



PLANNING COMMITTEE

Minutes of the Meeting held on 4th June 2007 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), S Berlyn (to 8.45pm), D Bolwell, H Clacy, A Keeler, J Thomson, M Wood

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk
Mrs M Saunders, Clerk
Mrs P Bowen and Mr R Creak, Tree Wardens (for item 24)

Public Question Time

Around 12 members of the public were present. The majority attended to express their objections to application 07/00208/FUL at 15 Hopping Jacks Lane (demolition of existing house and erection of 9 one- and two-bedroomed flats). Their comments included the following main points:

- The arrangements for parking were unsightly, insufficient, raised safety concerns and would increase on-street parking;
- The proposal was an overdevelopment of the site, and the large footprint was very close to adjacent houses and might cause undermining;
- The development would remove the green frontage which was part of the character of Hopping Jacks Lane – neighbouring properties were set back from the road. There was particular concern for a protected Walnut tree.
- There was no provision for rubbish and recycling bins for nine households.

One resident attended in connection with the retrospective application for external lighting around a ménage at Ludgores Farm (07/00950/FUL). He reported that the lighting was inappropriate in the rural area and intrusive into his property.

19 Apologies for absence

Apologies were received and accepted from Cllrs M Telling and A Wells.

20 Declarations of Interest

Members were reminded that they must declare any personal or prejudicial interests they knew they might have in items of business on the meeting's agenda. 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 Berlyn declared a prejudicial interest in the application at 15 Hopping Jacks Lane by virtue of living next door to the proposed development. He left the meeting before the application was considered.

Cllr Wood declared a general interest in the applications at 15 Hopping Jacks Lane and 2 The Leeway, by virtue of living nearby.

21 Minutes

RESOLVED: that the minutes of the meeting 21 May 2007 be approved and signed as a correct record.

22 CBC Planning applications and decisions

Having declared a prejudicial interest in the application at 15 Hopping Jacks Lane, Cllr Berlyn made a statement about the application as permitted by the Standing Orders of the Council and the approved Code of Conduct for councillors. Cllr Berlyn then left the meeting.

Applications were considered and responses agreed. At the appropriate times, written and verbal representations were taken into account in relation to 15 Hopping Jacks Lane and lighting at Ludgores Farm. Details of several planning decisions were circulated and noted.

RESOLVED:

- a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;
- b) that the application at 15 Hopping Jacks Lane (07/00208/FUL) be referred to the local Ward Members with the request that it be determined by the CBC Planning Committee unless officers were minded to refuse it;
- c) that the planning decisions shown in Appendix B be noted.

23 CBC Planning Committee

No papers had been received. (Next meeting: Tuesday 19th June 2007)

24 CBC Tree Warden Scheme

The Chairman welcomed Danbury's two Tree Wardens, Mrs P Bowen and Mr R Creak, to the meeting. It was explained that the Tree Warden scheme was a national initiative. CBC had described the Wardens as being 'the eyes and ears' of its arboriculturalists. Mrs Bowen talked about her activities in reporting fallen branches and the unauthorised felling of trees, mainly in her own area of the village. More Wardens were needed to cover other areas. CBC held regular training sessions and meetings, but these were being reduced. Following a suggestion by Mrs Bowen, there was to be a training session for Wardens at Danbury Country Park on 13th June consisting of a guided tour by the Park Ranger and ECC's Arboricultural Officer. Mr Creak was currently considering whether to continue as a Warden.

Cllr Wood suggested that an item about the role of Tree Wardens be included in the next issue of Danbury Times. It was also suggested that Parish Council be made aware of the scheme and that Councillors be asked to report tree issues to the Wardens.

RESOLVED: that the Tree Warden Scheme be placed on the Parish Council agenda in July and that information about the scheme be included in the Autumn edition of Danbury Times.

Mrs Bowen and Mr Creak were thanked for attending and then left the meeting.

25 Planning Appeals

06/01220/FUL Riffhams Farm, Graces Lane: In view of the time, the Committee agreed to defer consideration of a draft response to the appellants' letter to the next meeting. It was agreed that the matter must be dealt with at that meeting.

26 Local Development Framework: Pre-Examination meeting

Members noted that Cllr Clacy hoped to attend this meeting on 5th June and would report back to the Committee.

27 Trees

RESOLVED:

- a) That the Committee had no comments to make on the applications for works to trees protected by a TPO or in the Conservation Area as shown in Appendix C;
- b) That variations to two TPOs be noted (Appendix C).

28 Danbury Planning Framework

There was nothing to report.

29 Feedback to CBC

This item was deferred.

