

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held remotely on 9 November 2020 at 7.30pm

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

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

20/21.58 Election of Chairman

Cllr Berlyn took the Chair and formally thanked Cllr Thombs for the contribution that he had made to the Planning Committee as both a member and Chairman.

Cllr Hessing was nominated to be Chairman for the remainder to the year 2020/21 by Councillor Berlyn and seconded by Cllr Keeler. As there were no more nominations, Cllr Hessing was elected unopposed. Cllr Hessing took the Chair.

RESOLVED: that Cllr Hessing was elected to be Chairman of the Planning Committee for the remainder of the year 2020/21.

20/21.59 Apologies for absence

Mr J Alexander

20/21.60 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

20/21.61 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.

None

20/21.62 Minutes

RESOLVED: that the minutes of the meeting held on 19 October 2020 were approved and would be signed as being a true record.

20/21.63 Planning Applications

20/21.63.1

Members considered eight applications and made responses.

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

20/21/63.2

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.

20/21.64 Planning Decisions

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

20/21.65 Consultations

20/21.65.1 South Woodham Ferrers Neighbourhood Plan

Members considered the South Woodham Ferrers Town Council Neighbourhood Plan Consultation and agreed that there were no adverse comments to make.

RESOLVED: that the Parish Council would respond to the consultation that they had no adverse comments to make and that this would be copied to South Woodham Ferrers Town Council.

20/21.65.2 Chelmsford City Council Making Places Supplementary Planning Document (SPD)
Consultation, including the Self Build and Custom Build Design Code Template

Members considered a response to the consultation and agreed that they were in support of both the Making Places and Self Build and Custom Design Coode Template documents.

RESLOVED: that the Parish Council would respond to the consultation that it was supportive of both documents the Making Places, and Self Build and Custom Design Code Template documents.

20/21.65.3 Planning Obligations Supplementary Planning Document (SPD) Consultation.

Members considered a response to this consultation and agreed with Cllr A Chapman's suggestion that there should be a clear statement in the document that SSSIs (Sites of Special Scientific Interest) are not included as Recreational Amenity Space or Open Spaces for Recreational Purposes.

RESOLVED: that the Parish Council would respond to the consultation that it would like to see a clear statement in the document that SSSIs (Sites of Special Scientific Interest) are not included as Recreational Amenity Space or Open Spaces for Recreational Purposes.

20/21.65.4 Proposed Solar Farm Consultation

Members considered a response to the Solar Farm Consultation and agreed that it would respond to say that the Parish Council would make comments to a formal planning application when all information would be available. It would also state that Danbury is a village and not a town. Cllr Berlyn requested that residents were informed of the Committee's decision.

RESOLVED: that the Parish Council would respond to say that the Parish Council would make comments to a formal planning application when all information would be available. It would also state that Danbury is a village and not a town.

20/21.65.5 Chelmsford City Council Schools Organisation Consultation

Members considered the proposal to establish a new Primary School on the St Luke's development, Rettendon. There were no comments about the proposal, however a response would be made to state that it was good to see new infrastructure being provided to support new development.

RESOLVED: that the Parish Council would respond to the Consultation to say that there were no comments about the proposal but that it was good to see new infrastructure being provided to support new developments.

20/21.66 Danbury Neighbourhood Plan

The Assistant Clerk gave a verbal update on the progress of the Neighbourhood Plan. The Sites Working Group had been reconvened and were considering reviewing the assessment work that had been completed to consider site allocation. The Plan Writing Group had produced the final draft of the Design Code for the plan.

20/21.67 Matters for Report (for information only)

Cllr Berlyn reported that trees were being removed from the front of a property at Eves Corner and was concerned as it was within the Conservation Area.

Cllr Berlyn and attended the Chelmsford City Council Planning Meeting for Parish/Town Councils and reported that new planning applications should be submitted with a photograph(s) in future. There would also be no Neighbourhood Plan Referendums before May 2021 due to Coronavirus Restrictions.

Cllr Hessing reported that the application for temporary cabins outside Tea on the Green to enable them to continue trading throughout the pandemic had been approved.

