

DANBURY PARISH COUNCIL

## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 16<sup>th</sup> July 2007 at 8.00pm in the Parish Office**

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

Mr P Wells attended and spoke in connection with the matter under minute 73 below relating to land owned by himself and his wife at Riffhams Farm. He highlighted a number of points from his letters to the Council of 21<sup>st</sup> April and 21<sup>st</sup> June 2007 regarding the two meetings of the Council's Planning Committee in 2004 at which his planning application 04/01220/FUL was discussed. In particular, he wished the Parish Council to clarify a reference to assurances from residents, made in a letter to Chelmsford Borough Council in connection with the application. Mr Wells also drew attention to neighbours' letters of objection to an application for a goods vehicle operator's licence at the site in 2006. He emphasised the wish of himself and his wife to live on the land at Riffhams Farm with their family as an alternative to the current approved industrial use. At the conclusion of Mr Wells' statement the Chairman thanked him for attending, and Mr Wells then left the meeting.

#### **68 Apologies for absence**

Apologies were received and accepted from Cllr A Wells.

#### **69 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.

Cllr Berlyn declared a general interest in the application from Arqiva (07/01337/TEL56) by virtue of working for the Ambulance Service which had business dealings with Arqiva;

Cllr A Allen declared a general interest in the application at Beeleigh, Southview Road (07/01282/FUL) by virtue of living in the same road;

All members declared a general interest in item 73 (Riffhams Farm) by virtue of knowing Mrs J Wells as a fellow Parish Councillor;

Cllr H Clacy declared a prejudicial interest in item 74 (works to trees at 5 Hyde Lane) by virtue of being the applicant, and took no part in that item.

#### **70 Minutes**

RESOLVED: that the minutes of the meeting held on 2<sup>nd</sup> July 2007 be approved and signed as a correct record.

## **71 CBC Planning applications and decisions**

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

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

## **72 CBC Planning Committee**

No papers had been received.

## **73 Application 04/01220/FUL: Riffhams Farm, Graces Lane**

A draft response to a letter from Mr & Mrs Wells was circulated and discussed. Some amendments/additions were proposed.

RESOLVED: that the letter, with amendments to be finalised in discussion with Cllrs Allen and Wood, be sent to Mr & Mrs Wells along with copies of the correspondence requested under the Freedom of Information Act.

## **74 Work to Trees**

Cllr Clacy, having declared a prejudicial interest in one of the applications, took no part in this item.

RESOLVED: that the Committee did not wish to make any comments on the applications for work to trees shown in Appendix C.

## **75 Street Naming**

Unnamed lane – Main Road/Lingwood Common: The views of the Committee had been sent to CBC. It was understood that CBC would be writing to the residents for their views on the alternative names.

## **76 Local Development Framework**

76.1 Examination in Public: This item was deferred to the next meeting.

76.2 Alternative Development Sites and Boundary Changes Consultation: The consultation concluded on 7<sup>th</sup> August 2007. It was noted that the proposed site for residential development adjacent to St Cleres Hall did not appear in the consultation document.

RESOLVED: that responses be made as already agreed at the meeting on 21<sup>st</sup> May 2007 (minute 13) in relation to the Regulation 31 Statement (Alternative Sites).

## **77 Arqiva consultation – Bakers Lane tower**

This item was deferred to the next meeting.

## **78 Danbury Planning Framework**

The Chairman reported that he was still awaiting feedback from Derek Stebbing on the Sustainability Appraisal.

## **79 Feedback to CBC**

A document containing members comments on the reviewed developments was circulated. It was agreed that it be discussed at the next meeting when members had had time to read it.

## **80 Correspondence**

80.1 Danbury Park School – Perimeter fence: The school had requested the Council's view on a proposal to erect a 2m high fence around the school site. The Clerk had advised the school to seek advice from CBC regarding planning permission. It was unclear whether the fence was to surround the entire site, and a photo promised by the school had not been received.

RESOLVED: that more information be requested from the school.

80.2 Chelmer Housing Partnership pre-application consultation: A letter had been received regarding the proposed redevelopment of 39 Mill Lane.

RESOLVED: that the item be considered at the next meeting and that plans be circulated in advance.

80.3 Land at Runsell Green: Mr Ken Smith, Senior Planning Officer at CBC, had been asked in June to comment on a reference made in an email relating to the Empty Homes legislation. He had referred to Wickham House, Runsell Green, as being 'on the boundary of a development area'. Mr Smith's response was circulated and noted.

## **81 Enforcement**

81.1 Estate Agent's sign, Well Lane: The sign had not been removed as promised. The matter would be taken up again with CBC.

81.2 Councillor enquiry: Conversion of garage to living accommodation: Advice received from CBC was that a change of use application was not required. Whether planning permission was required depended on whether a condition had been imposed when the house was built indicating that the garage must only be used for vehicles. This normally applied only to properties constructed from 1980 onwards. Cllr Woods stated that his enquiry related to a property in Hopping Jacks Lane, and it was agreed that this be queried with CBC as a possible enforcement issue.

