



PLANNING COMMITTEE

Minutes of the Meeting held on 17th December 2012 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: M Telling (Chairman), A Allen, D Bolwell, Mrs A Chapman, A Keeler, J Scott, J Thomson, M Wood

Additional Members: Mr J Alexander

In Attendance:

- Nick Davey - JTS Partnership (Planning Consultants)
- Linzi Knights - Ashley House Plc (Developer)
- James Phillipps - Murphy Phillipps (Architect)
- Cllr Mrs C Jacobs
- Cllr B Kennewell
- Cllr B Scaife
- Margaret Saunders, Clerk
- Hannah Mayes, Assistant Clerk

AGENDA

128 Danbury Medical Centre

Nick Davey introduced his colleagues, James Phillipps and Linzi Knights. He then made a powerpoint presentation showing the plans for the new Medical Centre.

Ashley House had been involved in a number of health and care properties including Blythes Meadow Surgery and Blandford Medical Centre in Braintree and a surgery in Doddinghurst which was built in a sensitive greenbelt area.

The proposal was to build a new Medical Centre, extra care units and supported living units on the site at Hitchcocks Meadow adjacent to Danbury Mission. The extra care units would be for elderly people who are unable to live independently but who are not yet ready to move into a care home. The supported units would be for people with autism who are making the transition to independent living and require support to learn life skills. The development would be implemented in two phases with the Medical Centre being phase 1 and the extra care and supported accommodation as phase 2.

Planning permission was granted for the site in 2008 and this permission remained in place. Ashley House now has the option to purchase the site. Support for the scheme had been given by the PCT, local GP's and the Health Authority.

The developers would be taking into consideration various local issues including:

- Green belt/conservation area
- Protection of trees on the site
- Sensitivity to neighbours
- Parking issues at Danbury Mission

The Architect then outlined the design and layout of the proposed Medical Centre. He described the design principles that he had used. The Medical Centre would be over 2 floors and floor plans were shown which indicated where the various rooms would be located. There would be 18 GP rooms as well as office space, staff rooms, treatment rooms, utility areas, waiting areas, toilets etc. The stairwells would have lanterns which would enable the areas to be well lit by daylight and there would be a lift. There was potential to put photovoltaics on the roof as it was south facing. The intention for the interior was for it to be modern, light and accessible with consideration for long term maintenance and the life cycle of the building. The building would be brick built. The designs were still in the planning stage and the architect was open to ideas from the Parish Council and the public on the design. The extra care units would be single storey buildings whilst the autism units would be 2 stories high. These buildings would wrap around the car park.

The next step would be to develop the drawings further and conduct a public meeting at the Danbury Mission on Monday 14th January 2013 at 7.30pm. Further discussions would be held with Essex County Council and other specialist operators regarding the extra care units. There were on-going discussions with Chelmsford City Council Planning Department and plans would also need to be finalised with local GP's. Ashley House hoped to submit a planning application to CCC at the end of January 2013 with the aim of approval by the end of April 2013. It is hoped that work would start on site by the end of autumn 2013 with a one year build time.

Once the presentation concluded, the Parish Council Chairman spoke about the history of Hitchcocks Meadow and the previous Medical Centre application. He confirmed that the meadow had been protected by the Parish Council and CCC in the past as a green area in the centre of the village. When the previous application was made, the Parish Council held a public meeting and asked the public for their views before discussing the comments that would be sent to CCC. CCC Planning Officers also attended and it was likely that the Parish Council would deal with any future applications in a similar way. The Parish Council may need to ask CCC for an extension of time for comments in order to fully inform the village of the public meeting. Members were pleased that the design did not include a 3rd floor.

Members then asked questions on a variety of issues. Ashley House confirmed that the people who would be going into the extra care accommodation would be nominated by CCC. The units could be managed by a Registered Social Landlord (RSL). There was also a possibility that the units could be lifetime homes for local elderly people or could be purchased but the preferred option was management by a RSL. A comment was made that when an old care home was redeveloped in the village, the developer had to prove that there was not a need for care beds in the village. Ashley House confirmed that these units would not be a care home but would provide support to people who needed extra care but did not require a care home environment yet. At the present time they were aware of 9 people in the village who would be suitable for these units. CCC would require proof of a strong need for these units in order for approval to be obtained. There was a deficit of around 200 extra care units across the Chelmsford District.

The Chairman asked if the building of the Medical Centre was dependant on the other units being built. Ashley House confirmed that one application would be

submitted for both schemes but that if the extra care units aren't built, the Medical Centre would still go ahead.

