



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 18<sup>th</sup> June 2007 at 8.00pm in the Parish Office**

**Present:** Cllrs A Allen (Chairman), S Berlyn, H Clacy, A Keeler, M Telling, J Thomson, A Wells.

Additional members: Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

No members of the public were present.

#### **34 Apologies for absence**

Apologies were received and accepted from Mr J Alexander and Cllrs D Bolwell and M Wood.

#### **35 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. No declarations were made.

#### **36 Minutes**

RESOLVED: that the minutes of the meeting 4<sup>th</sup> June 2007 be approved and signed as a correct record.

#### **37 CBC Planning applications and decisions**

37.1 15 Hopping Jacks Lane (07/00208/FUL): It was reported that, following a decision at Environment Committee on 6<sup>th</sup> June, an additional comment was sent to CBC asking that, if the application were approved, a Section 106 agreement be applied to the development with some of the income coming to the Parish Council;

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

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.

#### **38 CBC Planning Committee**

It was noted that the agenda for the meeting on 19<sup>th</sup> June 2007 did not include any items relating to Danbury.

#### **39 Application 04/01220/FUL – Riffhams Farm**

A draft response to the letter from the appellants was discussed and minor amendments agreed.

RESOLVED: that the letter, as amended, be sent

## **40 Planning Appeal**

### 05/02403/FUL Woodland Burial Site, Colemans Lane

The Committee noted that the Planning Inspector had dismissed the appeal against refusal of planning permission in this case.

## **41 Trees**

40.1 Work to trees: Applications for works to trees protected by a TPO or in the Conservation Area were considered and responses agreed. Members were concerned that the Oak tree to be felled at 8 Green Meadows might be one which was on a boundary affected by a recent planning application at 2 Dilston.

RESOLVED: that responses to applications for work to trees shown in Appendix C be submitted to CBC

40.2 New Tree Preservation Order: Details of a new TPO relating to a wooded area at The Cabin, Lingwood Common, were considered, along with a variation to a TPO at Coppins, Elm Green Lane.

RESOLVED:

a) that CBC be informed that the Council supported the imposition of new TPO 2007/065 at The Cabin, Lingwood Common, in order to preserve this local woodland;

b) that the variation to TPO 2003/022 at Coppins, Elm Green Lane, be noted.

## **42 Representation at CBC Planning Committee**

Cllr Bob Shepherd had offered to represent the Council at CBC Planning Committee meetings when an application was referred by the Parish Council. He had now set out a procedure for this, which had been circulated to members. Applications would continue to be referred through Cllr Kingsley, as at present, and a Parish Councillor must also attend the CBC Committee meeting.

## **43 Street Naming**

CBC had consulted the Council regarding a resident's request that the unnamed lane (footpaths 59 and 12) running from Main Road to Lingwood Common and giving access to properties on Lingwood Common be named 'Bell Hill Wood'. Members were concerned that this name would be misleading and the alternative of Lingwood Common Lane was proposed.

RESOLVED: that to avoid confusion the lane be named Lingwood Common Lane as this is the area ultimately accessed by the lane.

## **44 LDF Pre-Examination meeting 5<sup>th</sup> June 2007**

Cllr Clacy had attended the meeting on behalf of the Parish Council and gave a brief report. The Inspector had described his role and the requirement for impartiality and consultation with all parties. He explained how the Public Examination would be conducted and that all aspects of the Framework documents would be looked at, from transport and jobs to flood defences. The Inspector took questions from the floor and around 6-8 questions were asked.

## **45 Baker's Lane Telecoms site – Pre-application consultation**

Arqiva had agreed to await a formal reply from the Council although it would miss their deadline. In discussion of the proposed, ground-based, satellite dish members remained opposed to any expansion of the site and increased emissions. Questions arose as to how the frequency of the proposed system compared with the Tetra

system. This was also a digital system and safety concerns had led to some European countries deciding not to use it.

RESOLVED: that a response be sent stating that the Parish Council was opposed to any expansion of the site, and asking for clarification of the digital frequency used by the proposed new equipment together with information on the current total emissions from the site.

#### **46 Danbury Planning Framework**

The Chairman would be contacting Derek Stebbing shortly.

#### **47 Feedback to CBC**

The summary report should be available for consideration at the next meeting.

