



## PLANNING COMMITTEE

### Minutes of the Meeting held on 21<sup>st</sup> May 2007 at 8.00pm in the Parish Office

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

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

No members of the public were present.

#### **1 New member**

Cllr Clacy was welcomed as a new member of the Committee.

#### **2 Election of Chairman for 2007-08**

Cllr Wood nominated Cllr Allen to serve as Chairman. The nomination was seconded by Cllr Bolwell and agreed unanimously.

RESOLVED: that Cllr Allen be elected as Chairman for 2007-08.

#### **3 Election of Vice-Chairman for 2007-08**

Cllr Keeler nominated Cllr Telling to serve as Vice Chairman. The nomination was seconded by Cllr Thomson and agreed unanimously.

RESOLVED: that Cllr Telling be elected as Vice-Chairman for 2007-08.

#### **4 Co-option of Additional Members**

The Committee expressed thanks to Mr Alexander and Mr Watts for serving as additional members and agreed that it wished them to continue.

RESOLVED: that Mr Alexander and Mr Watts be re-appointed as members of the Planning Committee for 2007-08 provided they were willing to continue.

#### **5 Apologies for absence**

Apologies were received and accepted from Cllr Telling, Mr Alexander and Mr Watts. It was noted that Cllr Telling was attending a meeting of Governors of St John's School.

#### **6 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.

All Councillors declared a general interest in item 11.2 below by virtue of one of the signatories of the letter being a parish councillor.

Cllr Wood declared a general interest in the application at 39 Hopping Jacks Lane by virtue of living nearby.

Cllrs Berlyn and Clacy declared a general interest in the application at Ivy Cottage by virtue of being acquainted with the applicant.

### **7 Minutes**

RESOLVED: that the minutes of the meeting held on 30<sup>th</sup> April 2007 be approved and signed as a correct record.

### **8 Tree Warden Scheme**

Members noted that the current Tree Wardens for Danbury, Mrs P Bowen and Mr R Creak, had agreed to attend the meeting on 4<sup>th</sup> June 2007 to report on their work.

### **9 CBC Planning applications and decisions**

Several applications were considered. At the appropriate time, a letter from a resident in connection with Ivy Cottage (07/00842/FUL) was taken into account.

Having declared a general interest, Cllr Berlyn made no comment in the discussion of application 07/00842/FUL (Ivy Cottage).

In view of the full agenda, it was agreed that consideration of the application at The Fairways, Hyde Lane (07/00913/FUL) be deferred to the next meeting, which would take place before the closing date for comments.

RESOLVED:

- a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council
- b) that the application at St George, Southwood Chase (07/00813/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.

### **10 CBC Planning Committee**

It was noted that the agenda for the meeting to be held on 30<sup>th</sup> May 2007 contained no items relating to Danbury.

### **11 Planning Appeals**

11.1 06/01146/FUL Land rear of Airlie, Riffhams Lane: A report by Cllr Wells on the Hearing held at the Civic Centre on Wednesday 16<sup>th</sup> May had been circulated and was noted. Cllr Wells was thanked for his report;

11.2 06/01650/FUL Riffhams Farm, Graces Lane: A letter had been received from the appellants regarding the Parish Council's handling of their earlier application, 04/01220/FUL, which had been considered at meetings on 5<sup>th</sup> July and 2<sup>nd</sup> August 2004. The letter was discussed and a number of points made. Members requested that more research be done regarding the meetings and correspondence in 2004 before a reply was composed.

RESOLVED: that an interim response be sent indicating that the Committee had considered the letter and that further research was required before sending a formal response.

## **12 Local Development Framework: Core Strategy Examination**

Cllrs Allen and Clacy expressed an interest in attending the Pre-Examination Meeting on Tuesday 5<sup>th</sup> June at 10am in the Council Chamber, Civic Centre. The Committee wished the Council to be represented at the Examination later in the year. The requests to attend would be submitted to the Programme Officer for the Examination at CBC.

RESOLVED: that the Parish Council submit a request to send one or more representatives to the Pre-Examination meeting on 5<sup>th</sup> June 2007 and also to the subsequent Public Examination.

## **13 LDF: Reg 31 Statement – Developers’ proposed sites in Danbury & Sandon**

A summary of the points agreed in discussion at the last meeting had been circulated. Minor amendments were discussed and agreed, including a query regarding the flood plane in relation to the area adjacent to St Clere’s Hall.

RESOLVED: that the agreed comments be finalised and sent to Chelmsford Borough Council’s Planning department.

## **14 Trees**

Three applications for works to trees protected by a TPO were considered and a number of new tree preservation orders in Hopping Jacks Lane were noted. The new TPOs replaced older ECC Orders which were being reviewed and replaced.

RESOLVED:

- a) that the Committee had no comments to make on the applications for work to protected trees shown in Appendix C;
- b) that the new TPOs shown in Appendix C be noted.

## **15 Danbury Planning Framework**

There was nothing to report.