Access to the site had been an issue for the previous developers and would be considered again carefully for the new development. The access was intended to be via Maldon Road. Access to the Medical Centre and parking issues with the Danbury Mission were of concern to several Members. These items were still at the discussion stage. The Chairman confirmed that traffic issues, particularly on the A414, were of concern to many residents of the village. A traffic safety audit had been carried out during the previous application and Ashley House would be appointing a traffic consultant. There would not be a retail pharmacy included in the plans and there would be two points of access (the second through the Danbury Mission car park) which would be useful for emergency vehicles. Additional car parking had been identified for the accommodation units and the car parking spaces for the Medical Centre matched the number in the original application. There was already an issue at the current Medical Centre where around 50% of the parking spaces were used by staff. There would be a reciprocal car parking agreement with the Danbury Mission.

Further clarification was requested on the units being built for people with autism. There would be 8 self-contained units which would house young adults coming out of care facilities. They would be fully supervised and taught independent skills before moving on to independent accommodation. They could be living in the units from 6 months to 2 years depending on the needs of the individual.

Clarification was given from one Member that the Danbury Planning Framework did not state that Hitchcocks Meadow was the preferred site for the Medical Centre but that it acknowledged that planning permission had been given. Concerns were raised regarding where people would be coming from to be housed in the new accommodation as Members would prefer people from Danbury to take priority. Ashley House confirmed that the extra care accommodation for elderly people would be nominated people from within the village but could not say who would be going into the autism units. A question was raised regarding the future of the rest of the meadow. Ashley House confirmed that they only have the option on the highlighted area on the site map. The rest of the meadow would be retained by the landowner and Ashley House would not have any authority on its future use.

Ashley House could arrange a visit to the Doddinghurst Surgery if Members wished to see how the final building looked. The Planning Chairman thanked the speakers for their presentation and for approaching the Parish Council at a pre-application stage.

There was then a short break at 9pm during which Nick Davey, Linzi Knights, James Phillipps, The Clerk, Cllr Scaife, Cllr Kennewell and Cllr Mrs Jacobs left the meeting.

129 Apologies for Absence

Apologies were received and accepted from Mr P Walton.

130 Declarations of Interest

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point

on the agenda or as soon as they became aware of the interest. They were also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they had not previously notified her about it.

Cllr Wood declared an general interest in item 133 (12/01699/FUL – Trio Lodge and item 135 (12/05231/TPO – Linton House).

131 Public Question Time (15 minutes allocated)

There were no members of the public present.

132 Minutes

RESOLVED: that the minutes of the meeting held on 19th November 2012 be approved and signed as a correct record.

133 Planning applications – Appendix A

11 applications were considered and responses agreed.

RESOLVED: that the responses to planning applications shown in Appendix A be submitted to Chelmsford City Council and Essex County Council, and that none of these applications need be referred to the local Ward Members.

134 Planning decisions – Appendix B

Several planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

135 Trees – Appendix C

Six tree applications were considered and responses agreed.

RESOLVED: that the responses to tree applications shown in Appendix C be submitted to Chelmsford City Council.

136 Tree Planting Grant

The grant would be for up to £200 and would need to be match funded by the Parish Council. The deadline for the grant had been extended until 18th December 2012.

The Tree Warden had spoken with the CCC Tree Officer and had suggested 3 possible sites. These were:

- Edge of Dawson Memorial Field
- Church grounds
- Elm Green

Members discussed these three areas and it was agreed that on this occasion the Committee would not apply for the grant.

RESOLVED: that the Tree Officer at CCC be informed that the Tree Planting Grant would not be required this year.

137 CCC Planning Committee

The meeting of 11th December 2012 had been cancelled as there was no business to consider.

Next scheduled meetings: 8th January 2013

RESOLVED: that the information be noted.

138 Planning Appeals

An appeal had been received for application 12/01305/FUL (27 St Cleres Way).

RESOLVED: that the information be noted.

139 CCC Forum for Parish Councils

Cllrs Allen and Telling attended the Parish Councils Forum on Thursday 29th November at 7pm. Cllr Allen gave a brief update to the Committee but would circulate some more detailed notes to Members at a later date.

RESOLVED: that Cllr Allen circulates further notes to the Committee following the briefing.

140 Danbury Planning Framework - Review

This item would remain on the agenda and would be reviewed once further guidance is received by CCC regarding the Localism Act.

RESOLVED: that the information be noted.

