



## PLANNING COMMITTEE

### Minutes of the Meeting held on 9th September 2013 at 8pm 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, D Harvey, P Howe, A Keeler, J Scott, J Thomson, M Wood (ex officio)

Additional Members: Mr J Alexander

In Attendance: Hannah Mayes, Assistant Clerk

#### **79 Apologies for Absence**

Apologies were received and accepted from Cllr Berlyn and Mr P Walton (Danbury Society)

#### **80 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 Mrs Chapman declared a non-pecuniary interest in minute 83 in relation to application 13/01027/FUL by virtue of living nearby.

Cllr Thomson declared a non-pecuniary interest in minute 83 in relation to application 13/01195/FUL by virtue of being acquainted with the applicant.

Cllrs Howe and Wood declared a non-pecuniary interest in minute 83 in relation to application 13/00990/FUL by virtue of living nearby

Cllr Allen declared a non-pecuniary interest in minute 83 in relation to application 13/01090/FUL by virtue of being acquainted with the applicant. Cllr Allen did not take part in the discussion regarding this application.

#### **81 Public Question Time (15 minutes allocated)**

There were no members of the public present.

#### **82 Minutes**

Mr J Alexander confirmed that he was not present at the meeting of the 29<sup>th</sup> July 2013.

RESOLVED: that the minutes of the meeting held on 29<sup>th</sup> July 2013 be approved and signed as a correct record.

#### **83 Planning applications – Appendix A**

Five applications were considered and responses agreed. One application had already been approved although CCC had agreed an extension of time.

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.

## **84 Planning decisions – Appendix B**

Thirteen planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

## **85 Trees – Appendix C**

**85.1** Two tree applications were considered and responses agreed. The Assistant Clerk was requested to circulate any Tree Warden comments prior to the meeting.

RESOLVED: that the responses to the tree applications shown in Appendix C be submitted to Chelmsford City Council and that the Tree Warden comments are circulated prior to the meeting.

**85.2 TPO confirmation:** Notification had been received from CCC that a TPO had been confirmed at Chalk Bridge Nursery, Hyde Lane.

RESOLVED: that the information be noted.

**85.3 Tree Planting Grant:** Sites suggested by the Tree Warden last year were Elm Green, St Johns Church and the edge of Dawson Memorial Field. These were not considered suitable areas at that time. Schemes were to be submitted by 14<sup>th</sup> November and Members agreed to leave this item on the agenda for further consideration at the next meeting.

RESOLVED: that the tree planting grant is considered again at the next Planning Committee.

## **86 Street Naming and Numbering**

Notification had been received from CCC regarding the addresses allocated to the development at 20 Runsell Close.

RESOLVED: that the information be noted.

## **87 CCC Planning Committee**

The most recent meeting was held on 20<sup>th</sup> August 2013. The Telecommunications Mast in Little Baddow Road was discussed and subsequently approved. The next meeting would be held on 17<sup>th</sup> September 2013. There was one item relating to Danbury which was an objection to the Tree Preservation Order (TPO/2013/015) at Slough House Wood, Slough Road Danbury.

RESOLVED: that the information be noted.

## **88 Planning Applications from Neighbouring Parishes**

The Assistant Clerk had downloaded the most recent planning applications from Little Baddow and Sandon Parish Councils for Members to note. There was no updated information available from Woodham Ferrers and Bicknacre Parish Council. Cllr Keeler raised concerns regarding application 13/01008/FUL (Levitts Farm, Sporhams Lane) which was the construction of ten stables and associated menage & 1.2m high fence. Although the consultation date had passed, the Assistant Clerk was requested to send comments to CCC.

RESOLVED: that the information be noted and that the following comments be sent to CCC regarding application 13/01008/FUL.

*Danbury Parish Council has only recently been made aware of this application which is adjacent to the parish. The Council is aware that the consultation date had passed but requested that I send their comments to you. The Council felt that this application is visually intrusive and will affect the outlook from Danbury. It will also increase traffic along the surrounding narrow lanes.*

## **89 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.

RESOLVED: that the information be noted.

## 90 Items for Danbury Times

Members were requested to contact Cllr Mrs Chapman if they had any suggestions of planning items for future editions.

RESOLVED: that the information be noted.