20/21.68 Dates of next meeting

Monday 30 November 2020 to be held remotely by Zoom at 7.30pm

There being no further business to transact, the Chairman closed the meeting at 8.55pm.

Chairman

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Signed

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Date

Ref no	Property	Proposal	Comments
20/01522/OUT	Land between Trelawn and Tylarke, Southwood Chase	Outline application for construction of 1 dwelling house. Access being sought, all other matters reserved.	<p>The Parish Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1) Access issues for large vehicles i.e. refuse, emergency services, sewage lorries, etc. 2) Over development of a small site and the effect on surrounding properties 3) Noise impact on surrounding properties 4) The building is inappropriate for the area 5) Drainage issues 6) Negative impact on the current wildlife habitat 7) Damage to the character and landscape of the area 8) Overlooking of neighbouring properties 9) Outside the defined settlement area 10) Not within easy walking distance of Danbury village centre as stated 11) Contravenes the following DPF's, 5, 7, 8, 9, 10, 14 & 15
20/01612/FUL	Hydewood, Maldon Road – B1418.	Proposed increase in height of roof to match existing, with external alterations.	No comments
20/05163/TPO	7 Green Meadows	T2 Oak – crown reduction of up to 1-1.5metres. Reason: causing excessive shading; T3 Oak – crown reduction by up to 1 metre and removal of significant deadwood. Reason: to meet terms of insurance.	The Parish Council objects to this application. Reducing the height of these trees will not solve the shading problem as they will probably respond with dense reactive growth.
20/05235/TPO	9 Hopkirk Close	T2 Oak – Crown lift to 5m, remove deadwood – Reason: Tree has low hanging branches which are obstructing the pavement, driveway and garage; T3 Oak – Crown lift to 3m – Reason: Tree branches are encroaching onto the garage roof and will cause damage.	No comments

20/05600/CAT	56 Main Road	Yew – Fell – Reason: tree is rapidly growing up against an existing oak tree.	No comments
20/05611/CAT	28 Main Road	Oak – Reduce by 3m – Reason: Tree is too big and causing shade.	<p>It is difficult to tell from the application whether this is for the same tree as in application 20/05613/CAT or a different tree. However, the same comments apply to each application.</p> <p>The oak tree is not near either house. It is a good specimen and could be jeopardised by any reduction.</p>
20/05613/CAT	26 Main Road	Oak – Reduce by 3m – Reason: Tree is too big and causing shade.	<p>It is difficult to tell from the application whether this is for the same tree as in application 20/05611/CAT or a different tree. However, the same comments apply to each application.</p> <p>The oak tree is not near either house. It is a good specimen and could be jeopardised by any reduction.</p>
20/05250/TPO	26 Little Baddow Road	<p>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.</p> <p>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</p>	No comments.

Ref no	Property	Proposal	Comments
20/00015/REFUSE Appeal Dismissed	Hazeleigh Riffhams Lane	Single storey rear extension incorporating first floor balcony. Juliette balconies to front. First floor extension and loft accommodation, including 3No. front dormers, 3No. rear dormers and roof windows	Parish Council Objected to this application.
20/01182/FUL Granted	57 Little Baddow Road	Proposed first floor & roof above the existing ground floor footprint. Construction of a new entrance porch and store	Parish Council objected to this application.
20/00771/FUL Granted	Hyde Cottage, Hyde Lane	Two storey side/rear extension.	No comments
20/01407/FUL Granted	32 Mill Lane	Front extension	No comments
20/01365/FUL Granted	3, The Heights	Demolish conservatory. First floor extension over existing garage and terrace area.	No comments
20/05165/TPO Granted	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
20/01317/FUL Granted	9 Runsell View	Proposed single storey rear addition, additional windows to roof	No comments

20/05607/CAT No Objection	30 Main Road	Fir Tree - Rear garden - Fell; Willow - Rear Garden - reduce by approximately 3m. Reasons: The top has two large stems growing out of shape with the top centre of the crown. We would like to bring these two stems back to create a better shape and to stop the risk of splitting.	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
20/05609/CAT No objection	133 Main Road	Sycamore T1 - Fell and treat stump as causing subsidence to the property. Sycamore T3 - Fell and treat stump as causing subsidence to the property	Parish Council made a comment but did not object.