



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 3<sup>rd</sup> June 2013 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury**

**Present:** M Telling, A Allen, S Berlyn (ex officio), Mrs A Chapman, P Howe, A Keeler, J Thomson, M Wood (ex officio)

Additional Members: Mr J Alexander

In Attendance: Hannah Mayes, Assistant Clerk  
Gary Barton, Wilson Properties  
Roger Moyse

#### **25 Danbury Palace**

Mr Gary Barton from Wilson Properties attended the meeting to discuss the proposed plans for Danbury Palace. He presented the plans to the Committee and explained that there had been some minor alterations to the scheme since the previous application. These alterations included changes in the style of the properties to incorporate a more traditional design, double pitched roofs instead of flat and changes to the exterior finish.

The conditions that CCC had placed on the previous planning application had put off possible partners from investing in the scheme and it was also difficult to get funding from the bank for this reason. Potential partners were also deterred by the design of the development as they did not think it was workable. Since the design alterations had been made, Wilson Properties now had six or seven partners who were interested in the development and making offers.

Wilson Properties had been negotiating with Chelmsford City Council (CCC) and development partners and had now come up with a scheme that was workable and in keeping with the setting. Mr Barton confirmed that any work done to the listed building would match the existing and the new build would also use materials that would be in keeping with the palace and coach house.

A question was raised about the current perimeter wall which was in a state of disrepair and falling down in places. Mr Barton confirmed that large sections of the wall were only being held together by vegetation at present and that the majority of the wall would need to be taken down and rebuilt. Due to the nature of the work required on the wall, this work would not be undertaken until building work has taken place on the site as the excavation and digging required would make the wall unstable. Once the development had been completed, the wall would be rebuilt with the original bricks.

Wilson Properties estimated that the length of the construction work would take eighteen months to two years to complete. They hoped to be able to commence work at the Palace within a month of receiving planning approval.

If Members had any other concerns or queries about the development, Wilson Properties would be happy to hear from them. The Chairman thanked Mr Barton for attending the meeting.

*Mr Barton left the meeting.*

## **26 Apologies for Absence**

Apologies were received and accepted from Cllrs Scott, Berlyn and Mr P Walton.

## **27 Declarations of Interest**

Members were required to declare any pecuniary or non-pecuniary interests they know they may have in items of business on the meeting's agenda. They were reminded that they would need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a pecuniary one. Unforeseen interests must be declared similarly at the appropriate time. 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.

## **28 Public Question Time**

Mr Moyse, a village resident, had attended the meeting to present proposed plans for an additional property on his land. He had not yet submitted a planning application to CCC. He described the development that he was considering and showed the Committee some drawings and plans of the proposal. The Chairman thanked Mr Moyse for coming to the meeting and advised that the Committee was not able to comment on the plans until they had been submitted to CCC. A suggestion was made that Mr Moyse should read a copy of the Danbury Planning Framework to familiarise himself with the policies that had been set by the Parish Council and adopted by CCC.

*Mr Moyse left the meeting*

## **29 Minutes**

RESOLVED: that the minutes of the meeting held on 13<sup>th</sup> May 2013 be approved and signed as a correct record.

## **30 Planning applications – Appendix A**

One application was considered and a response agreed.

RESOLVED: that the response to the planning application in Appendix A be submitted to Chelmsford City Council and Essex County Council, and that this application did not need to be referred to the local Ward Members.

## **31 Planning decisions – Appendix B**

Five planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

### **32 Trees – Appendix C**

Two tree applications were considered and responses agreed.

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

### **33 Danbury Medical Centre**

The public meeting was held on 14<sup>th</sup> May 2013 at 8pm at the Danbury Mission. The Parish Council had submitted comments to CCC which had also been circulated to Members and placed on the website. The application would be determined by CCC's Planning Committee unless Officers were minded to refuse it. There was no date yet given for when the application would go to Committee. It was also reported that a petition had been available to sign at Danbury Medical Centre in support of the Autism Centre.

RESOLVED: that the information be noted.

### **34 CCC Planning Committee**

The most recent meeting was held on 28<sup>th</sup> May 2013. There were no items for Danbury.

RESOLVED: that the information be noted.

### **35 Planning Applications from Neighbouring Parishes**

The Assistant Clerk had downloaded the most recent planning applications from Little Baddow, Sandon and Woodham Ferrers and Bicknacre Parish Councils for Members to note.

RESOLVED: that the information be noted.

### **36 CCC Forum for Parish Councils**

Cllrs Keeler and Allen attended the CCC Forum on Tuesday 21<sup>st</sup> May 2013. The main topic of discussion was Permitted Development Rights. Cllrs Allen and Keeler gave the Committee a brief overview of the key areas discussed.

