

PLANNING COMMITTEE

Minutes of the Meeting held on 2nd April 2007 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), M Telling (Vice-Chairman), S Berlyn (to 9.15pm), D Bolwell, A Keeler, J Thomson, A Wells, M Wood

Additional members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

Seven members of the public were present. Five residents raised objections to the proposed change of use of the barns at Riffhams Farm (07/00404/FUL) to allow B2 industrial use. They felt that that B2 use was inappropriate to the rural area, would create noise and disturbance to neighbours, and would be detrimental to the nearby Listed gardens at Riffhams and to users of the public footpath. They drew attention to the previous history of the site, including the refusal of a similar application, which was also turned down on appeal.

A resident spoke in support of her own application, with her husband, for the erection of an additional house on their property at 12 Little Baddow Road (07/00540/FUL). The proposal was for a smaller property of which there was a limited supply in the village.

A resident spoke in support of his application to build an additional property at Arundene, Elm Green Road (07/00585/OUT). Existing outbuildings would be demolished, and the development would be set back from the road to avoid damaging a protected oak tree.

309 Apologies for absence

Apologies were received from Mr P Watts.

310 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.

All Councillors declared an interest in the application at Riffhams Farm (07/00404/FUL) by virtue of one of the applicants being a member of the Parish Council.

Cllrs Telling and Wells declared an interest in the application at Arundene, Elm Green Lane (07/00585/OUT) by virtue of being acquainted with the applicant.

Cllr Allen declared an interest in the letter regarding the footpath adjacent to Highfield Close by virtue of living adjacent to the path himself. He would hand over the Chairmanship of the meeting for that item.

Cllr Thomson declared a prejudicial interest in the application at 10 Hyde Lane (07/00537/FUL) by virtue of living close to the proposal site. He would withdraw from the meeting while the application was discussed.

311 Minutes

RESOLVED: that the minutes of the meeting held on 19th March 2007 be approved and signed as a correct record.

312 CBC Planning applications and decisions

Applications were considered and responses agreed. At the appropriate times, representations made by residents were taken into account. As well as verbal representations in public question time, one letter of objection had been received regarding Riffhams Farm (07/00404/FUL) and three letters of objection had been received in respect of 12 Little Baddow Road (07/00540/FUL).

Cllr Thomson, who had declared a prejudicial interest in the application at 10 Hyde Lane, withdrew from the meeting when that item was discussed.

No planning decisions were received.

RESOLVED:

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

b) that the application at Riffhams Farm (07/00404/FUL) be referred to the local Ward Members with the request that it be determined by the CBC Planning Committee unless officers are minded to refuse it.

313 CBC Planning Committee

No papers had been received.

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

Additional development sites proposed by developers: Information regarding the 'Sandon urban extension' was made available. Further copies would be printed for the next meeting.

315 CBC Parish Councils' Forum

Details of the forum, which was reported at the last meeting, had been circulated to all members of the Parish Council. Cllrs Allen, Berlyn, Bolwell, Keeler and Wells wished to attend.

316 Trees

The following new Tree Preservation Order was noted:

TPO/2007/052: 40 Mill Lane – 1 Oak tree visible from public footpath

317 Danbury Planning Framework

The Chairman reported that the revised Framework, together with the background information on the Parish Plan which he had supplied, had been passed to the Chelmsford Environment Partnership who would carry out the required Sustainability Appraisal. It was possible that the finished Planning Framework and Sustainability Appraisal would be ready for submission to the CBC Cabinet Meeting in June, ahead of the original schedule.

318 Feedback to CBC

Members were reminded that reports should be ready in time for the next meeting, to be held on 16th April. The reports should be in written form, and any which were ready in advance of the meeting should be sent to the Assistant Clerk for circulation.

319 Correspondence

Having declared an interest in the next item, the Chairman stood down and the Chair was taken by the Vice-Chairman, Cllr Telling.

