



PLANNING COMMITTEE

Minutes of the Meeting held on 29th July 2013 at 7.30pm in the Meeting Room, The Old School House, Main Road, Danbury

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

In Attendance: Hannah Mayes, Assistant Clerk
One Member of the Public

62 Apologies for Absence

Apologies were received and accepted from Cllr Scott, Mr Alexander and Mr Walton.

63 Declarations of Interest

Members were reminded that they must disclose any pecuniary or non-pecuniary interests they knew they might have in items of business on the meeting's agenda and that they must do so at this point, or as soon as they become aware of the interest. 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. They were also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they had not previously notified the Monitoring Officer about it. Unforeseen interests must be declared similarly at the appropriate time. Members had dispensation to discuss and vote in respect of matters relating to the DCA.

Cllr Berlyn declared a pecuniary interest in minute 66 (application 13/00896/FUL) by virtue of living next door to the property.

Cllrs Wood and Howe declared non-pecuniary interests in minute 66 (applications 13/00896/FUL, 13/00928/FUL) by virtue of living in Hopping Jacks Lane.

Cllr Mrs Chapman declared a non-pecuniary interest in minute 66 (application 13/00930/FUL) by virtue of living in Southview Road.

Cllr Thomson declared a non-pecuniary interest in minute 66 (application 13/00879/FUL) by virtue of living in Hyde Lane.

64 Public Question Time

One Member of the public arrived at 7.45pm during the discussions of planning applications. She wished to speak on application 13/00896/FUL (Hopping Jacks Hall). As the meeting had commenced at the earlier time of 7.30pm, the resident was permitted to speak prior to this application being discussed.

65 Minutes

RESOLVED: that the minutes of the meeting held on 24th June 2013 be approved and signed as a correct record.

66 Planning applications – Appendix A

Cllr Berlyn had previously declared a pecuniary interest in Hopping Jacks Hall (13/00896/FUL) and he left the meeting room during the discussion of this application. The Member of the Public present wish to raise the following issues:

- Parking – There were not enough spaces in the application (four plus one disabled space for five flats). No car parking spaces had been allocated for visitors. There was already congestion along Hopping Jacks Lane and it was a busy route which links to the main facilities in the village.
- Gardens – The main part of the garden did not appear to be included in the landscaping plan. The area was currently very overgrown and also contained a natural pond. There was concern that if the developer did not address this issue it would continue to grow and cause problems.
- Extension – There was no objection in principle to the extension requested, however the resident was concerned that if the extension was approved, the next stage may be to apply to use the loft space for additional living accommodation.

Members then discussed the application further and resolved to send comments shown in Appendix A. The Member of Public then left and Cllr Berlyn re-joined the meeting. Seventeen further 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.

67 Planning decisions – Appendix B

Eight planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

68 Trees – Appendix C

Three 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.

69 TPO confirmation

Notification had been received from CCC that a TPO had been confirmed at Old Chase Farm, Hyde Lane.

RESOLVED: that the information be noted.

70 Danbury Medical Centre

Notification had been received from CCC that application 13/00432/FUL had been refused. Ashley House had now submitted an application for a stand-alone replacement medical centre in the same location (13/01017/FUL). The response for this would be considered at the Parish Council meeting on 31st July 2013.

RESOLVED: that the information be noted.

71 CCC Planning Committee

The most recent meeting was held on 23rd July 2013. There were no items for Danbury. The next meeting would be held on 20th August 2013.

RESOLVED: that the information be noted.

72 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.

73 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 was finalised by the EALC. No further information had been received.

RESOLVED: that the information be noted.

74 Items for Danbury Times

An update was given by Cllr Mrs Chapman. The current issue was being delivered at the moment. Cllr Mrs Chapman should be notified if anyway was short of issues. Any extra copies should be returned to the Parish Office. If Members had any suggestions of planning items for future editions they should let Cllr Mrs Chapman know.

RESOLVED: that the information be noted.

75 Correspondence

75.1 Adoption of Building for Tomorrow SPD: The notification from CCC was circulated to Members.

75.2 Submission for Independent Examination of the CIL Draft Charging Schedule: The notification of this submission was circulated to Members.

75.3 Planning Obligation Supplementary Planning Document – Draft: Members did not have any comments for submission.

75.4 Independent Examination of the Core Strategy and Development Control Policies Focused Review Draft Submission Document: Members did not have any comments for submission.

RESOLVED: that the information be noted.

76 Planning Enforcement Cases

76.1 CCC Enforcement Record: The most recent update was circulated to Members.

76.2 Banners attached to fencing at corner of Well Lane and Main Road: The banners had been reported to CCC.

76.3 Southview Road: No further updates had been received.

76.4 Big Garden Festival fly posting: Flyers had been attached to street furniture in the area of The Heights. CCC had spoken with the organisers regarding the regulations.

