



## PLANNING COMMITTEE

### **Minutes of the Meeting held on 24 September 2007 at 8.00pm in the Parish Office**

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

Additional members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

One member of the public was present in connection with the planning application for an additional dwelling in the curtilage of 10 Runsell Lane. He stated his objections to the proposal, which included the overcrowding of the site in an area of well-spaced housing and the very close proximity of the development to his own property. There were also concerns about water pressure, which was already low. He handed to the Committee copies of several letters of objection submitted to CBC by himself and other neighbours.

#### **119 Apologies for absence**

Apologies were received and accepted from Cllrs A Allen, S Berlyn, and Mr P Watts.

#### **120 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 Wells declared a general interest in the planning appeal in item 123 below by virtue of living near the appeal site;

Cllrs Clacy and Thomson declared a general interest in application 07/01608/FUL under item 122 below by virtue of being acquainted with the applicant.

#### **121 Minutes**

It was noted that Minute 107.2 should show that, as well as resolving that Cllr Bolwell discuss the work done to trees on footpath 19 with the ECC Footpaths officer, the Committee also referred the matter to the Environment Committee.

RESOLVED: that, with the above amendment, the minutes of the meeting held on 3<sup>rd</sup> September be approved and signed as a correct record.

#### **122 CBC Planning applications and decisions**

Planning Applications were considered and responses agreed. At the appropriate time the Committee took account of representations from neighbouring residents in relation to the application at 10 Runsell Lane (07/01687/FUL). Several planning decisions were noted.

RESOLVED:

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

- b) that application 07/01687/FUL (10 Runsell Lane), to which the Council had objected, be referred to the local Ward Members for determination by the CBC Planning Committee unless officers were minded to refuse it;
- c) that the planning decisions shown in Appendix B be noted.

### **123 Planning Appeal**

06/01146/FUL Rear of Airlie, Riffhams Lane: Erection of 3 new detached dwellings and access. The Committee noted that the appeal against refusal of planning permission had been dismissed. The grounds for dismissal related to the detrimental effect of the proposal on the character of the area and on the living conditions of some neighbouring residents.

Cllr Wells informed members that a tree on the appeal site had been heavily pruned and questioned whether this work required formal permission.

RESOLVED: that records be checked for any TPOs affecting the site and the matter be raised with CBC if appropriate.

### **124 CBC Planning Committee**

It was noted that the meeting to be held on 25<sup>th</sup> September 2007 did not involve any matters relating to Danbury.

### **125 Work to Trees**

Applications for work to trees were considered. The Committee noted that the application form for the removal of some trees at The Sanctuary (07/05236/TPO) stated that replanting would take place.

RESOLVED: that no comments be made on the applications for work to trees shown in Appendix C, and that the Tree Warden, Mrs P Bowen, be informed of the work planned at The Sanctuary.

### **126 Local Development Framework**

126.1 Core Strategy - Examination in Public: A written report on the session held on Wednesday 12<sup>th</sup> September was received from the Chairman who had attended on behalf of the Parish Council. It was agreed that this be discussed at the next meeting when the Chairman was expected to be present.

126.2 A Plan for South Woodham Ferrers SPD and Planning Contributions SPD: No comments were received from members on these two consultations, and the consultation period had now closed. The information was noted.

126.3 The North Chelmsford Area Action Plan SPD: Consultation had begun on this new Supplementary Planning Document, which could be accessed online at [www.chelmsford.gov.uk/ldf](http://www.chelmsford.gov.uk/ldf). The document covered the development of the two new neighbourhoods to the north of Chelmsford identified in the Core Strategy. The information was noted.

126.4 The Site Allocations Document – Issues and Options SPD: This new consultation covered the remaining built-up areas of Chelmsford, also South Woodham Ferrers, the ‘key settlement’ villages and the countryside. It included the application of policies on the green belt and green wedges. The document addressed broad issues of principal rather than specifics, and explained the steps which would follow the consultation. Extracts from the document had been

circulated along with copy of the online response form. It was noted that the full document could be viewed by following the links at [www.chelmsford.gov.uk/ldf](http://www.chelmsford.gov.uk/ldf).

RESOLVED: that members consider the document and response form in preparation for discussion and decision on a response at the next meeting. (Consultation closes on 23<sup>rd</sup> October 2007.)

### **127 Planning White Paper and Planning Reform Bill**

Consultation on the White paper had now closed, and the Government was preparing the Planning Reform Bill for presentation to Parliament, possibly by the end of the current year. A Government summary of the White Paper proposals had been circulated, together with an assessment by CPRE. Members noted that there was time to lobby the Government and MPs if the Committee wished.

