

PLANNING COMMITTEE

Minutes of the Meeting held on 19th March 2007 at 8.00pm in the Parish Office

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

Additional members: Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

No members of the public were present.

296 Apologies for absence

Apologies were received from Mr J Alexander

297 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 similarly be declared at the appropriate time.

Cllr Wells declared a general interest in the application at Gay Bowers Cottage (07/00453/LBC) by reason of being acquainted with the applicants.

298 Minutes

RESOLVED: that the minutes of the meeting held on 5th March 2007 be approved and signed as a correct record.

299 CBC Planning applications and decisions

Several planning applications were considered and responses agreed. A number of planning decisions were received.

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.

300 CBC Planning Committee

It was noted that the agenda for the meeting to be held on 20th March 2007 contained no items relating to Danbury.

301 CBC Core Strategy & Development Control Policies DPD: Regulation 31 Statement – Summary of main issues raised in representations

The Schedule of Site Specific Representations (Appendix F to the above document) had been circulated. Three of the representations were located in Danbury and two in Sandon. No details were given. The Committee was concerned about the sites in Danbury and also about the 'Sandon urban extension', but needed more information in order to assess the implications.

RESOLVED: that further details of the site specific representations relating to Danbury and Sandon be sought.

302 Work to trees

RESOLVED: that the Committee did not wish to make any comments on the applications shown in Appendix C for work to trees protected by TPOs or in the Conservation Area.

303 Danbury Planning Framework

The Chairman reported that he had made minor changes, as advised by Derek Stebbing, to the information he had provided for the Sustainability Appraisal and would be returning the document to Mr Stebbing for further action.

304 Building developments in Danbury - feedback to CBC

The list of the developments chosen for review and the Councillors responsible for reviewing them had been circulated. Members were reminded that reviews were to be reported at the meeting to be held on Monday 16th April.

305 Correspondence

CBC Parish Councils' Forum: An invitation had been received to the next Forum, to be held at the Civic Centre at 7pm on Wednesday 18th April 2007. The agenda included an update on the LDF including the Site Allocations DPD, electronic consultations and website facilities, planning application consultation policy, and the Tree Warden scheme.

Cllrs Allen, Berlyn, Bolwell, Keeler and Wells indicated that they would like to attend.

306 Enforcement

306.1 Parking enforcement in Well Lane: Andrew Vale of ECC Highways had responded indicating that he was unwilling to expend money placing bollards/posts to prevent parking. He agreed that the photographs showed that drivers were causing an obstruction and had suggested that the police be involved in enforcement. The Committee agreed that the response was not helpful, but that the new PC for the Danbury area should be alerted to the problem.

RESOLVED: that PC Bill Evans be asked to investigate the parking of cars on the green verges and footpath outside the industrial estate on Well Lane.

306.2 Advertising signs in Well Lane: No response had been received from CBC regarding the estate agent's sign on the verge in Well Lane. Further notices had been erected, advertising a new facility on the industrial estate.

RESOLVED: that these matters be taken up with Enforcement.

307 Matters for report (for information only)

Cllr Wood reported seeing a notice in a local store publicising a petition against the possible siting of a new medical centre on Hitchcock's Field;

Cllr Berlyn was concerned to know the current situation regarding the sale and redevelopment of Danbury Park Conference Centre.

308 Forthcoming meetings

To be held on 2nd, 16th and 30th April 2007

Business having been concluded, the Chairman closed the meeting at 9.15pm.

Signed: Chairman

Date:

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Appendix A
CBC Planning Applications

| Ref no | Property | Street name | Proposal | Committee date | Comments |
|-------------------------|------------|-----------------|---|----------------|--|
| 07/00231/FUL | Lyndale | Twitty Fee | Demolition of existing bungalow and garage and erection of new dwelling and cart garage | 19/03/07 | No comments (No representations) |
| 07/00233/FUL | 13 | Daen Ingas | First floor side extension to existing residence | 19/03/07 | No comments (No representations) |
| 07/00244/FUL Amended | 64 | Parkdale | Two storey rear extension, single storey rear conservatory and single storey side extension | 19/03/07 | No comments (No representations) |
| 07/00343/FUL | Bournville | Southwood Chase | Replacement dwelling and garage | 19/03/07 | We presume the application is for the garage only, notwithstanding the proposal being described as "Replacement dwelling and garage". The construction of the replacement dwelling is almost complete. We have no comments to make on the garage. (No representations) |
| 07/00377/FUL | 13 | Hay Green | Rear conservatory, pitched roofs and lantern features to existing roofs and removal of existing single storey extension | 19/03/07 | No comments (No representations) |