## **16 Feedback to CBC**

The summary of comments to be submitted to CBC was not yet ready and would be submitted to a subsequent meeting. Members noted that the resident who had written regarding the Barclays ATM had agreed to monitor its use and to report.

## **17 Correspondence**

17.1 Antennas on Water Tower mast: CBC had responded to the Council’s enquiry regarding the maximum number of antennas permitted on the Water Tower mast by indicating that no maximum had been set. The response, which had been circulated, also listed the antennas currently on the mast.

RESOLVED: that a further enquiry be sent pointing out that there was a maximum figure for the Bakers Lane mast and asking whether a nominal maximum figure could be set for the Water Tower mast.

## **18 Enforcement**

No matters were raised.

**19 Matters for report** (for information only)

The Chairman reported that the Government White Paper on Planning had just been published for consultation.

**20 Forthcoming meetings** 4<sup>th</sup> June; 18<sup>th</sup> June; 2<sup>nd</sup>, 16<sup>th</sup> and 30<sup>th</sup> July 2007

Business having been concluded, the Chairman closed the meeting at 10.08pm.

Signed: ..... Chairman

Date: .....

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**Appendix A**  
**Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00735/FUL	25	The Avenue	Single-storey side and rear extension	21/05/07	No comments (No representations)
07/00774/FUL	Coverdale	Elm Green Lane	Side-facing dormer window and roof extension	21/05/07	We note that the dormer windows overlook the neighbouring property of 'Woodcote' and suggest that, if officers are minded to approve the application, obscure glass would be appropriate for the dormer windows and stair light window. (No representations)
07/00776/FUL	2A	Mill Lane	Single-storey conservatory	21/05/07	No comments (No representations)
07/00809/FUL	39	Hopping Jacks Lane	Front porch extension	21/05/07	No comments (No representations)
07/00813/FUL	St George	Southwood Chase	Demolition of existing bungalow and replacement with a two-storey chalet-style house (replaces refusal of 06/01447/FUL)	21/05/07	1. The Parish Council strongly objects to this inappropriate proposal in a rural setting outside the defined settlement. It would be a further erosion of the unique character and landscape of Southwood Chase; 2. Additionally we feel strongly that the proposal is a 'hotch potch'. There are many differing roof lines and the dormers are of different sizes and positions and are not in accordance with planning guidance. 3. Should the application be approved, we request that permitted development rights be withdrawn. (No representations)
07/00842/FUL	Ivy Cottage	Gay Bowers Lane	Two-storey and single storey rear extension to existing residence	21/05/07	We are concerned that the proposed extension will make an already large property even larger and detract from the general street scene. Also the site is outside the defined settlement boundary. (1 representation)

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00851/FUL	12	Mildmays	Conversion of roof space. Front and rear 1½ storey extensions	21/05/07	We strongly object to this overdevelopment of the site which is not complementary with the general street scene. The roof line presents a hotch-potch of conflicting lines and the proposed entrance/front gable is above the existing ridge, contrary to planning guidance. (No representations)
07/00862/FUL	89	Mill Lane	Raising roof to become two-storey dwelling, extension to front of garage and new roof to existing garage	21/05/07	Despite the rather mixed street scene, the scale, massing and bulk of the proposed extension make it out of character with, and unsympathetic to, the currently prevailing street scene comprised of more modestly-sized dwellings (ENV1) (No representations)
07/00900/FUL	28	Danbury Vale	Alterations and single-storey front extension	21/05/07	We have reservations about the arched porch/portico. This feature brings forward the entire front building line and is out of character with the prevailing street scene. We have no comment on the rest of the proposal. (No representations)

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**Appendix B  
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/00534/FUL	148	Main Road	Single storey front extension and first storey side extension	02/04/07	No comments (No representations)	Approved 08/05/07
07/00453/LBC	Gay Bowers Cottage	Gay Bowers Lane	Replacement entrance steps to front door	19/03/07	No comments (No representations)	Approved 24/04/07
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)	Approved 11/05/07
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. (4 representations)	Refused 09/05/07

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**Appendix C**  
**Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05126/TPO	2001/24	40	Hopping Jacks Lane	Fell dying Birch tree on boundary with Nutters	21/05/07	
07/05115/TPO	2007/02	10	Hyde Lane	Crown lift/reduce 3 Oaks on boundary	21/05/07	
07/05111/TPO	2007/43	6	Hyde Lane	Crown reduce one Horse Chestnut in rear garden	21/05/07	
<b>New Tree Preservation Orders:</b>						
TPO	2007/54	1	Butts Lane (land adj)	Replaces 1964/18 (part)	21/05/07	
TPO	2007/55	7	Butts Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/56	1	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/57	7	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/58	11	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/59	13	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/60	15	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	

<b>Ref no</b>	<b>TPO ref</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
TPO	2007/61	21	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/62	23	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	
TPO	2007/63	25	Hopping Jacks Lane	Replaces 1964/18 (part)	21/05/07	