RESOLVED: that members consider the documents in preparation for discussion at the next meeting.

### **128 Arqiva – Emissions report**

A response from Arqiva to Cllr Bolwell's comments on their Emissions Report on the Bakers Lane telecommunications tower was noted. Cllr Bolwell gave his views on the response and indicated that some of his questions had not been fully answered. He confirmed that he personally did not have any safety concerns about the site. After discussion, the Committee

RESOLVED: that this was no longer a Planning issue and that Environment Committee be asked to decide whether to take the matter any further on environmental grounds.

### **129 Feedback to CBC**

The response from Planning & Building Control Services to the Feedback document was considered and the Committee was pleased that it had been well received. Members noted with interest that members of the CBC Planning Committee would visit some of the Feedback sites as part of an annual review of recent developments. There was general agreement that the exercise had been worthwhile.

### **130 Danbury Planning Framework**

This item was deferred as Cllr Allen was not present.

### **131 Frequency of Planning Committee meetings**

Resources Committee, meeting on 18<sup>th</sup> September 2007, had agreed to recommend to Parish Council that, subject to the agreement of the Planning Committee, Planning meetings be held three-weekly from January 2008. The item had arisen from a consideration of issues relating to the increasing pressure of work in all areas in the Parish Office, not just in Planning.

The Assistant Clerk reported that the two-week cycle of meetings had become increasingly stressful for the office in the last two years, for reasons which included the introduction of the Borough's online planning system, the downloading of plans for use with the projector at meetings, and the number of planning consultations now coming from the Borough and Government. A survey of 11 other parish councils in the area showed that most considered planning applications monthly.

The advantages for staff of three-weekly meetings included a reduction in the sets of papers to prepare and circulate, more time between meetings to make progress with

follow-up actions and other background work, and the releasing of some committee hours for other planning work. Disadvantages were that agendas would be larger and it might more often be necessary to request an extension of time for responses to CBC.

The Chairman and Cllr Berlyn, who were not able to be present, had indicated that they had no objection to the change provided that the Council was still able to fulfil its obligations to the village in relation to planning matters.

The Committee discussed the issues and members were generally in favour of reducing the number of meetings while wishing to review the impact of the change after a trial period.

RESOLVED: to recommend to Parish Council that Planning Committee meetings be held every three weeks from January 2008 with a review after six months.

### **132 Enforcement**

Car port: 37 Hopping Jacks Lane: (minute 116.1 of 3<sup>rd</sup> September 2007 refers)  
A letter had been received from the owners following the instruction from CBC to remove the carport. It was noted that a response had been sent from the Parish Office advising them to seek guidance from the CBC Planning & Building Control Services as the statutory planning authority.

RESOLVED: that no further action be taken.

### **133 Chelmer Housing Partnership – allocation of properties in Mill Lane**

It was reported that, as requested at the last meeting, an update on the lettings scheme had been sought from CHP, which had referred the enquiry to CBC. CHP understood that there had been a delay in the finalising of the choice-based letting scheme and this was now unlikely to start until 2008.

By way of background, the Committee was reminded that in July 2006 it had referred the question of the allocation of the Mill Lane properties to Environment Committee. CBC had indicated to CHP that it would consult with parish councils regarding its proposed 'choice-based' lettings policy, but no information had been received since.

RESOLVED: that the matter be followed up with CBC and CHP.

### **134 Correspondence**

Notification had just been received that the appeal hearing for application 06/01650/FUL (new dwelling at Riffhams Farm) would take place on 13<sup>th</sup> and 14<sup>th</sup> November 2007. This would be an item on the agenda for the next meeting.

**135 Planning matters for report** No matters were raised.

### **136 Forthcoming meetings**

8<sup>th</sup> and 22<sup>nd</sup> October, 5<sup>th</sup> and 19<sup>th</sup> November 2007.