| Ref no | Property | Street name | Proposal | Committee date | Comments |
|--------------|--------------------|-----------------|--|----------------|--|
| 07/00422/FUL | 2 | Hyde Green | Demolition of existing house and construction of new house | 19/03/07 | We strongly object to this application: 1. The design is out of keeping with the other houses in Hyde Green and is inappropriate for this location in size, scale and design; 2. We fully support the Case Officer's objections to this original proposal which led to the revised version approved in Sept 2006 (see Design & Access Statement); 3. The proposal will require the destruction of an unspecified number of mature trees. (No representations) |
| 07/00453/LBC | Gay Bowers Cottage | Gay Bowers Lane | Replacement entrance steps to front door | 19/03/07 | No comments (No representations) |

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Appendix B
CBC Planning Decisions

| Ref no | Property | Street name | Proposal | Committee date | Comments | Dec'n & Date |
|--------------|----------|----------------------|---|----------------|--|----------------------|
| 06/02418/FUL | 10 | Hyde Lane (land adj) | Construction of new 5 bedroomed detached house and garage | 18/12/06 | <p>1. We have concern at the proximity of the proposed vehicle entrance to the nearby blind crossroads;</p> <p>2. Whilst we note that there are two other two-and-a-half storey dwellings on either side of the proposed development, we feel that, if approved, the proposal will significantly increase the urbanisation and built feel of this predominantly rural neighbourhood;</p> <p>3. Should the application be approved, please ensure that the Oak tree, T9, is properly protected from any aspect of the development, with particular regard to the new driveway. (No representations)</p> | Approved 25/01/07 |
| 06/02153/FUL | Land at | Colemans Lane | Change of use to keeping horses and erection of 8 no. stables with tack and hay store | 04/12/06 | <p>1 We are extremely concerned at the traffic implications for Colemans Lane, especially as the scale of the proposal suggests a commercial use which would generate unacceptable, large vehicle movement on this very narrow lane;</p> <p>2 We are also very concerned about waste and effluent from the horses finding its way into the watercourses and causing contamination downstream from the site. (1 representation)</p> | Refused 02/03/07 |

| Ref no | Property | Street name | Proposal | Committee date | Comments | Dec'n & Date |
|--------------|-----------------------|-----------------|---|----------------|---|----------------------|
| 06/02459/FUL | Barclays Bank | Eves Corner | Installation of an ATM | 08/01/07 | There are no objections to the ATM in principle, but we have strong reservations about the impact on an already difficult parking situation outside the bank. (1 representation) | Approved 01/02/07 |
| 06/02460/ADV | Barclays Bank | Eves Corner | Static, internally illuminated signs. 1 integrated ATM lightbox and 1 illuminated top panel. | 08/01/07 | No comments (No representations) | Refused 01/02/07 |
| 06/02533/FUL | Poplar Farm | Gay Bowers Road | Change of use of land to form residential curtilage to existing dwelling | 08/01/07 | No comments (No representations) | Approved 12/02/07 |
| 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) | Approved 06/02/07 |
| 07/00005/FUL | 20 | Butts Lane | 1 metre high metal railings across site frontage. | 22/01/07 | No comments (No representations) | Approved 20/02/07 |
| 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) | Approved 27/02/07 |

| Ref no | Property | Street name | Proposal | Committee date | Comments | Dec'n & Date |
|--------------|----------|------------------|---|----------------|--|----------------------|
| 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) | Approved 06/03/07 |
| 07/00088/FUL | 5 | Dilston | Replacement conservatory | 05/02/07 | No comments (No representations) | Approved 27/02/07 |
| 07/00096/FUL | Poplars | Penny Royal Road | Demolition of existing garage and erection of bungalow | 05/02/07 | See file | Refused 16/03/07 |

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Appendix C
Work to Trees

| Ref no | TPO ref | Property | Street name | Proposal | Committee date | Comments |
|---------------|----------------|-----------------------|--------------------|--|-----------------------|-----------------|
| 07/05069/TPO | 2002/25 | 2A | Mill Lane | 3 Oaks: Crown reduce, sever ivy | 19/03/07 | No comments |
| 07/05520/CAT | N/A | Griffin Meadow, 74 | Main Road | Eucalyptus: reduce; 1unknown: reduce to previous cuts | 19/03/07 | No comments |