30 Correspondence

A pre-application consultation had just been received from Arqiva for the installation of a ground-based, 1.2m satellite dish near the Bakers Lane telecommunications tower. As Arqiva’s timescale did not allow for formal consideration of the consultation, the Assistant Clerk would respond reiterating the Council’s previous opposition to any increase in antennas and dishes at the site, which was close to two schools, houses and a medical centre.

31 Enforcement

No matters were reported.

32 Matters for report (for information only)

It was reported that Borough Cllr Bob Shepherd had made a verbal offer to speak in support of the Parish Council at CBC Planning Committee meetings where applications referred by the Parish Council were discussed.

33 Forthcoming meetings

18th June and 2nd, 16th and 30th July 2007

Business having been concluded, the Chairman closed the meeting at 10.37pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00208/FUL	15	Hopping Jacks Lane	Demolition of existing care home and erection of 2 one-bedroomed and 7 two-bedroomed flats	04/06/07	<p>We strongly object to the application for the following reasons:</p> <ol style="list-style-type: none"> 1. There are too many dwellings in the proposed development, in contravention of PPG3; 2. The number of dwellings would be an over-development, creating a building that is out of character with the street scene by way of massing, scale and size; 3. The unrealistic number of dwellings leads to an unacceptable parking arrangement. The proposed parking area has been described as resembling a 'car showroom forecourt'; 4. The extensive vehicle crossover will lead to parking congestion in Hopping Jacks Lane, which is already congested especially at peak times; 5. The traffic situation will impinge on the safety of pedestrians; 6. The proposed parking layout appears to encroach on Highways land, which is unacceptable, and will be detrimental to the appearance of the established footway; 7. There is no provision for refuse receptacles in the proposals; 8. There will be significant over-looking from the development into neighbouring properties and vice-versa; 9. The walnut tree, which is protected by a TPO (2007/060), is vulnerable to damage during any building work and it would appear the developers wish to remove it. We strongly wish the tree to remain; 10. It appears that the existing flooding problem at the rear will be exacerbated and will potentially affect the lower ground floor flats and neighbouring properties; 11. In overall appearance, the rear of the building is a hotchpotch with many differing rooflines. (10 representations)

Ref no	Property	Street name	Proposal	Committee date	Comments
07/00913/FUL	The Fairways	Hyde Lane	Two-storey rear extension and first floor side extension over garage with front dormer windows	04/06/07	No comments
07/00949/CLEUD	Ludgores Farm	Ludgores Lane	Conversion of existing piggery building into stables	04/06/07	We have no objection to the continuing use of the piggery as stables on the basis that they are for the sole use of the occupants of Ludgores Farm.
07/00950/FUL	Ludgores Farm	Ludgores Lane	Erection of lighting around an existing ménage (retrospective application)	04/06/07	We feel the presence of the lighting is obtrusive, and neighbours have said it penetrates into their premises. However, if officers are minded to approve we strongly request that a finishing time of 7pm for operation of the lights be imposed. (1 representation)
07/00951/CLEUD	Ludgores Farm	Ludgores Lane	Construction and use of a ménage	04/06/07	If lawful use is established, we strongly urge that a condition be imposed that the ménage is used solely by the occupants of Ludgores Farm.
07/00997/FUL	Shaftmoor	Horne Row	Cart lodge, blocking up of existing access and new railings to front boundary	04/06/07	We object strongly to the installation of railings, which are not complementary and would be out of keeping with the street scene in this rural environment.
07/01024/FUL	60	Parkdale	First floor front extension	04/06/07	No comments
07/01044/FUL	2	The Leeway	Single storey side extensions	04/06/07	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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)	Refused 01/06/07
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)	Withdrawn 14/05/07
ECC Decisions:						
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 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.	Approved 29/05/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 29/05/07

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05140/TPO	2007/057	7	Hopping Jacks Lane	T1 - Willow: reduce to height of 7.5m	04/06/07	No comments
07/05142/TPO	2007/018	70	Hopping Jacks Lane	T1 - Blue Atlas Cedar: Crown lift to achieve clearance of 4 m	04/06/07	No comments
07/05544/CAT	N/A	27	Maldon Road	Sycamore - remove. Implicated in subsidence.	04/06/07	No comments
Variation on a TPO:						
Variation	2003/080	Rear of Airlie	Riffhams Lane	To correct inaccurate plotting of Oaks T4 and T5 on original plan	04/06/07	Noted
Variation	2007/040	3	Hyde Green	T4 and T5: Wrongly identified as Malus, should be Prunus	04/06/07	Noted