

PLANNING COMMITTEE

Minutes of the Meeting held on 22 January 2007 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), S Berlyn, A Keeler, M Telling, J Thomson

Additional members: Mr J Alexander, Mr P Watts

In attendance: Cllr D Bolwell, Cllr A Wells
Mrs E Blyth, Assistant Clerk

Public Question Time

No members of the public were present.

211 Apologies for absence

Apologies were received and accepted from Cllr M Wood.

212 Declarations of Interest

Members were reminded that they must declare any personal or prejudicial personal interests they know they may have in items of business on the meeting's agenda. Unforeseen interests must similarly be declared at the appropriate time.

213 Minutes

RESOLVED: that the minutes of the meeting held on 8th January 2007 be approved and signed as a correct record. There were no matters arising.

214 CBC Planning applications and decisions

214.1 Planning applications were considered and responses agreed, and planning decisions were noted;

214.2 A written report was received from Cllr Telling on the CBC Planning Committee meeting on 16th January at which the 57A Main Road application (funeral parlour doors) was considered. The application related to the installation of new double doors at the rear of the property, and had been approved. Cllr Telling had put the views of the Parish Council. A number of residents raised their objections to the use of the premises as a funeral parlour, but no formal permission was required for this change. The Committee noted that Cllr Kingsley, who had asked for the case to be decided by committee, was not himself present at the meeting.

214.3 RESOLVED:

a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council, and that none of these applications need be referred to the local Ward Members;

b) that the planning decisions shown in Appendix B be noted;

c) that Cllr Telling's report on the CBC meeting of 16th January 2007 be noted with thanks.

215 CBC Planning Committee

It was reported that agenda papers were now sent electronically from CBC and supporting papers were available on the Borough Council's website. The agenda for

the meeting on 16th January, together with the Officer's report on 06/02135/FUL (57A Main Road – Funeral Parlour doors) had been printed out and were available.

216 Printing of CBC Decision Notices

Decision notices were no longer posted to Parish Councils by CBC but had to be downloaded from the CBC website. They were currently printed out before each Planning meeting. After discussion the Committee:

RESOLVED: that in future decision notices would not necessarily be available at a Planning meeting but would be printed out later if requested by a member of the Committee. A list of decisions would continue to be circulated with the agenda as Appendix B.

217 Work to trees

Two new Tree Preservation Orders were noted, as follows:

- TPO 2007/02: 10 Hyde Lane: 3 Oaks, 1 Rowan, 1 Apple, 1 Cherry; Group consisting of 3 Blackthorn and 1 Oak
- TPO 2007/18: 70 Hopping Jacks Lane: 1 Blue Atlas Cedar in front garden

218 Danbury Planning Framework

The Chairman reported that he had had no response as yet from Derek Stebbing regarding arrangements for the Sustainability Appraisal, and he would be trying again to contact Mr Stebbing shortly.

219 East of England Plan: Proposed changes by Secretary of State

This item was carried over from the last meeting. Members considered the list of proposed changes as drawn up by the East of England Assembly and circulated by EALC. It was noted that none of the proposed changes affected Danbury directly. The consultation on the full document (262 pages, available online) ended in March, but EALC required comments for inclusion in its response by 14th February.

RESOLVED: that the Committee did not wish to make any comments on the proposed changes by the Secretary of State to the East of England Plan.

220 'Stop Stansted Expansion' Campaign

A place had been reserved for Cllr Thomson at the Campaign's Community Conference to be held at the Hilton Hotel, Stansted, on Sunday 4th February 2007.

221 St Clere's Quarry – ECC Environmental Award

It was reported that St Clere's Quarry had received a Gold award under ECC's Mineral Working & Environmental Award Scheme 2005/06. The Gold award represented: *"High overall score achieved, reflecting a good standard in all aspects surveyed in respect of the commitment to minimising the potential environmental impact of the mineral operations at the site."*

Cllr Keeler was to represent the Parish Council at the awards ceremony on Tuesday 23rd January 2007.

222 Correspondence

Planning Appeal: Riffhams Farm (06/01650/FUL): The Parish Council had not been formally notified of this appeal, which had come to light when a copy of the Danbury

Society's letter to the Planning Inspectorate had been received. CBC had now confirmed the details of the appeal and had apologised for the oversight in not consulting the Parish Council. There was still time to submit comments to the Inspectorate. After discussion the Committee:

RESOLVED: that the Planning Inspectorate be informed that the Parish Council's objections to planning application 06/01650/FUL (Riffhams Farm) still apply, and that a copy of the decision notice be requested.

223 Enforcement

No matters were raised.

224 Matters for report (for information only)

224.1 Feedback to CBC: Cllr Keeler reminded the Committee that it had proposed to send feedback on completed planning developments to CBC, and members agreed that this be discussed at the next meeting. Members were asked to bring along their suggestions for cases to be included. The list provided for an earlier meeting by the Assistant Clerk would be re-issued to all members, by email where possible.

224.2 CBC Planning training on 17th January: Cllrs Bolwell and Telling reported on the planning training session held recently at the Council Chamber. Although much of the information had been useful there had been some problems, including difficulty in hearing the presentations and the absence of information handouts.

225 Forthcoming meetings

5th and 19th February 2007

Business having been concluded, the Chairman closed the meeting at 9.20pm.

Signed: Chairman

Date:

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Appendix A
CBC Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
06/02561/FUL	Lynchetts	Colemans Lane	Detached car port and mower store	22/01/07	If officers are minded to approve, we would request that a condition be applied preventing future use as residential accommodation. (No representations)	
07/00005/FUL	20	Butts Lane	1 metre high metal railings across site frontage.	22/01/07	No comments (No representations)	
07/00033/REM	Little Gibcracks Farm	Moor Hall Lane	Details of siting, design, external appearance, means of access and landscaping, together with levels of the proposed agricultural dwelling, to discharge conditions 1 and 5 to permission 05/00561/OUT	22/01/07	Should the application be granted we strongly request that conditions be imposed in accordance with Policy RE2 of the Local Plan restricting the use of the dwelling to agricultural need. (No representations)	

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**Appendix B
CBC Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
06/02093/FUL	Russetts	Maldon Road (Gay Bowers)	Single storey rear extension	18/12/06	No comments (No representations)	Approved 05/01/07
06/02196/FUL	1	Manor View	Rear conservatory	20/11/06	No comments (No representations)	Approved 15/12/06
06/02231/FUL	Trotwood Cottage	Colemans Lane	Single storey rear extension (resubmission of 01402/FUL - refused Aug 06)	04/12/06	No comments (No representations)	Approved 03/01/07
06/02299/FUL	Tanglewood	Colemans Lane	Demolition of existing garage and rebuilding of new garage and store	18/12/06	No comments (No representations)	Approved 09/01/07