



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 5 November 2007 at 8.00pm in the Parish Office**

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

No members of the public were present.

#### **170 Apologies for absence**

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

#### **171 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 leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. No declarations were made.

#### **172 Minutes**

RESOLVED: that the minutes of the meeting held on 22<sup>nd</sup> October 2007 be approved and signed as a correct record.

#### **173 CBC Planning applications and decisions**

Two planning applications were considered and responses agreed. No planning decisions were reported.

RESOLVED: that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council, and that neither of these applications need be referred to the local Ward Members.

#### **174 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*

Copies of the Borough Council's 'Proofs of Evidence' were handed to Cllrs Allen and Keeler, who would be attending the Public Inquiry on 13<sup>th</sup> and 14<sup>th</sup> November as observers. It was hoped to obtain copies of the equivalent documents for the Appellants' case.

**175 CBC Planning Committee** There were no matters to report.

#### **176 Work to Trees**

176.1 Applications: An application for work to trees protected by a TPO was considered and several confirmations of new TPOs were received.

RESOLVED: that the TPO confirmations be noted, and that the Council had no comments to make on the application for works to trees.

176.2 Work to a tree at rear of Airlie, Riffhams Lane: Cllr Wells confirmed that no further action need be taken. The information was noted.

### **177 CBC Parish Councils' Forum**

Notice was received of a further meeting for Parish Councils arranged by CBC. Unfortunately this clashed with the meeting of Parish Council on 5<sup>th</sup> December.

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

The reply from John Whittingdale MP to the Council's letter setting out its concerns about the Planning Reform Bill had been circulated. The letter was noted.

### **179 Danbury Planning Framework**

The Chairman reported that he had recently attended a meeting at which Derek Stebbing had talked about the Local Development Framework. Mr Stebbing reported that the Government had reviewed the planning documentation process and had identified Sustainability Appraisals as having issues that needed addressing. There might therefore be changes over the next few months which would be helpful in regard to the Planning Framework. Mr Stebbing had suggested a meeting to discuss the matter further, and the Chairman would keep the Committee informed.

### **180 CBC consultation: Housing Register Allocation**

The Committee's comments agreed at the last meeting had been submitted to the Borough Council. Letters received from the Housing Needs & Advice Manager at CBC regarding the Parish Council's request for preference to be given to local people indicated that, although local residents would be able to specify a preference for the Danbury area, the allocation process would normally give priority to housing need.

The Borough Council had provided information about a possible means of developing new affordable properties which would be available in perpetuity to local residents. A need for such housing would have to be established through a housing needs survey, appropriate legal agreements would be required, and a site for the housing would need to be identified. The Rural Community Council of Essex would be able to provide advice and expertise if the Council wished to take the matter further.

RESOLVED: that the information regarding the operation of the Choice-based Lettings scheme be noted, and that the Committee did not wish to pursue the suggested affordable homes scheme.

### **181 Enforcement**

181.1 Land at Capons Lane/Gay Bowers Lane: It had been reported at Environment Committee that an area of disused farm land had recently been cleared. CBC had been informed and had established that the land was in private ownership and was not subject to any tree preservation orders. CBC was attempting to contact the owner to establish his intentions for the land. The Committee noted that a hedge had been removed and that this might have required planning permission. It was agreed that this concern be relayed to Environment Committee.

(Note: Since the meeting a letter – to be reported at the next meeting – has been received from CBC confirming that there has been no breach of planning control.)

181.2 Land opposite Brooks Bros timber yard, Twitty Fee: There was concern about activity at this site, but no current planning application was known.

### **182 Correspondence**

182.1 Developments in Southwood Chase: A resident had copied to the Council her letter to CBC expressing concerns at the large replacement houses built in this rural area. The Parish Council had raised objections at the time of the planning applications.

RESOLVED: that a sympathetic reply be sent requesting a copy of any response received from CBC.

182.2 ESS/01/98/CHL Sandon Quarry: In response to a request for the Committee, Sandon Parish Council had sent a copy of the comments it had submitted to Essex County Council about this application. The information was noted with thanks.

### **183 Planning matters for report (for information only)**

183.1 Conversion of garage to separate residence – 31A Maldon Road: The Committee noted that this development, to which it had objected, had been approved in July 2005 (application ref 05/00941/FUL);

183.2 Retention of external lighting at Ludgores Farm (07/00950/FUL): Cllr Keeler had been notified that the applicants had appealed against refusal of retrospective planning permission for the lighting.

### **184 Forthcoming meetings**

19<sup>th</sup> November, 3<sup>rd</sup> and 17<sup>th</sup> December 2007.

Business having been concluded, the Chairman closed the meeting at 9.05pm.

Signed: ..... Chairman

Date: .....

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
07/02024/FUL	Tudor House	Penny Royal Road	Amendment to 06/00151/FUL (replacement dwelling and detached garage). Retrospective additional of log store to detached garage.	05/11/07	No comments
07/02002/OUT	Hyde Cottage, land adjacent	Hyde Lane	Erection of new dwelling with garage (layout and access not reserved for subsequent approval)	05/11/07	1. The application site is outside the defined settlement; 2. The proposed dwelling would introduce a cramped appearance compared with the surrounding, well-spaced properties, and would be out of character by way of scale relative to the other properties.

**DANBURY PARISH COUNCIL  
Planning Committee Minutes: 5 November 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>
07/05285/TPO	2007/118	12	Runsell Close	G1: 1x Sweet Chestnut on boundary with no 10, reduce by max 3m over driveway.	05/11/07	No comments
TPO/2007124		52	Hopping Jacks Lane		TPO Confirmed	23.10.2007
TPO/2007123		20	Runsell Close		TPO Confirmed	23.10.2007
TPO/2007 122		18	Runsell Close		TPO Confirmed	23.10.2007
TPO/2007120		16	Runsell Close		TPO Confirmed	23.10.2007
TPO/2007 119		14	Runsell Close		TPO Confirmed	23.10.2007