



PLANNING COMMITTEE

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

Present: Cllrs A Allen (Chairman), D Bolwell, H Clacy, A Keeler, M Telling, J Thomson, M. Wood, A Wells.

Additional members: Mr J Alexander

In attendance: Mrs M Saunders, Clerk to the Council

Public Question Time

Four members of the public were present in connection with the Heronslea application (07/01155/OUT) who wished to bring to the Council's attention their objections to the application. One member of the public attended in connection with the Brackhurst application (07/01099/FUL) who wished to observe the process. A further member of the public was present who wished to listen to the meeting.

52 Apologies for absence

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

53 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.

54 Minutes

RESOLVED: that the minutes of the meeting held on 18th June 2007 be approved and signed as a correct record.

55 CBC Planning applications and decisions

A further Member of the Public arrived.

55.1 Planning Applications: Three applications were considered and responses agreed. No planning decisions were brought before the Committee.

RESOLVED:

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

b) that application 07/01155/OUT (Heronslea) be referred to Ward Members with the request that it be determined by the CBC Planning Committee unless officers were minded to refuse it.

Five members of the public left the meeting at this point.

55.2 ESS/58/06/CHL and ESS/59/06/CHL St Cleres Hall Pit Danbury: ECC had raised a query regarding the Council's comments on these applications. The Committee reaffirmed its earlier comments, ie

a) The Parish Council is concerned at the nearly 50% increase in traffic movements from Monday to Friday which would cause disruption to traffic especially in the early part of the day when a significant proportion of the increase would take place.

b) There would inevitably be an increase in the sediment falling from lorries onto the road, leading to road safety issues.

In addition members wished to know what conditions would be imposed on approval.

RESOLVED: that the Clerk write back with the above comments.

56 CBC Planning Committee No items were brought to Committee

57 Application 04/01220/FUL – Riffhams Farm

A further letter had been received. Members stated that new questions should be answered and the Clerk and the Assistant Clerk should draft a letter for the next meeting.

RESOLVED:

a) that an acknowledgement letter be sent;

b) that the Clerk and the Assistant Clerk Planning draft a response for consideration at the next Planning Meeting.

58 Trees

58.1 TPO 2007/065 Coppins, Elm Green Lane: Chelmsford Borough Council had confirmed that an objection had been raised to this TPO and therefore the matter would be determined by Committee;

58.2 07/05149/TPO 8 Green Meadows: (see also minute 40 of 18th June) Chelmsford Borough Council reported that the tree to be felled had died and was dangerous. Permission was not required to fell it and the consultation had been sent to the Council in error. The tree was not adjacent to 2 Dilston;

58.3 Works to Trees: Members considered works to trees protected by a TPO at The Cabin, Lingwood Common (see Appendix B).

RESOLVED: that the tree works be noted.

59 Street Naming and House Numbering

59.1 Unnamed Lane – Main Road/ Lingwood Common: (see also minute 42 of 18th June) Further correspondence had been received from Chelmsford Borough Council with an alternative naming suggestion.

RESOLVED: that the Clerk reply to CBC stating the Council's preference for the name 'Lingwood Common Lane' as the Footpath led to Lingwood Common.

59.2 Addresses at 31 Maldon Road and 10 Hyde Lane: New house numbering schemes for these locations were noted.

60 Local Development Framework

This item was deferred until the next meeting.

61 Arqiva Consultation – Bakers Lane Tower (Minute 43 of 18th June refers)

The agent had advised that the proposed ground-based satellite dish would receive only and there would therefore be no additional emissions. As requested by the Council, the agent had submitted information concerning the current emissions level from the site, and documentation was circulated to the meeting.

RESOLVED: that this item be left on the Agenda.

62 Danbury Planning Framework

The Chairman of the Planning Committee had contacted Derek Stebbing who had stated that the document had now been through the Sustainability Appraisal with the Chelmer Environment Partnership. Further contact would be made with the Chairman prior to the document going to Chelmsford Borough Council's Cabinet Meeting.

63 Feedback to CBC

This item was deferred to next meeting.

64 Correspondence

64.1 EALC Parish Plan Competition: This was a new competition for 2007. The closing date was the 12th July. Members agreed that they wished to enter the competition.

RESOLVED: that the Clerk forward Danbury's Parish Plan for the competition.

64.2 07/01106/FUL Wildfell, Southview Road: A resident had copied to the Council his letter to CBC supporting this application but requesting a condition regarding working house and noise. The letter was noted.

64.3 Chelmsford Borough Core Strategy: A draft programme for the Examination in Public had been received. Danbury's representation was among those to be heard on Thursday 13th September 2007 at 10.00 am, continuing at 2 pm. Friday 14th September is allocated to 'site visits'. Members wished this item to be placed on the agenda for the next meeting.

65 Enforcement

65.1 Estate Agent's sign, Well Lane: Essex County Council Highways had asked the Agents to remove the sign and they had agreed to do so.

65.3 Conversion of garage to Living accommodation: The question was raised as to whether the conversion of a garage into living accommodation required a change of use application.

RESOLVED: that the Clerk ascertain whether a garage converted to living accommodation required an application for change of use.

66 Matters for report (for information only)

No reports were made.

67 Forthcoming meetings 16th and 30th July 2007. No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.42pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
07/01188/FUL	Lyndale	Twitty Fee	Single storey rear and side extension, new front porch and pitched roof on garage	02/07/07	We note the property is outside the defined settlement.
07/01155/OUT	Heronlea	Horne Row	Erection of a chalet bungalow in rear garden with separate access (all matters reserved for subsequent approval)	02/07/07	<ol style="list-style-type: none"> 1. We strongly object to this backland development which will adversely affect the amenities of adjoining properties; 2. There will be increased traffic flow over an existing narrow, unmade road; 3. The proposed development would set an unacceptable precedent in the immediate vicinity of the application; 4. We believe the proposal contravenes ENV20 in that it will not improve the existing amenity or environment; 5. Emergency vehicles would experience great difficulty in accessing the site; 6. Several mature trees appear to be under threat in the future from the proposal; 7. We are informed that there are several significant errors in the submitted plans.
07/01099/FUL	Brackhurst	The Common	Demolition of existing dwelling and construction of new dwelling	02/07/07	We note the property is outside the defined settlement.

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Appendix B
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05165/TPO	2007/065	The Cabin	Lingwood Common	W1 (Woodland): Willow - re-pollard annually; clear Blackthorn scrub; thin young self-seeded trees and clean out dead wood.	02/07/07	The PC noted the works.