



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 3 September 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 P Watts

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

No members of the public were present.

#### **101 Apologies for absence**

Apologies were received and accepted from Mr J Alexander and Cllr A Wells.

#### **102 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.

Cllrs Berlyn, Keeler, Thomson and Wood declared a general interest in the application at 34 Runsell Lane (07/01484/FUL) by virtue of knowing one of the applicants when she had served as a Parish Councillor.

Cllrs Clacy and Thomson declared a general interest in item 110 below by virtue of being members of the Wildlife Trust which managed parts of the former gravel pit.

#### **103 Minutes**

103.1 Minutes of last meeting: Minute 99 (Matters for Report) in the minutes of the meeting held on 30<sup>th</sup> July 2007 was amended to read: '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'.

RESOLVED: that with the amendment above the minutes of the meeting of 30<sup>th</sup> July 2007 be approved and signed as a correct record.

103.2 Minutes of 16<sup>th</sup> July 2007: An amendment was required to minutes 81.2 and 81.3 of the meeting on 16<sup>th</sup> July 2007 to indicate that the issues relating respectively to 37 Hopping Jacks Lane and Shaftmoor, Horne Row, had inadvertently been reversed.

RESOLVED: that the amendment be approved.

#### **104 CBC and ECC Planning applications and decisions**

Several planning applications were considered and responses agreed.

A planning decision at St Clere's Hall pit was received, and members noted that conditions had been imposed relating to working hours, numbers of vehicle movements, measures to reduce the tracking of mud onto the highway and provision of warning signs.

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, in relation to application 07/01420/FUL (39 Mill Lane), progress on a policy for allocating the Chelmer Housing Partnership properties be investigated;
- c) that the planning decision shown in Appendix B be noted.

### **105 Planning Appeal**

07/00185/FUL Poplar Farm, Gay Bowers Road: Stop up western access onto Gay Bowers Road and create new vehicular access way from Bicknacre Road to dwelling. The applicants had submitted an appeal to the Planning Inspectorate against refusal of this application. In discussion, the Committee noted that a number of traffic incidents had been reported around the new access, and that gates had been erected which probably required planning permission.

RESOLVED: that further comments be submitted to the Planning Inspector to the effect that the Council strongly supported the Borough Council's refusal of this application and objected to the erection, without permission, of gates which were detrimental to the street scene; also that the Council was very concerned that the applicants had continued to use the access, despite refusal of planning permission, and that this had given rise to traffic problems as anticipated in the Council's original response to the planning application.

### **106 CBC Planning Committee**

It was noted that the meeting on 21<sup>st</sup> August 2007 had considered an objection to the proposed TPO 2007/65 at The Cabin, Lingwood Common, but that the TPO had been confirmed without modification.

### **107 Trees**

107.1 Applications and TPOs: Applications for work to trees in the conservation area or protected by a TPO were considered. A number of new TPOs were noted, including one at The Sanctuary, Southwood Chase, where the owner apparently proposed to fell two acres of trees.

RESOLVED:

- a) that responses to applications for work to trees be submitted to CBC as shown in Appendix C;
- b) that new TPOs be noted as in Appendix C, and that CBC be informed that the Council strongly supported TPO 2007/133 at The Sanctuary in order to protect the woodland and the rural character of the area.

107.2 Trees adjacent to Footpath 19: The Chairman reported that extensive work had been carried out to trees near the junction with footpath 17, including the felling of one tree which he believed was unnecessary.

RESOLVED: that Cllr Bolwell, as the Council's Footpaths Officer, raise the matter with ECC's Footpaths Officer, and that the matter be referred to Environment.

### **108 Local Development Framework – Examination in Public**

An agenda for the session on Wednesday 12<sup>th</sup> September had been received and was circulated. The Parish Council was invited, along with others, to observe.

Those invited to speak appeared to be primarily the developers who were challenging the LDF's proposals on development areas. The Chairman indicated that he hoped to attend as the Parish Council's representative. The meeting, which was open to the public, commenced at 10am in the Marconi Room at the Borough Council's Duke Street offices.