319.1 Footpath adjacent to 8 Highfield Close: A letter from a resident regarding trees near the footpath had been circulated and was discussed.

RESOLVED: that a reply be sent pointing out that the Council had no records relating to the trees or footpath and no jurisdiction over the land; the reply also to mention the need to obtain permission from CBC before carrying out works to any protected trees.

Cllr Allen then resumed the Chair.

319.2 Appeal against refusal of planning permission to install a wind farm at Bradwell on Sea: A letter was received from the group 'BATTLE' seeking support for its campaign to have the appeal dismissed.

RESOLVED: that the matter be referred to Environment Committee.

319.3 Wickham House, Runsell Green (The Old Tea Rooms): Correspondence between Borough Cllr C Kingsley and officers at CBC regarding this long-empty property had been circulated. The possible relevance of the new Empty Homes legislation had initially been raised by County Cllr Norman Hume. Although the legislation would not apply in this case, the Committee was pleased that negotiations were taking place with the owner with a view to the house being restored and returned to use.

320 Enforcement

Advertising signs in Well Lane: CBC Enforcement was investigating the matter of the displays and signs, which appeared to be on Highways land.

321 Matters for report (for information only)

Mr Alexander reported that work had now started on the conversion of the former Unwins store on Maldon Road to a Betting Office;

Cllr Wood reported that the new speed limit signs had been erected in Runsell Lane.

322 Forthcoming meetings

16th and 30th April, 21st May, 4th June 2007

Business having been concluded, the Chairman closed the meeting at 10.15pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00404/FUL	Riffhams Farm	Graces Lane, Little Baddow	Change of use from mixed use comprising agriculture (B, C, D, F) and B8 (E1, E2) to a mixed use comprising Class B8 (A, E, E1, E2) and Class B2 (B, C, D, F)	02/04/07	The Parish Council most strongly objects to this application: 1. We are opposed to any change from the current usage permissions on this site, which is outside the village envelope; 2. The introduction of Class B2 and extension of B8 would have an adverse environmental impact on this sensitive landscape area; 3. There would be an unacceptably large increase in traffic to the detriment of Graces Lane, which is a protected lane; 4. We note that the application does not specify the type of commercial/industrial activity that is proposed. (5 representations)
07/00534/FUL	148	Main Road	Single storey front extension and first storey side extension	02/04/07	No comments (No representations)
07/00540/FUL	12	Little Baddow Road	(Land to rear) Erection of a new dwelling	02/04/07	1. The Parish Council objects to this application on the basis that it will introduce a cramped street scene to this otherwise well spaced residential area; 2. The development is too large for the plot and is out of keeping by way of context, massing and the general street scene. (3 representations)

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00573/FUL	10	Hyde Lane	(Land adjacent) Construct new five bedroomed detached house (amendments to approval 06/02418/FUL)	02/04/07	No comments (No representations)
07/00585/OUT	Arundene	Elm Green Lane	(Land adjacent) Erection of infill dwelling replacing existing pool house and shed	02/04/07	We have concerns about the width of the proposed building in relation to the width of the plot. (1 representation)
ECC Application:					
CC/CHL/33/07	Danbury Park Primary School	Well Lane	Retention of one relocatable classroom unit until 31 March 2010 without complying with condition 2 (time limit) attached to planning permission CC/CHL/23/06	02/04/07	As on previous occasions, we object strongly to the further retention of this relocatable classroom. This is a sought-after school with a stable or growing population, and the provision of appropriate, permanent classroom facilities is essential to the education and welfare of the pupils.
CC/CHL/34/07	Danbury Park Primary School	Well Lane	Retention of two relocatable classroom units until 31 March 2010 without complying with condition 2 (time limit) attached to planning permission CC/CHL/24/06	02/04/07	As on previous occasions, we object strongly to the further retention of these relocatable classrooms. This is a sought-after school with a stable or growing population, and the provision of appropriate, permanent classroom facilities is essential to the education and welfare of the pupils.