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

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 24 September 2007**

**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>
07/01155/OUT Amended application	Heronlea	Horne Row	Erection of a chalet bungalow in rear garden with separate access (all matters reserved for subsequent approval).	24/09/07	Our previous strong objections to still apply. In addition, we are concerned that the new access drive to the proposed development would pass very close to the living quarters of the adjoining house.
07/01514/FUL	8	Millfields	Single storey front extension	24/09/07	No comments
07/01608/FUL	Woodhill Lodge	Woodhill Road	Alterations and extension to derelict lodge	24/09/07	No comments
07/01610/FUL	12	Mildmays	Front and rear single storey extensions, conversion of roof space with rear dormer windows	24/09/07	We strongly object to this proposal, which is an over-development of the site and is not complementary with the general street scene.
07/01673/ADV	RBL Business Park	Maldon Road	Installation of 2 no. non-illuminated site boards	24/09/07	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
07/01687/FUL	10	Runsell Lane	Erection of a 4 bedroomed detached house	24/09/07	We strongly object to this proposal on the following grounds: 1. It will introduce a cramped appearance 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. The size of the house is disproportionate to the size of the plot; 4. We are concerned at the proximity of the proposed house to the neighbouring property at 12 Runsell Lane.
0701725/FUL	Elmwood House	Elm Green Lane	Rear conservatory	24/09/07	No comments
07/01757/FUL	Hyde Away	Hyde Lane	Loft conversion with front and rear dormer windows and front porch	24/09/07	No comments
07/01758/ADV	Co-op, 16	Main Road	Illuminated and non-illuminated totem and fascia signs.		1. Although we have no specific objections, we would like a condition imposed that the illuminated signs are switched off outside opening hours. 2. Please ensure that the totem sign does not encroach on the pedestrian walkway.

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 24 September 2007**

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/01024/FUL	60	Parkdale	First floor front extension	04/06/07	No comments	Approved 13/07/07
07/01047/FUL	Bristol House	Copt Hill	Single-storey 2-bay building. 1 garaged bay and 1 open carport	18/06/07	No comments	Approved 12/07/07
07/01081/FUL	Oak Bungalow	Hyde Lane	Proposed front, side and rear extensions and alterations	18/06/07	No comments	Approved 19/07/07
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)	Approved 01/08/07
07/01106/FUL	Wildfell	Southview Road	Two-storey side extension and further extension to existing at first floor level	18/06/07	No comments	Approved 16/07/07
07/01127/FUL	95	Mill Lane	Porch at front of dwelling (single storey)	18/06/07	No comments	Approved 16/07/07
07/01128/FUL	67	Maldon Road	Two-storey side and rear extensions, single storey front extension	18/06/07	No comments	Approved 19/07/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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. 2. Please note the previous planning history of the site. (No representations)	Refused 17/08/07
07/01152/FUL	34	Beaumont Park	Single storey side and rear extensions	16/07/07	No comments (No representations)	Approved 02/08/07
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. (No representations)	Approved 02/08/07
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)	Approved 07/08/07
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)	Approved 07/08/07
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)	Approved 14/08/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/01282/FUL	Beeleigh	Southview Road	Single storey rear extension	16/07/07	No comments (No representations)	Approved 03/08/07
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.	Refused 21/08/07
07/01333/FUL	73	Mill Lane	Single storey rear extension	30/07/07	No comments	Approved 13/08/07
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)	Prior approval not required 24/08/07
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)	Refused 03/09/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/01382/FUL	The Old Rectory	Main Road	Single storey rear orangery extension	30/07/07	No comments	Approved 29/08/07
07/01383/LBC	The Old Rectory	Main Road	Single storey rear orangery extension (listed building consent)	30/07/07	No comments	Approved 30/08/07
07/01420/FUL	39	Mill Lane	Demolition of 1 dwelling and erection of 2 houses with associated external works	03/09/07	No comments	Approved (subject to S106 Undertaking 10/09/07
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.	Approved 11/09/07
07/01461/FUL	Homefield	Gay Bowers Road	Repositioning of garage approved under 07/00569/FUL	03/09/07	No comments	Approved 07/09/07
07/01481/FUL	Gavel	Runsell Green	Single storey rear extension	03/09/07	No comments	Approved 06/09/07
07/01552/FUL	14	Green Meadows	Single storey front extension	03/09/07	No comments	Approved 05/09/07

**DANBURY PARISH COUNCIL  
Planning Committee Minutes: 24 September 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>
07/05236/TPO	2007/133	The Sanctuary	Southwood Chase	W1: within curtilage: fell some Hawthorn, crown reduce 2 Oaks, crown lift all trees. (Replanting to take place)	24/09/07	No comments
07/05242/TPO	2001/118	38	Barley Mead	T10 Oak: crown reduce 30%, lightly crown thin, crown lift dropper branches to give 4m clearance	24/09/07	No comments
07/05249/TPO	2005/42	Hanwood (Herm)	Little Baddow Road	G1 Holly, Lime: reduce height; T3 Yew, T2 Sycamore: crown lift over drive	24/09/07	No comments