



PLANNING COMMITTEE

Minutes of the Meeting held on 15th January 2013 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

Present: A Allen (Vice Chairman), S Berlyn, Mrs A Chapman, A Keeler, M Wood
Additional Members: Mr J Alexander

In Attendance: Mr A Jubb
Cllr Mrs C Jacobs
Hannah Mayes, Assistant Clerk

146 Potential Development at Old Chase Farm

Cllr Allen welcomed Mr Jubb to the meeting and explained briefly how the Committee worked. Mr Jubb had attended the meeting to speak to Members about the potential development of land at Old Chase Farm. Mr Jubb had provided documents which had been circulated with the agenda. These documents included an outline of the history of the property, previous planning permissions given and the different options for the land. Mr Jubb briefly read through the main points in the documents and then explained in more detail about the development he was proposing. There are 18 ½ acres altogether which is currently used to store around 250 caravans at present. There were several options for the land which had been considered. These were:

- To increase in the storage and distribution of caravans on the site to between four and five hundred.
- Leasing or selling the land as a storage and distribution centre
- Selling the land in smaller parcels
- Redeveloping the land for residential use.

Mr Jubb confirmed that he would like to develop up to 23 low density, low profile houses on the site of Old Chase Farm. He wished to make the houses as eco-friendly and carbon neutral as possible and was intending to use 7 ½ acres of the land for a coppice which would be farmed in sections every 5 years and a solar park. These would contribute to the heating and power to the properties. There would be a meadow around the solar park which would encourage biodiversity and assist in providing wildlife corridors. The site was surrounded on three sides by woodland which would screen the area from the road. There would also be revenue generated from S106 which would come to the parish for use in other projects under the Localism Act. Mr Jubb felt that this would be a different and meaningful development which would add to the economic development of Danbury and Bicknacre.

Several Members then asked Mr Jubb various questions about his scheme. Questions were asked relating to provision of social housing within the scheme. Mr Jubb confirmed that he had not included any affordable housing in the scheme as he was hoping that negotiations could take place to use the S106 monies to fund an affordable housing scheme in an alternative location within the local area. He had considered developing only social housing on the site, however in the current economic climate he need to be able to sell the houses quickly and it would be difficult to find a development partner to work with to build affordable housing. If S106 money could not fund affordable housing on a different site he would consider doing a mixed

development of houses. He also advised that he had not taken up offers sell or lease the land for storage purposes as he wanted to refinance and he felt the redevelopment would complement the area better. Mr Jubb had checked with the local bus company who had confirmed that it was possible to divert the bus route without inconveniencing the current route but that he did not know exactly which bus route this related to.

Mr Jubb confirmed that he had had a consultation with Chelmsford City Council and they had asked for more information regarding the brownfield site and also that he needed to engage a consultant. He anticipated that this would be done in the next few weeks. He extended an offer to Members to visit the site at any time if they wished to look around or had any further questions.

Cllr Allen thanked Mr Jubb for attending the meeting and providing useful information about his proposal. Cllr Allen confirmed that Members would not be able to comment further until a Planning Application was received from Chelmsford City Council.

Cllr Mrs Jacobs left the meeting.

147 Apologies for Absence

Apologies were received and accepted from Cllrs Telling and Thomson. Cllr Scott and Mr P Walton did not attend the meeting.

148 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.

No interests were declared.

149 Public Question Time

There were no other members of the public present.

150 Minutes

RESOLVED: that the minutes of the meeting held on 17th December 2012 be approved and signed as a correct record.

151 Planning applications – Appendix A

6 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.

152 Planning decisions – Appendix B

Several planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

153 Trees – Appendix C

There were no tree applications to consider.

RESOLVED: that the information be noted.

154 Trees – Refusal of Application

Tree application 12/05213/TPO (1 South Hill Close) had been refused.
RESOLVED: that the information be noted.

155 CCC Planning Committee

The meeting of 8th January 2013 had been cancelled. Cllr Mrs Chapman asked if there was a way that Members could be notified of Planning Applications on the boundary which may affect the village. The Assistant Clerk was asked to contact neighbouring Parish Clerks and ask if they could notify the Council of any applications which may impact Danbury.

Next scheduled meeting: 22nd January 2013

RESOLVED: that the information be noted and that the Assistant Clerk contacts neighbouring parishes to request notification of planning applications that may affect Danbury.

156 CCC Forum for Parish Councils

There were no further updates.

RESOLVED: that the information be noted.

157 Danbury Planning Framework - Review

This item is to remain on the agenda and will be reviewed once further guidance is received by CCC regarding the Localism Act. Cllr Berlyn also confirmed that he was working with the EALC to produce planning training which would include the Localism Act. This would be likely to be ready in the next couple of months.

RESOLVED: that the information be noted.

158 Items for Danbury Times

Cllr Mrs Chapman confirmed that the next issue was progressing and that Cllr Telling was currently writing his Planning Committee report. It was hoped that the Danbury Times would arrive either week commencing 11th or 18th March 2013 with an aim to deliver copies before Easter. Cllr Mrs Chapman also asked for more people to assist with delivery.

Cllr Allen then suggested that Members discussed the public meeting that was held at the Danbury Mission regarding the proposed Medical Centre. It was felt that the residents who attended generally recognised the need for the medical centre and had accepted that it would be built on Hitchcocks Meadow. However, there were concerns over phase 2 of the development and it was felt that there were a lot of loose ends in the proposal which were not clear to the public.

