



PLANNING COMMITTEE

Minutes of the Meeting on 22nd October 2007 at 8.00pm in the Parish Office

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: No clerks were present due to staff sickness.

Public Question Time

No members of the public were present.

153 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn, M Telling and A Wells.

154 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. Unforeseen interests must be declared similarly at the appropriate time. No declarations were made.

155 Minutes

RESOLVED: that the minutes of the meeting on 8th October 2007 be approved and signed as a correct record.

156 CBC Planning applications and decisions

One planning application was considered and a response agreed. Several planning decisions were received.

RESOLVED:

a) that the response to a planning application shown in Appendix A be submitted to Chelmsford Borough Council, and that the application need not be referred to the local Ward Members;

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

157 Planning Appeal

06/01650/FUL: Riffhams Farm: *Erection of a new dwelling and detached double garage/store in lieu of existing warehouse buildings and use*

The Public Inquiry would commence on Tuesday 13th November 2007 and was expected to take two days. CBC had now been able to provide a copy of the Planning Authority's 'proof of evidence'. The equivalent document for the appellants was not yet available. Members discussed the Parish Council's attendance at the Inquiry.

RESOLVED: that Cllr Keeler attend the Inquiry for both days and that Cllr Allen attend for one day, depending on his availability, as observers only.

158 CBC Planning Committee

It was noted that the agenda for the meeting to be held on 23rd October 2007 contained no items relating to Danbury.

159 Work to Trees

159.1 An application for work to a tree protected by a TPO was considered and a decision on work to trees was received.

RESOLVED: that no comments be made on the application for work to trees and that the decision on an application be noted (Appendix C)

159.2 Work to a tree at rear of Airlie, Riffhams Lane: (minute 143.2 refers) This item was deferred to the next meeting when it was hoped that Cllr Wells would be present.

160 Local Development Framework

Site Allocations SPD: A response had been submitted to CBC as agreed by the Committee (minute 144.2 of last meeting refers).

161 Planning White Paper and Planning Reform Bill

A letter had been sent to John Whittingdale MP setting out the Council's concerns (minute 145 of the last meeting refers).

162 Danbury Planning Framework

The Chairman would speak to Cllr Berlyn and report to the next meeting.

163 ECC consultation document: *Guide to Development Contributions and the Provision of Community Infrastructure*

The Developers' guide set out the County Council's approach to developer contributions/planning obligations and provided methodologies to enable developers to take account of infrastructure costs early in the development process. The Guide was also intended to act as a policy-supporting document that would feed into the preparation of the Local Development Framework. The consultation document was considered on 17th October by the Environment Committee which did not wish to make any comments.

RESOLVED: That no response be made to the consultation.

164 CBC consultation: Housing Register – Choice Based Lettings

The Committee noted that the draft housing application form allowed applicants to indicate which of 24 areas of the Borough they would like to live in. (Danbury was in area 10, along with Little Baddow and Sandon). CBC had been asked to clarify whether preference would be given to applicants with a local connection when properties were allocated, and a reply was awaited.

RESOLVED: that CBC be informed that the Parish Council wished preference to be given to applicants with a connection to Danbury when properties in the village were allocated.

165 CBC consultation: Draft Licensing Policy: three-year review of Policy

It was reported that the CBC Licensing Policy, formulated in response to the Licensing Act 2003, was required to be reviewed every three years. The changes in this first review were understood to be minor. Correspondence with the Senior

Licensing Officer at CBC had confirmed that until there was a change in the legislation (which lists statutory consultees) Parish Councils would not be consulted on licensing applications and could not make representations in their own right. They could, however, represent a parishioner if requested by the parishioner to do so.

RESOLVED: that the information be noted and that no comments be submitted on the review.

166 Enforcement

166.1 Property at 31 Maldon Road: It appeared that the garage at this property may be in use as a separate property, numbered 31A. The Committee agreed that this be raised with CBC Enforcement;

166.2 Land at Capons Lane: Residents had reported their concern that the owner appeared to be clearing the land. It was agreed that this be followed up with the appropriate authorities.

Note: This matter had already been raised with CBC who had visited the site and were contacting the owner.

167 Correspondence

A resident of Southwood Chase had sent the Council a copy her letter to CBC expressing concern at planning developments in Southwood Chase. The Committee noted that the letter arrived too late to be included in the agenda and would be considered at the next meeting.

168 Planning matters for report (for information only)

Cllr Wood informed members that Danbury Medical Centre would report in Danbury Times that it had an agreement with the Trustees of Hitchcocks Field that the portion of the field not designated for the new Medical Centre would remain as open meadow.

169 Forthcoming meetings

5th and 19th November, 3rd and 17th December 2007.

Business having been concluded, the Chairman drew the meeting to a close.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
07/01979/FUL	Nightingales	Well Lane	Conversion of garage to habitable space	22/10/07	<p>1. We note that the site is outside the defined settlement;</p> <p>2. If Officers are minded to approve, we request that any further permitted development rights be removed (if not already used up by the recently erected outbuilding)</p>

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/01514/FUL	8	Millfields	Single storey front extension	24/09/07	No comments	Approved 10/10/07
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.	Approved 05/10/07
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.	Approved 08/10/07

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
07/05269/TPO	2007/18	70	Hopping Jacks Lane	T1: Blue Cedar in front garden - crown reduce by max 2m	22/10/07	No comments	
Decision:							
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	Approved 04/10/07