141 Items for Danbury Times

Cllr Mrs Chapman thanked all Members that helped to deliver the Danbury Times to the village and in particular Cllr Scaife who helped out at the last minute.

RESOLVED: that the information be noted.

142 Correspondence

142.1 Core Strategy and Development Control Policies Development Plan

Document: A comment was made that this document appeared to relax the rules around green spaces and did not protect them. If Members had any comments to make these should be sent to the Assistant Clerk before the deadline of 14th January 2013.

142.2 12/00741/FUL (Westwood Livery, Butts Green Livery House, Sporhams Lane, Sandon): a response had been received from CCC Planning Department and circulated to the meeting.

RESOLVED: that items 142.1 and 142.2 be noted

142.3 The Replacement Minerals Local Plan Briefing Session: A briefing session would be held on Thursday 10th January 2013 at 1.30pm in Chelmsford (venue TBC). Only 1 representative could attend from each Parish. Cllr Berlyn volunteered to attend the briefing.

RESOLVED: that the Assistant Clerk confirms that Cllr Berlyn would be attending the Replacement Minerals Local Plan Briefing Session.

143 Planning Enforcement Cases

143.1 CBC Enforcement Record: The most recent update was circulated.

RESOLVED: that the information be noted.

143.2 Danbury Palace: It had been reported that war games (or similar activity) were taking place in the grounds. CCC had advised that Essex Police were carrying out training exercises on a weekly basis and that Wilson Homes were aware of the activity. CCC felt that it added some extra security on site. Several Members commented on the noise levels created by the training were excessive and impacted on the Country Park. It was suggested that the Assistant Clerk asks CCC for a police contact and invite them to a meeting to discuss the issue. This was agreed by the Committee.

RESOLVED: that the Assistant Clerk contacts CCC to request contact details for the police to invite them to a future meeting.

144 Planning matters for report (for information only)

144.1 An article was circulated from the CPRE magazine regarding wind turbines.

144.2 It was reported that the previous Bairstow Eves shop had now been let and was selling swimming pools.

145 Forthcoming meetings

As the Public Meeting for the new Medical Centre was to be held on 14th January 2013, it was agreed that the next Planning Committee would be held on Tuesday 15th January 2013. This would enable Members to attend the Public Meeting.

Meetings are scheduled for Tuesday 15th January, 4th & 25th February 2013.

RESOLVED: that the Planning Committee due to be held on Monday 14th January 2013 be changed to Tuesday 15th January 2013.

Business having been concluded, the Chairman closed the meeting at 10pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee: 17th December 2012

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/01685/FUL	11	Dilston	Front and side extension to existing double garage to link it to the house and part conversion to living accommodation	17/12/12	No comments	
12/01702/ETL	Grangewood	Hyde Lane	Extension of time limit to permission reference 04/02182/ETL for the conversion & extension of existing garage to form granny annex	17/12/12	No comments	
12/01727/FUL	37	West Belvedere	Amendment to planning permission 11/01972/FUL (Construct new single storey rear/side extension) to increase the width of the extension by 305mm, alterations to fenestration and form a pitched roof over part of the side extension	17/12/12	No comments	
12/01699/FUL	Trio Lodge, 50	Hopping Jacks Lane	Garage construction to side of property in place of carport	17/12/12	No comments	
12/01498/FUL	Birch Cottage	Little Baddow Road	Replacement of existing dwelling + garage with new dwelling + garage	17/12/12	The arboricultural report specifications must be adhered to at all times.	
12/01665/FUL	12	Hay Green	Proposed amendment to planning permission 11/01501/ FUL (Alterations to fenestration including lantern light, change of flat roof to pitched, single storey side extension & side extension to garage) to include replacement pitched roof to garage, side lobby & cloakroom including line to side lobby & cloakroom; new escape window to front elevation; alteration to side window to sunroom & amendment of position of personal door & rear wall of garage	17/12/12	No comments	