## 91 Maldon District Council Draft Local Development Plan Consultation

This document had been circulated prior to the meeting. Members felt that an increase in development in the Maldon District would increase the amount of traffic through the village. The Assistant Clerk was requested to send comments to Maldon District Council regarding this.

RESOLVED: that the following comments are submitted to Maldon District Council.

*The additional development will impact on Danbury by increasing the amount of traffic on the A414. Infrastructure needs to be put in place to accommodate this and route traffic away from the village. The A414 is already overloaded with traffic and an increase in usage would be detrimental to the village.*

## 92 Planning Enforcement Cases

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

**92.2 Old Chase Farm:** A resident had reported a large yellow storage container and signage to the Parish Office. Planning Enforcement confirmed that there was currently an open case with regard to use of the wider site and display of advertisements. They had noted the additional concerns.

**92.3 Southview Road:** CCC had searched the Land Registry and the owner appeared to live in London. A letter had been sent to this property. No remedial works had been carried out and CCC believed that the owner may not be at the address. CCC would update with developments as they occurred.

RESOLVED: that the information be noted.

## 93 Planning matters for report (for information only)

It was reported that there was a fallen branch from a Poplar tree opposite Poultons. The tree needed to be checked for disease and appeared to be on Highways land. The Assistant Clerk would report this to ECC.

## 94 Forthcoming meetings

Meetings were scheduled for 7<sup>th</sup> October, 18<sup>th</sup> November and 16<sup>th</sup> December 2013.

Business having been concluded, the Chairman closed the meeting at 9.05pm.

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL**  
**Planning Committee Agenda: 9<sup>th</sup> September 2013**

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
13/01027/FUL	2	Highfield Close	Dormer window to the side elevation to form extended first floor landing	09/09/13	No comments	
13/01015/FUL	28	Danbury Vale	First floor addition to front & insertion of new first floor side window	09/09/13	No comments	
13/00990/FUL	Crossways, 82	Hopping Jacks Lane	Construction first floor rear extension	09/09/13	CCC had already approved this application prior to the meeting	
13/01090/FUL	Adam House	Cherry Garden Lane	Demolition of existing porch and conversion of Adam House to a pair of semi-detached dwellings with single storey front and rear extensions	09/09/13	We support the comments of the neighbours, particularly regarding access. The information appears to be contradictory and unclear.	
13/01133/FUL	6	Runsell Close	First floor roof extension including side dormer window. Ground floor side lobby extension and covered walkway. Internal re-planning	09/09/13	1. The proposed extension is not subservient. It is visually intrusive, unsympathetic, and out of character with the prevailing street scene; 2. The roof extension appears not to be in accordance with the City Council's design guidance on roof extensions;	
13/01195/FUL	4	Daen Ingas	Loft conversion, including raising height of original ridge, 3 rear facing dormer windows, 2 front facing velux windows.	09/09/13	The proposal is visually intrusive and will dominate the street scene (consisting primarily of bungalows). We object to the application as it currently stands.	

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 02/08/13
13/00689/FUL	3	Runsell Close	Single storey side and rear extension to existing residence	24/06/13	No comments	Approved 24/7/13
13/00742/FUL	10	Runsell Lane	Single storey side extension	29/07/13	No comments	Approved 9/8/13
13/00805/FUL	Cherry Trees	Well Lane	Dropped kerb and tarmac to existing driveway	29/07/13	No comments	Approved 13/08/13
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>	Approved 21/08/13

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 16/08/13
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.	Approved 08/08/13
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	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. 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. 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.	Approved 23/08/13
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.	Approved 27/08/13

<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>
13/00930/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.	Approved 20/08/13
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.	Approved 8/8/13
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	Approved 23/08/13
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)	Approved 2/9/13

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

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
13/05167/TPO		6	Hay Green	T1& T2 - Oaks x 2 in rear garden - Thin crown by 20%, remove deadwood and crossing branches, reduce in height by 3m maximum.	09/09/13	We see no reason for this proposal to reduce these trees by 3 metres and do not support it.	
13/05169/TPO		Darach Lodge, 40	Runsell Lane	Oak (T2) - rear garden - crown thin by 15%, cutting to branch collar; crown lift to 4m, removing epicormic growth, cutting to branch collar	09/09/13	No comments	