76.5 The following enforcement issues were reported.

- Banner displayed outside Danbury Mission.
- A Sign for Steeple Bay Caravan Park displayed at entrance to the village on end of the village.
- Various other out of date signs were displayed at the Sandon roundabouts.
- A fence had been erected behind a hedge outside a property on the corner of Belvedere Road (opposite Tesco's). The hedge had been damaged and was an eyesore. Cllr Berlyn would have a look at this.

RESOLVED: that the Assistant Clerk reports the signs displayed in the village and Cllr Berlyn to look at the hedge at Belvedere Road.

77 Planning matters for report (for information only)

There were no Planning matters to report.

78 Forthcoming meetings

Meetings were scheduled for 9th September, 7th October & 18th November 2013. No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.45pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00742/FUL	10	Runsell Lane	Single storey side extension	29/07/13	No comments	
13/00822/FUL	Telecommunications Site	Little Baddow Road	Variation of condition 1 of planning permission reference 07/02314/TELFUL to allow 4 dish antenna to have a diameter exceeding 0.6 metres.	29/07/13	<p>1 The Parish Council strongly objects to this application. The tower appears to have increased its capacity and no further increase should be allowed;</p> <p>2 The tower is in close proximity to St John's primary school, the pre-school in the URC hall, and is adjacent to the village conservation area;</p> <p>3 There is continuing interference to TV and radio reception and vehicle security systems in the area;</p> <p>4 The visual impact of the tower detracts from the acknowledged regional significance of Danbury Ridge (policy DS1).</p>	
13/00928/FUL	Nutwood, 40	Hopping Jacks Lane	Construction of new 3 bedroom dwelling and detached outbuilding/ cart lodge	29/07/13	This is a substantial plot but the application apparently conflicts with the Danbury Planning Framework and on this ground we oppose the application.	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00816/FUL	Danbury Palace	Main Road	Conversion of Grade II listed Palace into 12no. two bedroom apartments and 1no. one bedroom apartment. Single storey side extension to Palace. Demolition of 1970's Coach House wing. Conversion and extension of Coach House to form 3no. three bedroom houses and 3no. two bedroom houses. Demolition of Conference Centre. Erection of 25no. four bedroom terraced and semi-detached houses and 1no. four bedroom detached house. Restoration of listed garden and grounds. Associated car parking, cycle and bin storage, and landscaping.	29/07/13	We have no objection to the closure of the unspecified permissive path during construction for health and safety reasons. However we would wish to see it remain open either side of the construction period. If minded to approve, please include conditions to ensure that the Listed gardens and the garden walls are restored and maintained and that public access to the Listed garden is permitted; If the application is approved, we request a S106 contribution of £1,000 per new dwelling for Danbury Parish Council to improve facilities in the centre of the village to benefit all. Subject to the above we support this application.	
13/00817/LBC	Danbury Palace	Main Road	Conversion of Grade II listed Palace into 12no. two bedroom apartments and 1no. one bedroom apartment. Single storey side extension to Palace. Demolition of 1970's Coach House wing. Conversion and extension of Coach House to form 3no. three bedroom houses and 3no. two bedroom houses. Demolition of Conference Centre.	29/07/13	We have no objection to the closure of the unspecified permissive path during construction for health and safety reasons. However we would wish to see it remain open either side of the construction period. If minded to approve, please include conditions to ensure that the Listed gardens and the garden walls are restored and maintained and that public access to the Listed garden is permitted; If the application is approved, we request a S106 contribution of £1,000 per new dwelling for Danbury Parish Council to improve facilities in the centre of the village to benefit all. Subject to the above we support this application.	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00896/FUL	Hopping Jacks Hall, 15-17	Hopping Jacks Lane	Part single, part two storey rear extension & change of use from 10 bedroom care home to 5no flats. Alterations to fenestration and internal alterations	29/07/13	<p>The Parish Council has some concerns regarding this application. The proposed number of parking spaces is inadequate as the new occupants of Hopping Jacks Hall would be likely to have more than one vehicle as well as visitors. The overflow of vehicles will create further congestion along Hopping Jacks Lane and is a safety hazard for pedestrians. The Parish Council supports the comments of Mr Ward in this respect.</p> <p>The tree report is inaccurate and requires updating as it appears to have been carried out without a recent site visit. Many of the trees require maintenance and are overgrown. We trust that the Walnut Tree will be preserved.</p> <p>The Parish Council also has concerns about the rear landscaping plans. The plans submitted do not extend beyond the upper private amenity area and do not appear to include the rest of the garden which is very overgrown.</p>	
13/00805/FUL	Cherry Trees	Well Lane	Dropped kerb and tarmac to existing driveway	29/07/13	No comments	
13/00941/FUL	Danbury Medical Centre, 7	Eves Corner	Renewal of time limited planning permission for the siting of portakabin on grassed area	29/07/13	Renewal should be limited to 18 months.	
13/00885/FUL	Birch Cottage	Little Baddow Road	Replacement of existing dwelling and garage with new dwelling and garage	29/07/13	The arboricultural report specifications must be adhered to at all times.	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
ESS/12/13/CHL	St Cleres Hall Pit	Main Road	The continuation to of restoration of mineral working without complying with condition 2 (application details), Condition 3 (timescales) and Conditions 14 & 17 (Restoration Details) attached to planning permission ESS/59/03/CHL to allow for an amended restoration scheme to be completed by 30 September 2016.	29/07/13	No comments	
FUL/MAL/13/00594	Land at Hyde Farm Nursery	Hyde Chase	Erection Of Building For Storage Of Materials And Equipment Used To Cultivate Vineyard (Maldon District Council application which has been sent to DPC as on the boundary)	29/07/13	No comments	
13/00930/FUL	The Homestead	Southview Road	Demolish existing garage. Proposed single storey front and side extension	29/07/13	We strongly request that the working hours directive which limits working to midday Saturday and not at all on Sunday be adhered to.	
13/00963/ETL	5	The Avenue	Extension of time limit to planning permission 10/01110/FUL (Two storey rear/side extension)	29/07/13	No comments	
13/00879/FUL	Twinwoods, 4	Hyde Lane	Single storey rear extension and conversion of part of garage into a habitable room, with added lantern roof.	29/07/13	No comments	
13/00915/LBC & 13/00914/ADV	The Anchor	Runsell Green	Remove old signs and replace with 1no illuminated fascia sign, 1no post mounted illuminated sign and other non-illuminated signs	29/07/13	We object to the illuminated sign replacement and feel that it should not be illuminated.	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00833/FUL	16	Main Road	Minor regrading works to combine Co-op Store and Library Forecourt Car Park	29/07/13	We see no reason to object to this proposal. Please consult the Highways Authority on matters of traffic and pedestrian safety and access to the rear of Main Road (Parish Office, Childrens Centre and properties 18a,b and c)	
13/00903/FUL	13	The Avenue	Amendment to permission ref 12/01415/FUL. (Two storey rear extension, insertion of first floor window to side elevation and conversion of garage to store.) To alter the first floor window to side elevation.	29/07/13	We strongly object to this application on the grounds that the applicant should stick by the agreement between neighbours and the condition of the original permission to ensure privacy of the neighbours	

