

PLANNING COMMITTEE

Minutes of the Meeting held on 5 February 2007 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), D Bolwell, A Keeler, M Telling, J Thomson

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

226 New Committee members

The Chairman welcomed Cllr David Bolwell to his first meeting as a full member of the Committee, he and Cllr Alan Wells having been appointed at the Parish Council meeting on 31st January.

227 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn, A Wells and M Wood.

228 Declarations of Interest

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

Cllr Thomson declared a general interest in application 07/00088/FUL (5 Dilston) by virtue of being acquainted with the owner.

229 Minutes

RESOLVED: that the minutes of the meeting held on 22nd January 2007 be approved and signed as a correct record.

Minute 214.2 Funeral Parlour at 57A Main Road: Cllr Telling reported that information received by the Parish Church from the Co-op Funeral Service indicated that hearses would not be kept permanently at the site and that visits by hearses would be kept to a minimum.

230 CBC Planning applications and decisions

Three planning applications were considered and responses agreed. Several planning decisions were noted. The Committee had strong objections to the application for an additional dwelling at the Listed building Poplars, Penny Royal Road, and agreed that the application should be determined by the CBC Planning Committee unless officers decided to refuse it.

230.1 RESOLVED:

a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council

b) that application 07/00096/FUL be referred to the local Ward Members for determination by CBC Planning Committee unless officers were minded to refuse it;

c) that the planning decisions shown in Appendix B be noted.

231 CBC Planning Committee

The agenda for the meeting on 6th February 2007 was noted. There were no matters relating to Danbury.

232 Planning Appeals

232.1 Riffhams Farm (06/01650/FUL): It was noted that the appeal process would involve a Public Inquiry to be held in Chelmsford at a date to be determined;

232.2 New appeal: 05/02403/FUL: Land at Colemans Lane: Change of use to green burial site with associated access, car parking and landscaping.

RESOLVED: that the Committee inform the Planning Inspectorate that its previously stated objections to this development still applied and that it endorsed the decision of Chelmsford Borough Council to refuse the application.

233 Work to trees

The Committee considered applications for work to protected trees. There were no decisions to report on work to trees. A register of TPOs as at 31st December 2006, supplied by CBC, was circulated to members for information.

It was noted that TPO 2006/90 (Woodhill Lodge/Country Park) had been confirmed without modification on 22nd January 2007.

RESOLVED: that the Committee had no comments to make on the applications for work to trees shown in Appendix C.

234 Danbury Planning Framework

The Chairman reported that he was still awaiting a response from Derek Stebbing.

235 Feedback to CBC

A provisional list of cases on which feedback might be provided had been re-circulated following the last meeting. The Chairman had suggested additional cases. After discussion members agreed to consider the matter again and agree a procedure at the next meeting.

RESOLVED: that this item be placed on the agenda for the next meeting and that members consider before then which cases they wished to see followed up.

236 Correspondence

236.1 Building noise and hours of work: Further information received from Keith Holmes and the Environmental Services department was noted;

236.2 'Chelmsford Tomorrow – Have your say': CBC had circulated a letter and brochure on its vision for the future of Chelmsford town. The information was noted.

237 Enforcement

Poplar Farm, Gay Bowers Road: *New access without planning permission.*

The Committee noted that the retrospective planning application had been received by CBC but not yet notified to the Parish Council.

238 Matters for report (for information only)

238.1 Cllr Thomson reported on the conference organised by the Stop Stansted Expansion Campaign which he had attended on 4th February. The Conference had been well-organised and the Campaign group appeared confident of their case.

238.2 Cllr Keeler reported on his attendance at the awards ceremony on 23rd January at which St Clere's Quarry had received a Gold award under ECC's Mineral Working & Environmental Award Scheme 2005/06. He had met representatives of the operators who appeared to take seriously their responsibility to preserve the character of the area. They hoped for another Gold award next year.

239 Forthcoming meetings
19th February, 5th and 19th March 2007

Business having been concluded, the Chairman closed the meeting at 9.38pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00068/FUL	6	Runsell Close	Side roof extension to first floor providing additional bedroom. Ground floor side lobby and covered walkway.	05/02/07	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 Borough's design guidance on roof extensions; 3. This application is even less acceptable than the earlier one (06/02353/FUL, withdrawn) as the enlarged roof extension now covers the whole width of the building. (No representations)
07/00096/FUL	Poplars	Penny Royal Road	Demolition of existing garage and erection of bungalow	05/02/07	1. We object strongly to the construction of any additional dwelling on this sensitive site; 2. Condition 7 of the approval of application 06/00336/FUL precludes the proposed cart lodge/playroom being occupied as a separate residence to ensure that it does not detract from the "historical value or character and appearance of the listed building" (ENV9). The current proposal flies in the face of this condition; 3. The proposal would destroy the setting of the listed building, Poplars, and ruin the landscape and character of the conservation area and a local beauty spot, contrary to policies HC3 of the structure plan and ENV1 and ENV9 of the local plan; 4. The increased footprint over the already approved cart lodge/playroom would be a gross over-development of the site and would result in the appearance of a continuous built frontage inappropriate to this location; <i>Continued....</i>

