



PLANNING COMMITTEE

Minutes of the Meeting held on 30 July 2007 at 8.00pm in the Parish Office

Present: Cllrs A Keeler (Chairman), D Bolwell, J Thomson, A Wells, M Wood

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

84 Chairman of the meeting

In the absence of both the Chairman and Vice-Chairman of the Committee, Cllr Wood proposed that Cllr Keeler be appointed as Chairman of the meeting. This proposal was duly seconded and agreed unanimously. Cllr Keeler then took the Chair.

Public Question Time was taken at this point. Two members of the public were present. One made a statement setting out his and his wife's objections to the proposal for the construction of an additional house at the rear of 12 Little Baddow Road with access from Hay Green (07/01351/FUL). They felt that the proposal was an over-development of the site and out of character with other properties in Hay Green and the general area.

85 Apologies for absence

Apologies were received and accepted from Cllrs A Allen, S Berlyn, H Clacy and M Telling.

86 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. No declarations were made.

87 Minutes

RESOLVED: that the minutes of the meeting held on 16th July 2007 be approved and signed as a correct record.

88 CBC Planning applications and decisions

Applications were considered and responses agreed. At the appropriate time, representations from the applicant and from neighbours were taken into account in relation to application 07/01351/FUL (12 Little Baddow Road). Several 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 the these applications need be referred to the local Ward Members for the CBC Planning Committee;

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

89 CBC Planning Committee

It was noted that the agenda for the meeting to be held on 31st July 2007 contained no items relating to Danbury.

90 Work to Trees

No items had been received.

91 Local Development Framework – Examination in Public

The Committee noted that the Parish Council was included among the participants to attend the session scheduled for Thursday 13th September 2007 at 10.00 am, continuing at 2pm. Members considered the Council's representation at the sessions.

RESOLVED: that Cllr Allen be asked to attend on behalf of the Parish Council.

92 Arqiva consultation – Bakers Lane tower

A paper by Cllr Bolwell was discussed. Cllr Bolwell raised a number of points concerning the RF Emissions Report prepared for Arqiva at the request of the Parish Council (minute 61 of the meeting on 2nd July 2007 refers).

RESOLVED: that Cllr Bolwell's paper be sent to Arqiva for their comments.

93 Danbury Planning Framework

This item was deferred as Cllr Allen was not present.

94 Feedback to CBC

The draft report, circulated at the last meeting, was discussed and a minor correction noted. Members were pleased with the presentation of the report.

RESOLVED: that the report be sent to the Town Planning department at CBC with a covering letter.

95 Danbury Park School – Proposed perimeter fence

No further information had been received.

96 Chelmer Housing Partnership pre-application

A plan for the redevelopment of 39 Mill Lane received from the CHP had been circulated and was briefly discussed.

RESOLVED: That CHP be informed that the Council did not wish to comment at this stage and would await the formal planning application.

97 Correspondence

07/00950/FUL: Ludgores Farm: Lighting around ménage: A letter had been received from the applicant explaining the reason for this planning application, which had been refused. The letter had been sent to all those who had objected and copied to the Parish Council. The letter was noted.

98 Enforcement

98.1 Estate Agent's sign, Well Lane: The sign had now been removed;

98.2 Shaftmoor, Horne Row (conversion of garage to living accommodation) and 37 Hopping Jacks Lane (erection of car port): These queries had been raised with CBC

and responses were awaited. It was noted that the two properties had been inadvertently reversed in the minutes of the last meeting (minutes 81.2 and 81.3)

98.4 Footpath 17 and no 7 Highfield Close: Cover over hedge: Cllr Allen had reported that the mesh screening and the hedge had now been removed and landscaping work was being carried out. No further action was currently required on the part of the Council;

98.5 Advertising sign for new property in Hyde Lane: Cllr Thomson reported that the sign had been re-erected in a different location following electrical works in the area. The sign was now on the development site.

99 Matters for report (for information only)

The problem of mud and debris on the road near St Clere's quarry was raised and it was felt that this was an issue for Environment Committee.

100 Forthcoming meetings

No meetings in August. Next meetings: 3rd and 24th September 2007.

Business having been concluded, the Chairman closed the meeting at 9.33pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
07/01328/FUL	Mickle Hey Home Farm	Woodhill Road	Removal of existing single storey rear extension and erection of 1½ storey extension	30/07/07	This represents a considerable increase in the footprint of the property, which is outside the defined settlement area.
07/01333/FUL	73	Mill Lane	Single storey rear extension	30/07/07	No comments
07/01351/FUL	12	Little Baddow Road	Erection of a new dwelling	30/07/07	1. The Parish Council objects to this application. 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; 3. Although we understand the design meets the minimum requirement in terms of amenity space, this standard is not appropriate to the semi-rural environment. (5 representations including applicant)
07/01382/FUL	The Old Rectory	Main Road	Single storey rear orangery extension	30/07/07	No comments (No representations)
07/01383/LBC	The Old Rectory	Main Road	Single storey rear orangery extension (listed building consent)	30/07/07	No comments (No representations)

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**Appendix B
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	See file	Withdrawn 17/07/07
07/00771/FUL	28	Main Road	Roof extension plus part basement at the rear, and including front and rear dormers and part integral garage	30/04/07	No comments (No representations)	Refused 05/06/07
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 applications, obscure glass would be appropriate for the dormer windows and stair light window. (No representations)	Refused 08/06/07
07/00776/FUL	2A	Mill Lane	Single-storey conservatory	21/05/07	No comments (No representations)	Refused 07/06/07
07/00809/FUL	39	Hopping Jacks Lane	Front porch extension	21/05/07	No comments (No representations)	Approved 06/06/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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)	Refused 12/06/07
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)	Withdrawn 30/05/07
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)	Refused 19/06/07
07/00997/FUL	Shaftmoor	Horne Row	Cartlodge, 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.	Refused 04/07/07