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00432/FUL	Land adj Danbury Mission	Maldon Road	Construction of Class D1 Medical Centre, Class C2 Autism Centre and 6 one-bed and 2 two-bed, single storey Class C3 assisted living dwellings; together with separate vehicle and pedestrian accesses onto the Maldon Road, secondary vehicle link to the adjacent Danbury Mission Site and associated parking and landscaping.	14/05/13	As website	Refused 26/6/13
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	Approved 05/07/13
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)	Approved 11/7/13

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. The Parish Council would refer to the following sections in the Danbury Planning Framework. DPF 8, DPF 11, DPF 18 	Approved 18/7/13
13/00711/FUL	Bell Street Investments Ltd, 1A	Eves Corner	Change of current use class from A1 to A1/B1- flexible	24/06/13	No comments	Approved 17/7/13

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/00681/FUL	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>	Refused 18/7/13
12/01868/FUL	Land South of Lower Lodge	Main Road	Agricultural workers dwelling and double garage (previously submitted to Sandon Parish Council for consultation)	15/04/13	<p>The Parish Council would wish to see the following conditions in place if the application is approved:</p> <ul style="list-style-type: none"> -that the occupancy is restricted to currently employed agricultural workers only -that permitted development rights are removed -that the caravan currently in place is removed -that there is an increase of screening around the property. 	Withdrawn 11/7/13

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 23/07/13

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Appendix C
Works to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
13/05576/CAT		51, Land adjacent	Main Road	Norway Maple - overhanging 43 Main Road - fell to ground level and kill/ remove stump	29/07/13	No comments	
13/05575/CAT		43	Main Road	Golden Leyland Cypress x 4 - rear garden - reduce top height by 2.5m and maintain as such for 5 years; Hawthorn x 4 - roadside boundary - reduce top height by 1.5m and maintain as such for 5 years	29/07/13	No comments	
13/05141/TPO		Field South of	Jubilee Rise	Oak (T2) - boundary with 11 Jubilee Rise - crown lift to 3m, cutting to branch collar; reduce lateral spread over 11 Jubilee rise by 2m, cutting to suitable growing points; Oak (T3) - south of car park - crown lift to 4m, removing sub laterals, cutting to branch collar; reduce lateral spread north by 1.5 - 2m, cutting to suitable growing points	29/07/2013	No comments	