few dead branches. They restrict the use of that side of the garden due to the over hang and nothing can grow in the shade. They are also rubbing against the Oak.	No comments
20/01317/FUL	9, Runsell View	Proposed single story rear addition.	No comments
20/01286/FUL	1, Belvedere Close	Rear single storey infill extension.	No comments
20/01182/FUL	57, Little Baddow Road	Proposed first floor and roof above the existing ground floor footprint – plus a new entrance porch and store.	The Parish Council are concerned about the increase in bulk of the proposed dwelling compared to the existing host dwelling, the impact of its proximity and scale on the neighbouring property (in contravention of DPF Policy 8) and the potential for overlooking from the windows in the roof.

20/05165/TPO	1, Danbury Palace Drive	TPO/2004/064 - T6 Silver birch - crown reduction of 2.5m, to bring the overall height down from 12m to 9.5m - Reason: upper crown appears to be dying back; - T7 Acer - Remove 2 lower limbs - Reason: interfering with use of car parking space underneath; TPO/2016/012 - T1 Lime - boundary between Danbury Park Farm and Danbury Palace - crown reduction of 2m, bringing the overall height down from 17m to 15m - Reason: to improve the shape of crown, and reduce the large amount of mistletoe on the tree which is impacting on the health of crown.	No comments
20/05157/TPO	53, Mill Lane	T10 - Oak - garden - prune the tree up to 2m. Reason: more symmetrical and to stop it catching on passing lorries. There is a large branch also growing very near the house.	No comments
20/05163/TPO	7, Green Meadows	T2 – Oak – crown reduction by up to 4m. Reason: causing excessive shading; T3 – Oak – crown reduction by up to 4m. Reason; to meet terms of insurance.	No comments

20/05187/TPO	Woodlands, Runsell Lane	G2 - Oak (G2) - pollard. Reason: recommendation from tree surgeon - to allow for a balanced crown to rejuvenate and give the maximum opportunity to blossom and fill the available space. Pollarding advised to be completed late in the season when tree has regressed in the autumn, causing minimal stress to the tree.	No comments
20/05582/CAT	87, Main Road	Cherry - middle of the front garden - Fell. Reason: It over hangs the drive way and our cars are getting damaged and ruined with the fruit that falls from the tree. x3 Leylandii - front garden, nearest to annex - Fell. Close to the annexe and the roots are close to the building. This will also let more light into the annex.	Cherry - the Parish Council would prefer that this tree was pruned and not felled as it is a nice, mature tree. Leylandii - no comments

DANBURY PARISH COUNCIL

Planning Committee: 7 September 2020

Appendix B

Planning Decisions

Ref no	Property	Proposal	Comments
20/05098/TPO Permitted	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 environment. Improve light to garden and remove nuisance.	No comments
20/00827/CLEUD Permitted	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
20/00954/FUL Permitted	Elle Vue, The Ridge Little Baddow	Proposed extension comprising of a single storey swimming pool building	No comments
20/05114/TPO Permitted	42, Hopping Jacks Lane	W1 Ash located in rear garden reduce lateral growth extending south to south-west by 2 - 2.5metres maximum back to suitable growth points. W1 Oak remove major deadwood. Reason: neighbour is concerned the trunk may fall within their garden.	No comments
20/00727/FUL Permitted	19, St Clare's Way	First floor side overhang extension with roof window.	No comments
20/00722/FUL Permitted	8, Hay Green	Single storey front extension and side extensions, alterations to fenestration's and addition of cladding and render.	The Parish Council objected to this application.

20/00739/FUL Permitted	21, Little Baddow Road	Demolish existing shed. Construction of single storey side extension creating an attached garage with 2No. roof windows. Replacement fence of 1.8m height and associated planting.	The Parish Council objected to this application.
20/00874/FUL Refused	Hazeleigh, Riffhams Lane	Single storey rear extension. First floor extension. 1No. roof window to front and 1No. roof window to side.	The Parish Council objected to this application
19/01767/DOC/1 Conditions discharged	Woodend Cat Hotel, 77 Hopping Jacks Lane	Condition 5 - Details of materials, Condition 9 - Surface treatment of the vehicular access, Condition 10 - Arboricultural Report.	No comments
20/05575/CAT No objection	86, Main Road	Sycamore (T1) - 2metre reduction of the crown back to suitable growth points and in line with arboricultural best practice. Reason: maintaining the size and shape of the tree by formative pruning.	No comments
20/05548/CAT No objection	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

20/005545/CAT No objection	91, Main Road	Birch and 2x Hawthorn of the Crawco Tech Report - Fell. Reason - Clay shrinkage subsidence damage	The Parish Council objected to this application.
20/05546/CAT No Objection	93, Main Road	T1 - Willow - Fell - Reason - Clay shrinkage subsidence damage at neighbouring property	The Parish Council objected to this application.
20/00689/FUL Permitted	Wetherden, Bicknacre Road	Single storey rear extension & replacement veranda.	No comments
20/01030/FUL Permitted	Hyde Lodge, Hyde Lane	Proposed cart lodge	Parish Council objected to this application
20/01003/FUL Permitted	3, Armstrong Close	Construction of single storey front porch and extension of existing dropped kerb.	No comments