RESOLVED: that the information be noted.

### **37 Danbury Planning Framework - Review**

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

RESOLVED: that the information be noted.

### **38 Street Naming and Numbering**

#### **38.1 Land at 2 to 6 Maldon Road**

Notification had been received from CCC of the addresses allocated to the above development.

#### **38.2 Southview Terrace, Woodhill Road**

Notification had been received from CCC of the addresses allocated to the above properties.

RESOLVED: that the information be noted.

### **39 Items for Danbury Times**

Cllr Mrs Chapman did not have any further updates. If Members had suggestions of planning items for future editions please let Cllr Mrs Chapman know.

RESOLVED: that the information be noted.

### **40 Correspondence**

**40.1 Danbury Palace:** No further updates had been received by the Country Park on the fallen wall. The representative from Wilson Properties had earlier confirmed the planned work on the wall.

**40.2 Danbury Bowling Club:** The Assistant Clerk had written to the Bowling Club to confirm the size of the sign that was put up at Eves Corner. The Bowling Club confirmed that the sign was 5ft by 3ft.

**40.3 Proposed Solar Farm – Jackletts Farm, White Elm Road:** Lightsource were holding a Community Information Event on 5<sup>th</sup> June 2013 between 5pm and 8pm at Danbury Village Hall. Posters had been circulated to Members and put on the noticeboards and the website.

**40.4 Radio Mast Site:** A email had been received from St Johns Church regarding a proposal to build a bungalow on the site of the old radio mast that was recently sold at auction.

RESOLVED: that the information be noted.

### **41 Planning Enforcement Cases**

**41.1 CCC Enforcement Record:** The most recent update was circulated.

**41.2 Extension at Home Farm, Woodhill Road:** The Assistant Clerk had found that a planning application had been approved on 1<sup>st</sup> April 2011 for this work.

**41.3 Demolished site at Southview Road:** The site had been reported to Planning Enforcement and Environmental Health. Environmental Health had inspected and would not take any further action at this time.

RESOLVED: that the information be noted.

### **42 Planning matters for report (for information only)**

There were no other planning matters for report.

### **43 Forthcoming meetings**

Meetings were scheduled for 24<sup>th</sup> June and 29<sup>th</sup> July 2013. There were no meetings in August

Business having been concluded, the Chairman closed the meeting at 9.10pm.

Signed: ..... Chairman

Date: .....

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**Appendix A**  
**Planning Applications**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
13/00643/FUL	13	Hay Green	Replace existing flat roofs to single storey side addition and first floor rear dormer window with new pitched roofs.	03/06/13	No Comments	

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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00445/FUL	11	Dilston	Take down existing double garage and erect single-storey part pitched roof and part flat roofed side extension	13/05/13	No comments	Approved 17/05/13
13/00345/FUL	Little Birches, 42	Runsell Lane	Demolition of existing dwellinghouse and construction of replacement dwelling and associated garage	15/04/13	This application represents an overdevelopment of the site. The trees should not be removed and the proposal would damage the unique quality of the existing front garden which contains a copse with many mature oaks and young trees and is a natural extension of the woodland opposite.	Approved 15/05/13
13/00403/FUL	Moores Bridge	Moores Bridge Lane	Construction of structural glass enclosure to first floor terrace and provision of additional entrance door (proposed works relate to and are in addition to planning permission 12/01883/FUL)	15/04/13	No comments	Approved 14/05/13
13/00450/FUL	Elm Orchard	Elm Green Lane	Part retrospective application of conversion of existing integral garage	13/05/13	If the Officers are minded to approve we strongly recommend and request that the removal of permitted development rights should be maintained.	Approved 17/05/13
13/00284/FUL	Danbury Sports & Social Centre	Main Road	Installation of 15.75kw solar PV system on rear east roof. The installation will include 63 panels	15/04/13	No comments	Approved 09/05/13

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**Appendix C**  
**Works to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
13/05562/CAT		124	Main Road	Ash - rear north west corner of garden - crown reduction by 2.5 - 3m maximum, cutting back to suitable growing points, shaping over to leave natural profile, clean out deadwood and sever ivy.	03/06/2013	No comments	
13/05563/CAT		The Bell, 126	Main Road	Vegetation overhanging boundary of 124 Main Road from The Bell PH, face back to boundary line - work to be carried out annually for a management period of 5 years; Holly overhanging front boundary of 124 Main Road - remove stems breaking fence; Cherry Plum on front boundary overhanging 124 - crown reduction to improve sight splays	03/06/2013	No comments	