



PLANNING COMMITTEE

Minutes of the Meeting held on 24th June 2013 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

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

Additional Members: Mr J Alexander, Mr P Walton (Danbury Society)

In Attendance: Hannah Mayes, Assistant Clerk
Cllr Mrs C Jacobs
Cllr D Harvey
Six Members of the Public

44 Apologies for Absence

Apologies were received and accepted from Cllr Scott.

45 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.

Cllr Thomson declared a non-pecuniary interest in minute 49 (application 13/00689/FUL) by virtue of acquaintance with a neighbour.

Cllr Berlyn declared a non-pecuniary interest in minute 49 (application 13/00708/FUL) by virtue of acquaintance with the applicant.

46 Public Question Time (15 minutes allocated)

Six members of the public were present to speak about planning applications 13/00681/FUL and 13/0068/CAC (Land SE of Telecommunications Mast 4170). Several of those present were members of the Parish Church Council (PCC) and there were also individuals who lived near to the proposed development.

The representative from the PCC gave a history of the site and outlined the reasons why the application should not be approved. The main issues were:

- Access to the site across land owned by the Church (no vehicle right of way)
- Damage to the footpath and adjacent area
- Location on the edge of Hill Fort area which may be of archaeological interest.

He stated that the Church did not necessarily object to the current buildings being demolished but that they would prefer to see the area returned to open space or as a view point.

A resident living close to the site then outlined his concerns. One issue was pedestrian safety when using the footpath. The footpath currently is well used and he felt that there was risk of accidents from vehicles using the same access. The current track is not wide enough to allow for the size of vehicles needed to demolish and build the property. The mast is regularly maintained and there is a risk of large heavy items falling from a great height and causing injury to the occupants of the house. Furthermore, he felt that the application conflicted with several DPF's in the Danbury Planning Framework.

Another person present had previously submitted a letter regarding radiation. He also spoke briefly about the dangers of living so close to radiation.

The Chairman then suggested that applications 13/00681/FUL and 13/0068/CAC (Land SE of Telecommunications Mast 4170) be brought forward for discussion and this was agreed.

47 Land SE of Telecommunications Mast 4170 (13/00681/FUL & 13/0068/CAC)

Some Members present felt that it would be inappropriate to build a house at this location. There were concerns about the access to the site and the potential damage to the footpath. There were also concerns about the consequences of radiation from the mast on people living directly below. Other Members felt that the present buildings were unsightly and therefore this application may improve the look of the area. The proposed build was not excessive and would not impact other properties. There were other footpaths in the village that were also used for vehicle access without any issues. There were concerns that this could also set a precedent for other developments to be built and it would be preferable for the land to be an open site.

Cllr Wood proposed that the Committee strongly objects to applications 13/00681/FUL and 13/0068/CAC. Five were in favour and one against. There was one abstention. It was then agreed that the additional points raised with regard to the objection would also be submitted following approval by the Chairman.

RESOLVED: that the response to applications 13/00681/FUL and 13/0068/CAC is that the Parish Council strongly objects to the application.

The Members of the public left the meeting

48 Minutes

RESOLVED: that the minutes of the meeting held on 3rd June 2013 be approved and signed as a correct record.

49 Planning applications – Appendix A

Six other applications were considered and responses agreed.

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

50 Planning decisions – Appendix B

Four planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

51 Trees – Appendix C

Two tree applications were considered and responses agreed. The Tree Warden had viewed the two applications and did not have any issues with the work proposed.

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

52 Tree Preservation Orders

Three tree preservation orders had been received from CCC for the following addresses:

- Old Chase Farm, Hyde Lane
- Chalk Bridge Nursery, Hyde Lane
- Slough House Wood, Slough Road

RESOLVED: that the information be noted

53 Danbury Medical Centre

There were no further updates on this application. If the application is decided at CCC Planning Committee, a Member would be required to speak on behalf of the Parish Council. It was hoped that an update would be available to go in the Danbury Times. An email had been received from a resident regarding the wording of the minutes. Members noted these concerns and requested the Assistant Clerk to reply to the resident.

RESOLVED: that the information be noted and the Assistant Clerk to respond to the resident.

54 CCC Planning Committee

The next meeting would be held on 25th June 2013. There were no items for Danbury.

RESOLVED: that the information be noted.

55 Planning Applications from Neighbouring Parishes

The Assistant Clerk had downloaded and circulated 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.

56 Danbury Planning Framework - Review

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

RESOLVED: that the information be noted.

57 Items for Danbury Times

Cllr Mrs Chapman confirmed that the next issue of the Danbury Times was being prepared. If Members have suggestions of planning items for future editions please let Cllr Mrs Chapman know.

RESOLVED: that the information be noted.

58 Correspondence

CCC Housing Needs Survey: CCC were carrying out a Housing Needs Survey which would be sent out to 6000 households in the district.

RESOLVED: that the information be noted.

59 Planning Enforcement Cases

59.1 CCC Enforcement Record: No update had been received.

59.2 Southview Road: A letter had been received from CCC advising that they had requested the owner of the land to tidy the area. The issue was still under investigation.