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00096/FUL <i>continued...</i>	Poplars	Penny Royal Road	Demolition of existing garage and erection of bungalow	05/02/07	<p><i>Continued....</i></p> <p>5. We believe the plans do not accurately show the slope of the land;</p> <p>6. The street scene would be further dominated by parked vehicles in the front garden, further damaging the character of the Conservation Area;</p> <p>7. The additional vehicles and access would add to the existing traffic hazard on this dangerous bend;</p> <p>8. There appears to be no application for Listed Building Consent on land which is covered by the listing of Poplars;</p> <p>9. The reasons for the Inspector's dismissal of the Appeal against refusal of the earlier application (04/01143/FUL) would seem to apply equally to this proposal, ie "The proposals would cause significant harm to the setting of the listed building and to the character and appearance of the Conservation Area" contrary to planning policies. (No representations)</p>
07/00088/FUL	5	Dilston	Replacement conservatory	05/02/07	No comments (No representations)

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
06/02002/FUL Amended	Wildfell	South View Road	Two storey side extension and further extension to existing at first floor level	18/12/06	No comments (1 representation)	Approved 19/01/08
06/02135/FUL	57A	Main Road	Formation of new entrance from service yard in connection with funeral parlour use	04/12/06	See file	Approved 03/01/07
06/02230/FUL	Alver	Colemans Lane	Single storey rear extension (resubmission of 06/01401/FUL - refused Aug 06)	04/12/06	No comments (No representations)	Approved 03/01/07
06/02263/FUL	Riffhams	Riffhams Lane	Single storey extension in existing courtyard as a garden room	18/12/06	No comments (No representations)	Approved 17/01/07
06/02264/LBC	Riffhams	Riffhams Lane	Single storey extension in existing courtyard as a garden room	18/12/06	No comments (No representations)	Approved 17/01/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
06/02337/FUL	Bristol House	Copt Hill	Demolition of existing garages and erection of new games room and separate garage block and garden store	18/12/06	1. If the Council is minded to approve this application, please ensure that the games room is sound proofed so that neighbours and the general area are not exposed to intrusive noise levels; 2. We note the presence of floodlighting on the proposed decking. Please ensure that restrictions are placed on the use of floodlights in order to prevent light pollution and nuisance to adjacent properties; 3. Please ensure that a condition is included preventing the future use of the games room as residential accommodation. (No representations)	Approved 22/01/07
06/02338/CAC	Bristol House	Copt Hill	Demolition of existing flat roofed triple garage block	18/12/06	No comments (No representations)	Approved 15/01/07
06/02345/FUL	Little Bell Hill	Bakers Lane	Demolition of existing garage and replace with cart lodge garage/store with room in roof space	18/12/06	1 Should permission be granted, we ask that a condition be imposed that the roof space is not used for residential occupation; 2 All permitted development rights should be removed; 3 Should the studio be used for musical purposes it should be required to be properly sound-proofed; 4 We note that the property is outside the defined settlement; 5 We are concerned that there is only one entrance/exit in what is essentially a wooden building. (No representations)	Approved 11/01/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
06/02353/FUL	6	Runsell Close	Side roof extension with dormer providing additional bedroom, ground floor side lobby and covered walkway and internal re-planning	18/12/06	<p>1. The proposed extension is not subservient. It is visually intrusive, unsympathetic, and out of character with the prevailing street scene.</p> <p>2. The proposed roof extension appears not to be in accordance with the Borough's design guidance on roof extensions. (No representations)</p>	Withdrawn 18/12/06

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/Date
07/05006/TPO	1986/24	Copperbeech	Woodhill Road	T1 Beech, front garden: crown reduce to previous cutting points	05/02/07	No comments	
07/05010/TPO	2003/87	4	Runsell Lane	T5 Oak, rear garden: crown reduce up to 1m to balance tree. T1 Sycamore, front garden: remove lowest limb growing towards telephone wire.	05/02/07	No comments	
07/05018/TPO	2003/92	54	Hopping Jacks Lane	T1 Oak, T2 Oak: front garden: crown reduce to previous cutting points	05/02/07	No comments	