### **109 Local Development Framework – Supplementary Planning Documents**

Supplementary documents had been received on computer disk for a consultation period ending on 11<sup>th</sup> September 2007. The documents were *A Plan for South Woodham Ferrers* (guidance for regeneration and improvement) and *Planning Contributions* (securing infrastructure, eg roads, public transport, schools).

RESOLVED: that the web address for the documents be circulated to members and that any comments be sent to the Parish Office before the due date.

### **110 Building Control Regulations: “Ingress of possible contaminants”**

An addition to the Regulations relating to possible toxic waste in former gravel pits had been queried with CBC following an enquiry about an extension to a property in Danbury Vale. A full response from the Borough Council, describing the requirements of the new Regulations and the actions being taken by the Borough, had been circulated. In discussion, members felt it was very unlikely that toxic waste had been placed in the former pit but appreciated that CBC must comply with the law.

RESOLVED: that the Environment Committee was the appropriate forum for further discussion of this issue and that the matter be referred to that Committee.

### **111 Arqiva – Emissions report**

Cllr Bolwell's comments on the report had been submitted to Arqiva and acknowledged. A response was awaited.

### **112 Danbury Planning Framework**

The Chairman reported that the Sustainability Appraisal prepared by Chelmsford Environment Partnership had identified a number of problems which needed to be resolved before the Planning Framework could be submitted to the Borough Cabinet for approval. The planned meeting with Derek Stebbing on 30<sup>th</sup> August had not taken place, but Cllr Allen and the Chairman of Council had now received copies of the Appraisal. Cllr Allen hoped to meet with Mr Stebbing after studying the document. He also felt that a meeting with the Environment Partnership would be helpful.

### **113 Feedback to CBC**

The Committee noted that two colour copies of the final document had been forwarded to Mr David Green during August, with a covering letter.

### **114 Street Naming: Unnamed lane at Lingwood Common**

It was reported that, following earlier correspondence, the CBC Legal Services Department had asked Danbury's three ward Borough Councillors for their views on two possible names. The suggestions are Bell Hill Lane and Lingwood Common Lane. In a recent phone call to the Parish Office a resident had mentioned the name Moores Bridge as being associated with the area, and this information had been passed to CBC.

**115 Correspondence**

The Danbury Society had copied to the Council its letter to CBC objecting to the alternative sites proposals from developers but supporting the use of part of Hitchcock’s Field for a new medical centre.

**116 Enforcement**

116.1 No 37 Hopping Jacks Lane: Erection of car port: CBC had inspected the site and had advised the owner that the car port must be removed within 28 days as it was unlikely to receive planning permission. The owner might still decide to submit an application.

116.2 Shaftmoor, Horne Row: Conversion of garage to living accommodation: A CBC officer had visited the site and did not propose to take further action as the conversion was not considered to be a development or a change of use within the meaning of the regulations. Planning permission was therefore not required.

**117 Planning matters for report**

Cllr Telling noted that a Silk Racing betting shop in Maldon had been sold to another betting enterprise, and he felt this might also be the case with the Silk Racing outlet in Danbury (the former off-licence) which was currently closed.

**118 Forthcoming meetings**

24<sup>th</sup> September, 8<sup>th</sup> and 22<sup>nd</sup> October 2007.