81.3 Councillor enquiry: Erection of car port: CBC had said that a car port counted as an extension to the property. As such it might be covered by permitted development rights unless other extensions had already been added. Cllr Keeler, who had raised this question, reported that a car port had been erected at Shaftmoor, Horne Row, and it was agreed that this be raised with CBC as a possible enforcement issue.

81.4 Danbury Outdoors – summer activities notice: Cllr Allen noted that a large poster advertising these ECC activities had been in place on the railings by the Well Lane roundabout for some time. He felt that ECC should comply with the same two-week rule which applied to other temporary notices.

81.5 Footpath 17 and 7 Highfields Close: Cllr Allen reported that a green plastic protective cover had been placed over a hedge on the boundary between this property and the public footpath, and that the cover intruded on the footpath. He felt that enforcement action may be required.

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

It was noted that the advertising sign near the main road for the new property in Hyde Lane had been removed, but might be replaced once electrical work in the area had been completed.

**83 Forthcoming meetings**

30<sup>th</sup> July 2007

No meetings in August

3<sup>rd</sup> and 24<sup>th</sup> September 2007

Business having been concluded, the Chairman closed the meeting at 10.14pm.

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 16 July 2007**

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

| Ref no       | Property                | Street name   | Proposal   | Committee date | Comments   |
|--------------|-------------------------|---------------|--|----------------|--|
| 07/01100/FUL | Danbury Dental Group, 6 | Main Road     | Proposed external storage shed for use by dental surgery   | 16/07/07       | No comments (No representations)   |
| 07/01134/FUL | Gladwyns                | Slough Road   | Retention of car port, sheds, dog-pen and games room   | 16/07/07       | 1. We strongly object to this application, which is outside the defined settlement area. The buildings are totally disproportionate to the host building and out of keeping by way of character in this rural location.<br>2. Please note the previous planning history of the site.<br>(No representations) |
| 07/01152/FUL | 34                      | Beaumont Park | Single storey side and rear extensions   | 16/07/07       | No comments (No representations)   |
| 07/01190/FUL | Copt Hill               | Copt Hill     | Revision to planning permission ref 06/00786/FUL - addition of two dormer windows to proposed extension roof | 16/07/07       | No comments (No representations)   |
| 07/01220/FUL | 5                       | Mildmays      | Amendment to planning approval 06/01419/FUL - Variation to dormer window                                     | 16/07/07       | The amendment is not immediately apparent from the drawing supplied. (No representations)  |

| <b>Ref no</b>  | <b>Property</b>  | <b>Street name</b> | <b>Proposal</b>   | <b>Committee date</b> | <b>Comments</b>  |
|----------------|------------------|--------------------|---|-----------------------|--|
| 07/01227/FUL   | Bristol House    | Copt Hill          | Retention of existing games room (amendment to permission 06/02337/FUL) | 16/07/07              | There is no indication of what the amendment is. However, our comments made at the time of the original application (06/02337/FUL) still apply. (No representations) |
| 07/01265/FUL   | Woodside Cottage | Slough Road        | Rear conservatory   | 16/07/07              | We note that the application is outside the defined settlement area. (No representations)  |
| 07/01282/FUL   | Beeleigh         | Southview Road     | Single storey rear extension  | 16/07/07              | No comments (No representations)   |
| 07/01337/TEL56 | Telecoms Site    | Little Baddow Road | One 1.2m satellite dish antenna at ground level. One GPS antenna.       | 16/07/07              | No comments (No representations)   |

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 16 July 2007**

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

| Ref no         | Property      | Street name   | Proposal   | Committee date | Comments  | Dec'n & Date   |
|----------------|---------------|---------------|--|----------------|---|--|
| 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)<br>(No representations) | Approved<br>12/06/07   |
| 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.<br>(No representations)                 | Approved<br>12/06/07   |
| 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 (No representations)  | Refused<br>28/06/07  |
| 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.<br>(No representations)   | Granted: for personal use of residential occupiers<br>03/07/07 |

| <b>Ref no</b>  | <b>Property</b> | <b>Street name</b> | <b>Proposal</b>  | <b>Committee date</b> | <b>Comments</b>  | <b>Dec'n &amp; Date</b>  |
|----------------|-----------------|--------------------|--|-----------------------|--|--|
| 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.<br>(1 representation) | Refused<br>03/07/07  |
| 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.<br>(No representations)   | Granted: for personal equestrian purposes by occupants<br>03/07/07 |
| 07/01044/FUL   | 2               | The Leeway         | Single storey side extensions  | 04/06/07              | No comments (No representations)   | Approved<br>05/07/07   |

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 16 July 2007**

**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> |
|---------------|----------------|-----------------|--------------------|--|-----------------------|-----------------|
| 07/05174/TPO  | 2007/042       | 5               | Hyde Green         | Crown reduce 3 Maples  | 16/07/07              | No comments     |
| 07/05185/TPO  | 2007/080       | Airlie          | Riffhams Lane      | T2 - Ash in rear garden:<br>crown reduce                                       | 16/07/07              | No comments     |
| 07/05552/CAT  | N/A            | Pantiles        | Copt Hill          | Fell 4 Hollies; prune Holm Oak; re-shape fruit tree; remove self-seeded Holly. | 16/07/07              | No comments     |