A contradiction was made at the public meeting when the CEO of Ashley House stated that phase 1 (the Medical Centre) would be dependent on phase 2 being built. At the Planning Committee of 17th December 2012, where representatives came to speak to Members, it was stated that this was not the case and the Medical Centre would go ahead regardless of the other accommodation being built.

Cllr Berlyn noted that that the site had been protected by the Parish Council and the City Council in the past. A public meeting had been held when it was agreed that a Medical Centre could be built on Hitchcocks Meadow. However, the public did not agree to additional housing being built on the site. Once the new planning application is lodged, an extraordinary meeting of the Council would need to be arranged to enable to public to give their views to Members.

A feedback form was given out at the public meeting for residents to put forward their comments. A copy of this form was given to the Assistant Clerk and it was felt that the public should be encouraged to give their comments.
RESOLVED: that the information be noted.

159 Correspondence - Essex County Council Auction Disposals: A letter had been received from Lambert Smith Hampton Auction Team who had been instructed by Essex County Council to sell off pieces of their land. The Radio Mast site in Danbury had been identified as one of these pieces of land. Members discussed the issues around the land regarding who else would be likely to buy it and whether further masts might be erected in the future. Planning permission would be needed for this but there was already a mast situated in the area which could set a precedent. The Community Right to Buy could be used to purchase the land at market value although at the present time there was no guide price. Members did not have any comments to be sent to the Auction Team but would like the Clerk to keep Members notified of further information when it is received (i.e. legal pack, any constraints on the land use). Members wished to recommend to Parish Council to consider purchasing the land.

RECOMMENDED: that the Parish Council considers purchasing the land at the radio mast site once further information is received.

160 Planning Enforcement Cases

160.1 CBC Enforcement record: The most recent update was circulated.

160.2 Danbury Palace: Wilson Properties had confirmed that after receiving a complaint prior to Christmas that all activity at the Palace should have ceased and would no longer be taking place. If any noise occurs in the future Members should inform the Assistant Clerk and Wilson Properties will deal with it.

160.3 Various Notices/Signs: Various outdoor advertisements that were placed throughout the village in December had been reported to CCC (Kellys Turkeys, Christmas Trees, banner at junction of Well Lane and Main Road, large notice fixed to wall of gym in Well Lane). CCC were already aware of most of them and were currently investigating.

160.4 Any enforcement matters for report: Cllr Berlyn was interested to see if planning permission had been granted for the property adjacent to Longacre, 22 Hyde Lane which has an underground room.

RESOLVED: that the information be noted and the Assistant Clerk checks with CCC regarding planning permission for the underground room.

161 Planning matters for report (for information only)

The wall at Danbury Palace had now fallen onto a flower bed at Danbury Country Park. The area was already fenced off. The Assistant Clerk had reported this to Wilson Properties and would also contact the Country Park to see if they had any further information.

RESOLVED: that the information be noted.

162 Forthcoming meetings

Meetings were scheduled for 4th & 25th February and 18th March 2013.

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

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/01780/FUL	2 to 6 (Land at)	Maldon Road	Erection of one, 4 bedroom detached house. Extensions + alterations to existing properties to create a terrace of 3 houses	15/01/13	We agree strongly with the Tree Officer report that the Willow should be retained. The detached house is incongruous and out of keeping with the street scene, overlooking the rear of terrace. It is considered an overdevelopment. There are also traffic issues at this junction with potential for e.g. 6 cars exiting onto mini roundabout.	
12/01781/CAC	2 to 6 (Land at)	Maldon Road	Demolition of outbuildings and single storey extensions	15/01/13	No Comments	
12/01827/FUL	28	Danbury Vale	First floor addition to front including insertion of new first floor side window to existing dwelling	15/01/13	No Comments	
12/01817/FUL	Longacre 22	Hyde Lane	Two storey rear extension and new garage building	15/01/13	We support the Tree Officer comment concerning the garage and request compliance with the Party Wall Act regarding the neighbours comments, plus the comment regarding exclusion of gas entry.	
12/01864/FUL	20	Runsell Lane	Demolish existing conservatory and replace with new conservatory to rear of the property	15/01/13	No Comments	
13/00012/ETL	Willow Cottages	Gay Bowers Lane	Extension to time limit to planning permission reference 10/00336/FUL (Demolition of existing dwelling and construction of a five bedroom detached dwelling with detached triple garage (Amendments to permission ref 08/01668/FUL).	15/01/13	No Comments	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/01657/FUL	Woodside	Woodhill Road	Alteration and extension to outbuildings	19/11/12	We fully endorse the comments of the Conservation Officer and that it should not be used other than ancillary to the building.	Approved 20/12/12
12/01618/FUL	158	Main Road	Single storey side and rear extension	19/11/12	No comments	Approved 20/12/12
12/01554/CLEUD	Orchard End (Land adj)	Sporhams Lane	Siting of mobile home as temporary accommodation (2-3 days per week) and use of land as garden and smallholding	19/11/12	Whilst we have no evidence to contradict that the resident has lived on the site for the last ten years, we believe earlier enforcement action should have been taken. As a general principle we do not believe that a residential mobile home should be accepted in this area on a permanent basis.	Refused 13/12/12
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	Approved 02/01/2013
12/01699/FUL	Trio Lodge, 50	Hopping Jacks Lane	Garage construction to side of property in place of carport	17/12/12	No comments	Approved 04/01/13