59.3 Xtreme Muscle Gym, Well Lane: It was reported to CCC that the gym was playing loud music with the rear doors open. This had now been inspected by Planning Enforcement and a breach of conditions observed. A letter had been sent reminding the gym of the planning conditions. A sign had been regularly fixed to the railings at weekends only which had also been reported.

RESOLVED: that the information be noted.

60 Planning matters for report (for information only)

Cllr Allen wished to request that recent power cuts that had occurred in the village are added to the next Environment agenda

61 Forthcoming meetings

Meetings were scheduled for 29th July 2013 and 9th September 2013. No meetings in August

Business having been concluded, the Chairman closed the meeting at 9.47pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00689/FUL	3	Runsell Close	Single storey side and rear extension to existing residence	24/06/13	No comments	
13/00708/FUL	5	Hopping Jacks Lane	Two storey front extension to dwelling house including the insertion of first floor side windows	24/06/13	The Parish Council feels that the extension will be out of keeping with the street scene.	
13/00644/FUL	Russetts, 6	Southview Terrace	Form balcony in front of existing dormer	24/06/13	No comments on proposal for Russetts (plan shows neighbouring property)	
13/00681/FUL Mrs Lashmar	Land SE of Telecommunications Mast 4170	Main Road	Demolition of existing buildings and proposed detached 2 bed cottage with associated fence + entrance gates	24/06/13	<p>The Parish Council strongly object to this application for all the reasons set out in the accompanying papers. The main areas of objection are as follows:</p> <ul style="list-style-type: none"> • Access to the site is a footpath and not suitable for numerous large vehicles and regular vehicle use. The path is well used and we have concerns about the safety of pedestrians using the footpath. • There is no legal right of vehicular access except to those already authorised. This area is owned by the Church. • There is no mains drainage on the site. • Health issues relating to radiation from the adjacent mast • The proposed residential property would change the surrounding rural area. <p>The Parish Council would refer to the following sections in the Danbury Planning Framework. DPF 8, DPF 11, DPF 18</p>	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00682/CAC	Land SE of Telecommunications Mast 4170	Main Road	Demolition of existing buildings.	24/06/13	<p>The Parish Council strongly object to this application for all the reasons set out in the accompanying papers. The main areas of objection are as follows:</p> <ul style="list-style-type: none"> • Access to the site is a footpath and not suitable for numerous large vehicles and regular vehicle use. The path is well used and we have concerns about the safety of pedestrians using the footpath. • There is no legal right of vehicular access except to those already authorised. This area is owned by the Church. • There is no mains drainage on the site. • Health issues relating to radiation from the adjacent mast • The proposed residential property would change the surrounding rural area. <p>The Parish Council would refer to the following sections in the Danbury Planning Framework. DPF 8, DPF 11, DPF 18</p>	
13/00711/FUL Mrs Barker	Bell Street Investments Ltd, 1A	Eves Corner	Change of current use class from A1 to A1/B1- flexible	24/06/13	No comments	
13/00537/FUL	Hydewood	Maldon Road	Removal of existing stables, hardstanding, storage and garaging and construction of ancillary leisure/recreation accommodation with associated landscaping works	24/06/13	Efforts must be made to contain any noise caused by the building work. Permitted development rights to be removed and the building(s) should not be used for residential accommodation. The plans appear to show the building as a residential area despite the nature of the application outside the village envelope.	
ESS/58/06/CHL/10/1	St Cleres Hall Pit	Main Road	Condition 10 Restoration Details	24/06/13	No comments	

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00452/OUT	Adam House	Cherry Garden Lane	Two storey dwelling house	15/04/13	The Parish Council has concerns as follows: -The size of the site in relation to the proposed development - Overlooking the surrounding properties -The access to the property from the Maldon Road which will be shared - The area is congested by the numbers of properties which are adjacent and surrounding -The size of this building should be commensurate with the size of the land if approved.	Approved 03/06/13
13/00483/FUL	40	Mill Lane	Two storey side/ front extension and single storey rear extension	13/05/13	No comments other than supporting the Tree Officers observations.	Approved 30/5/13
13/00544/FUL	11	Southview Terrace	Two storey rear extension	13/05/13	No comments	Approved 10/06/13
13/00575/FUL	Nutwood, 40	Hopping Jacks Lane	Construction of new 3 bedroom dwelling and detached outbuilding /cart lodge to rear	13/05/13	This is a substantial plot but the application apparently conflicts with the Danbury Planning Framework and on this ground we oppose the application.	Withdrawn 18/6/13

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Appendix C
Works to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
13/05570/CAT		53	Main Road	T1 Sycamore to sectional dismantle to ground level and grind the stump due to the tree being in decline. The tree cannot be reduced to leave the tree suitable growing points, or with a nice shape and pollarding / or a heavy reduction would probably shock the tree into further decline. The home owner is willing to replant a tree of the same variety or a native species but in a different location if permission is granted to remove the tree	24/06/13	No comments	
13/05111/TPO		4	Runsell Lane	T4 - Birch - eastern side boundary rear garden - remove lowest 2 branches back to branch collar to allow work on septic tank drainage	24/06/13	No comments	