

PLANNING COMMITTEE

Minutes of the Meeting held on 30th April 2007 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), M Telling (Vice-Chairman), A Keeler, J Thomson, A Wells, M Wood

Additional members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time One member of the public was present.

338 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn, Cllr D Bolwell and Mr P Watts.

339 Declarations of Interest

Members were reminded that they were required to declare any personal or prejudicial personal interests they knew they might have in items of business on the meeting's agenda. They were reminded that they would need to repeat their declaration at the appropriate point in the meeting and to leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllr Wells declared an interest in the application at 19 Parkdale (07/00596/FUL) by virtue of living in Parkdale.

340 Minutes

RESOLVED: that the minutes of the meeting held on 16th April 2007 be approved and signed as a correct record.

Referring to minute 321 of 2nd April 2007, Mr Alexander pointed out that he had said that work on the conversion of the former Unwins shop had re-started, not started.

341 CBC Planning applications and decisions

Applications were considered and responses agreed. Several 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 the these applications need be referred to the local Ward Members;

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

342 CBC Planning Committee

It was noted that the agenda for the meeting to be held on 8th May 2007 contained no items relating to Danbury.

343 Planning Appeal – Notification of Hearing

06/01146/FUL: Land rear of Airlie, Riffhams Lane: Members were reminded that a hearing was to take place at 10am on Wednesday 16th May at the Civic Centre. Any Councillor wishing to attend was asked to inform the Parish Office as soon as possible. It was noted that Cllr Wells would be attending in a personal capacity as a resident affected by the proposals.

344 Local Development Framework: Core Strategy etc

This item was deferred to the next meeting.

345 Local Development Framework: Regulation 31 Statement – Developers' proposed sites in Danbury and Sandon

Further information regarding the sites in which developers had expressed interest was circulated and discussed.

RESOLVED: that a summary of the Committee's comments be drawn up and reviewed at the next meeting.

346 Trees

An application for work to trees was considered. Reporting on the recent Parish Councils' Forum at CBC, Cllr Keeler raised the issue of Tree Wardens in the parish and their involvement with applications for work to trees. It was agreed that this should be followed up.

RESOLVED:

- a) that no comments be made on the application for works to trees protected by a TPO shown in Appendix C;
- b) that a new TPO at Lyndale, Twitty Fee (TPO 2007/78) be noted;
- c) that information regarding the current Tree Wardens be investigated.

347 Danbury Planning Framework There was nothing more to report at this stage.

348 Feedback to CBC

One report was still outstanding. Members who had not already done so were asked to submit any relevant photos to the Parish Office by email or on disk. The Assistant Clerk would collate the reports into a form suitable for sending to CBC and a draft would be circulated.

349 Correspondence

A resident had written expressing concern at the installation of an ATM machine on Little Baddow Road outside Barclays Bank. Members noted that the Parish Council had raised concerns about the effect on parking and traffic in responding to the planning application. It was suggested that the application might be added to the review for CBC and that the resident who had written might be prepared to contribute comments. The Assistant Clerk would reply to the resident.

350 Enforcement

350.1 Estate Agent's sign, Well Lane industrial estate: ECC Highways had been contacted regarding this sign which had been erected on Highways land. A response was awaited;

350.2 Holes in road, Riffhams Lane: ECC Highways had indicated that the holes were to be repaired prior to surface dressing later in the season. The patching should be completed by the end of May.

351 Matters for report (for information only)
No matters were raised.

352 Forthcoming meetings
21st May, 4th June and 18th June 2007

Business having been concluded, the Chairman closed the meeting at 9.02pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00311/FUL Amended	14	St Clere's Way	First floor extension above existing garage	30/04/07	No comments (No representations)
07/00596/FUL	19	Parkdale	First floor side and rear extension and single storey rear conservatory	30/04/07	No comments (No representations)
07/00600/FUL	Moore's Bridge, 46	Main Road	Knock down and replace existing pony shelter, hay store and feed room with new buildings (no change of use)	30/04/07	No comments (No representations)
07/00771/FUL	28	Main Road	Roof extension plus part basement at the rear, and including front and rear dormers and part integral garage	30/04/07	No comments (No representations)

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**Appendix B
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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)	Refused 11/04/07
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)	Approved 12/04/07
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)	Approved 17/04/07
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)	Refused 23/04/07

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05096/TPO	2001/118	42	Barley Mead	T13 and T14: 2 Oaks - Crown reduce 25% and thin	30/04/07	No comments