#### **48 Correspondence**

47.1 15 Hopping Jacks Lane (07/00208/FUL): The Danbury Society and a number of residents have sent in copies of their letters of objection to Town Planning;

47.2 BAA Stansted Airport expansion: Surface Access consultation: The letter received from the Stop Stansted Expansion campaign group was noted.

#### **49 Enforcement**

a) Shaftmoor, Horne Row: Cllr Keeler reported that the existing garage at this property had been converted into a room and it was unclear whether planning permission was required. A planning application for a cartlodge and other matters had been considered at the last meeting (07/00997/FUL). It was agreed that the conversion of the garage be queried with CBC;

b) Estate Agent's sign, Well Lane: The sign was still in place and this would be raised again with ECC Highways;

c) Advertising sign, Hyde Lane: Cllr Thomson reported that a very large advertisement for the new house at 10 Hyde Lane had been placed at the top of the lane. It was agreed that this be raised with CBC;

d) Painted wall, house adjacent to 146 Main Road: The wall had been painted a colour which did not blend with neighbours and was out of keeping with the area. It was agreed that CBC be consulted as to whether there had been any breach of planning rules.

#### **50 Matters for report (for information only)**

The Assistant Clerk reported that a letter had been received from Mr R Creak resigning as a Tree Warden for the parish.

#### **51 Forthcoming meetings**

2<sup>nd</sup>, 16<sup>th</sup> and 30<sup>th</sup> July 2007. No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.37pm.

Signed: ..... Chairman

Date: .....

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

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
07/01047/FUL	Bristol House	Copt Hill	Single-storey 2-bay building. 1 garaged bay and 1 open carport	18/06/07	No comments
07/01081/FUL	Oak Bungalow	Hyde Lane	Proposed front, side and rear extensions and alterations	18/06/07	No comments
07/01106/FUL	Wildfell	South View Road	Two-storey side extension and further extension to existing at first floor level	18/06/07	No comments
07/01127/FUL	95	Mill Lane	Porch at front of dwelling (single storey)	18/06/07	No comments
07/01128/FUL	67	Maldon Road	Two-storey side and rear extensions, single storey front extension	18/06/07	No comments

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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/00311/FUL	14	St Clare's Way	First floor extension above existing garage	30/04/07	No comments (No representations)	Approved 15/05/07
07/00569/FUL	Homefield	Gay Bowers Road	Single storey front and rear extensions; infill conservatory and detached garage	16/04/07	No comments (No representations)	Approved 04/05/07
07/00589/TELFUL	EEB Mast	Water Tower, Main Road	Installation of 3 no. UMTS antennas on the existing tower and 2 no. associated equipment cabinets	16/04/07	If officers are minded to approve, permission should be conditional on the removal of all redundant equipment and/or buildings as shown on the plans. The provision of the additional antennas must not exceed the current maximum equipped level for the tower. (No representations)	Approved 07/06/07
07/00596/FUL	19	Parkdale	First floor side and rear extension and single storey rear conservatory	30/04/07	No comments (No representations)	Approved 25/06/07
07/00600/FUL	Moores 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)	Approved 04/06/07
07/00735/FUL	25	The Avenue	Single-storey side and rear extension	21/05/07	No comments (No representations)	Approved 04/06/07

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**Appendix C  
Work to Trees**

<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>
07/05149/TPO	2000/14	8	Green Meadows	T6 Oak on rear boundary - fell	18/06/07	If this tree provides screening in relation to proposed development at 2 Dilston the Council objects to the felling. (Note: Tree is not adjacent to development and has died.)
07/05152/TPO	2001/50	93	Main Road	Norway Spruce in rear garden - crown lift	18/06/07	No comments.
07/05536/CAT	N/A	The Green	Eves Corner	Weeping Willow adjacent to bench - fell to ground	18/06/07	Noted. (Recommended by PC's tree consultant.)
07/05546/CAT	N/A	93	Main Road	Willow - pollard. Spruce, Silver Birch, Hawthorn - crown lift	18/06/07	No comments.
<b>NEW TPO</b>	2007/065	The Cabin	Lingwood Common	Woodland, comprising Oak, Hornbeam, Birch, Holly, Field Maple, Blackthorn, Ash and Hazel	18/06/07	The Council supports this new TPO.
<b>Variation to TPO</b>	2003/022	Coppins	Elm Green Lane	T2 and T3 (Hawthorn) have been lost and replaced by two Field Maple	18/06/07	No comments.