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/Date
ESS/71/12/MAL	Royal Oak Quarry	Woodham Mortimer	The continuation of the development at the site without compliance with condition 5 (Commencement of development) attached to planning permission ESS/27/02/MAL to allow the permission to be limited to a period of 5 years from the date of commencement of development and condition 7 (Removal of plant, machinery, foundations, roadways and buildings by 30 June 2015) attached to planning permission ESS/27/02/MAL to allow a 15 year extension from the date of commencement of the development.	17/12/12	We would request a specific end date for this work which, according to the application, appears to have an indeterminate timescale. We would expect to see a reduction in the vehicle transits through the village included in the conditions.	
ESS/70/12/MAL	Royal Oak Quarry	Woodham Mortimer	The continuation of the development at the site without compliance with condition 1 (Time period for implementation of development) attached to planning permission ESS/27/02/MAL to allow an additional period of 10 years for the implementation of the development.	17/12/12	We would request a specific end date for this work which, according to the application, appears to have an indeterminate timescale. We would expect to see a reduction in the vehicle transits through the village included in the conditions.	
ESS/63/10/CHL/20/1	St Clere's Hall Pit	Main Road	Great Crested Newt Strategy	17/12/12	We note with satisfaction that the protection of the various species are well covered in the documents.	
ESS/63/10/CHL/21/1	St Clere's Hall Pit	Main Road	Habitat Migration Strategy	17/12/12	We note with satisfaction that the protection of the various species are well covered in the documents.	
ESS/63/10/CHL/22/1	St Clere's Hall Pit	Main Road	Habitat Creation Scheme	17/12/12	We note with satisfaction that the protection of the various species are well covered in the documents.	

DANBURY PARISH COUNCIL
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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/01415/FUL	13	The Avenue	Two storey rear extension, insertion of first floor widow to side elevation and conversion of garage to store	22/10/12	We support the comments of the neighbours who are content with these proposals.	Approved 15/11/12
12/01414/FUL	Unit 4, Bell Works	Well Lane	Retrospective change of use to an open plan gym from an open plan picture framers	01/10/12	This change has already occurred even before planning permission has been granted. There has been an increase in noise pollution and parking. It has been observed that the doors have been open late at night. We object to the operating hours which now commence from 5.30am. There needs to be adequate sound insulation to ensure that noise pollution is kept to a minimum. We have received several complaints of noise due to the fact the premises are close to a residential area. Vehicular traffic has already increased and this is likely to grow further in an area where road safety is already an issue. The area is already highly congested at peak times.	Approved 14/11/12
12/01396/FUL	20	Runsell Close	Replacement dwelling at 20 Runsell Close and new dwelling on land to rear of 46 Hopping Jacks Lane, Danbury - amendments to previous application 10/01102/FUL	19/11/12	<ol style="list-style-type: none"> 1. We object to this backland development, which is over-development of the site. 2. The proposals are not in accordance with Policy DC45 ii in terms of scale, massing and layout in relation to the surrounding area. 3. Access for emergency vehicles to the new property appears to be inadequate. 4. If the trees on site are not already protected by TPOs we request that this be done. 	Approved 05/12/12
12/01559/FUL	9	Beaumont Park	Single storey rear extension. Insertion of new first floor side window	19/11/12	No comments	Approved 29/11/12

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/05231/TPO	2000/024	Linton House, 30	Hopping Jacks Lane	Oak x 3 (T1 - T3) - roadside boundary - crown lift to 2.4m over footpath, cutting to branch collar; crown lift to 5.2m over the road, removing sub laterals, cutting to branch collar	17/12/12	No comments	
12/05238/TPO	2003/049	4	South Hill Close	G2 - (T1 on plan) -Oak - overhanging garage - reduce limbs over garage roof by 2m maximum; clean out dead wood as required; G2 - (T2 & T3 on plan) - Oak x 2 - behind garage clean out dead wood; G2 - (T4 on plan) - Oak rear boundary - crown reduction by 2m maximum, clean out dead wood and shape over; G2 - (T5 on plan) - Oak - closest to house - reduce by maximum of 3m to rebalance tree, clean out dead wood. All - check structural integrity and any concerns report to tree officer; all cuts to suitable growing points	17/12/12	Please allow adequate protection around the roots of the tree.	
12/05640/CAT		108	Main Road	Sycamore and Eucalyptus - boundary with 104 Main Road - coppice; Leyland Cypress -boundary with 104 Main Road - reduce lateral spread into 104 Main Road to boundary line	17/12/12	No comments	
12/05639/CAT		104	Main Road	Yew - rear garden - reduce lateral spread towards the house by 1m (1.5m maximum), cutting to suitable growing points	17/12/12	No comments	
12/05646/CAT		Elm Green Farm	Elm Green Lane	Sycamore x 4 (G1 on plan) - boundary line with 108 Main Road - fell to ground level	17/12/12	No comments	
12/05645/CAT		Danbury Rectory, 55	Main Road	Cupressus trees x 4 - adjacent to oil tank - fell to ground level; Silver Birch x 1 - in rear garden - remove lowest whirl of 5 branches to branch collar	17/12/12	No comments	