Business having been concluded, the Chairman closed the meeting at 10pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments
07/01420/FUL	39	Mill Lane	Demolition of 1 dwelling and erection of 2 houses with associated external works	03/09/07	No comments
07/01439/FUL	Shaftmoor	Horne Row	Construction of cart lodge, block paving driveway and new fencing	03/09/07	We object to the picket fence and block paving as being out of character and incongruous in the setting of Horne Row. We would instead wish to see the new planting extended and/or the existing planting retained along the full frontage of the property up to the new driveway entrance.
07/01461/FUL	Homefield	Gay Bowers Road	Repositioning of garage approved under 07/00569/FUL	03/09/07	No comments
07/01481/FUL	Gavel	Runsell Green	Single storey rear extension	03/09/07	No comments
07/01484/FUL	34	Runsell Lane	Erection of a garden shed	03/09/07	No comments
07/01552/FUL	14	Green Meadows	Single storey front extension	03/09/07	No comments
07/01621/FUL	Brackhurst	The Common	Demolition of existing dwelling and construction of new dwelling	03/09/07	We note that the application site lies outside the defined settlement.
07/01633/FUL	2a	Mill Lane	Dormer window to front elevation	03/09/07	The proposed dormer does not match the existing one. We would wish to see them appropriately balanced.

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

<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>
ESS/58/06/CHL and ESS/59/06/CHL	St Clere's Hall Quarry	Main Road	To continue to operate St Clere's Hall Farm Quarry and to continue importing aggregates for processing etc and subsequent sale, to March 2012 without complying with Condition 4 of permission ESS/23/03/CHL, in order to increase the maximum permitted number of daily movements of vehicles over 7.5 tonnes gross vehicle weight to 240 (120 in/out) on Mon to Fri and 114 (57 in/out) on Sats	04/12/06	1 We are concerned at the nearly 50% increase in traffic movements from Mon to Friday which will cause disruption to traffic, especially in the early part of the day when a significant proportion of the increase will take place; 2 There will inevitably be an increase in the sediment falling from lorries onto the road leading to road safety issues.	Approved 27/07/07

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**Appendix C**  
**Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05208/TPO	1987/27	61	Peartree Lane	T1 Birch: fell and replace	03/09/07	No comments
07/05213/TPO		44	Barley Mead	T15 Oak: Crown reduce; clean trunk of epicormic growth	03/09/07	No comments
07/05228/TPO		Darach Lodge, 40	Runsell Lane	T2 Oak: clean epicormic growth to boundary line, crown lift	03/09/07	No comments
07/05229/TPO		Little Birches, 42	Runsell Lane	W1: Oak - remove limb overhanging boundary	03/09/07	No comments
07/05234/TPO	2007/101	Darach Lodge, 40	Runsell Lane	T2 Oak: crown reduce	03/09/07	No comments
07/05568/CAT	N/A	The Bell	Main Road	Various works to Plum, Sycamore, Hawthorn; fell small tree adjacent to car park.	03/09/07	No comments
07/05573/CAT	N/A	Bakers Arms	Maldon Road	Robinia and Cherry: fell to ground	03/09/07	No comments
<b>Tree Preservation Orders</b>						
TPO	2007/097	42	Runsell Lane	Replaces old ECC order	03/09/07	No comments
TPO	2007/098	75	Hopping Jacks Lane	Replaces old ECC order	03/09/07	No comments
TPO	2007/099	75	Hopping Jacks Lane	Replaces old ECC order	03/09/07	No comments

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
TPO	2007/100	73	Hopping Jacks Land	Replaces old ECC order	03/09/07	No comments
TPO	2007/101	Darach Lodge, 40	Runsell Lane	Replaces old ECC order	07/09/07	No comments
TPO	2007/118	12	Runsell Close	Replaces old ECC order	03/09/07	No comments
TPO	2007/119	14	Runsell Close	Replaces old ECC order	03/09/07	No comments
TPO	2007/120	16	Runsell Close	Replaces old ECC order	03/09/07	No comments
TPO	2007/122	18	Runsell Close	Replaces old ECC order	03/09/07	No comments
TPO	2007/123	20	Runsell Close	Replaces old ECC order	03/09/07	No comments
TPO	2007/124	52	Hopping Jacks Lane	Replaces old ECC order	03/09/07	No comments
TPO	2007/133	The Sanctuary	Southwood Chase	To safeguard future of woodland. Owner wishes to clear 2 acres for development	03/09/07	We strongly support the imposition of this TPO to protect the woodland and rural character of the area.