



PLANNING COMMITTEE

Minutes of the Meeting held on 19 November 2007 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), S Berlyn, D Bolwell, A Keeler, M Telling, J Thomson.

Additional members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

A resident attended and sought the Council's views on preliminary plans for a replacement dwelling at his property. Two applications for a house had been refused, and the new proposal was for a three-bedroomed bungalow. In discussion, the feeling of the Committee was that it was likely be more sympathetic to an application for the new proposal than it had been to the two previous applications. However, the Committee made clear that it could not form definitive view until it had studied the formal planning application. The Chairman explained that, although the Parish Council was a consultee, it was the Borough Council which was the statutory planning authority and would make the final decision.

185 Apologies for absence

Apologies were received and accepted from Cllrs H Clacy, A Wells and M Wood and from Mr P Watts.

186 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 Berlyn declared a general interest in the item relating to Arqiva (minute 191 below) by virtue of his employment with the Ambulance Service where his work involved emergency planning using the Airwave system.

187 Minutes

RESOLVED: that the minutes of the meeting held on 5th November 2007 be approved and signed as a correct record.

188 CBC Planning applications and decisions

Planning applications were considered and responses agreed. Several planning decisions were noted.

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 raised with the local Ward Members for determination by CBC Planning Committee;

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

189 Planning Appeals

189.1 06/01650/FUL: Riffhams Farm: The Chairman and Councillor Keeler gave their report on the Public Inquiry held on 13th and 14th November 2007, which they had found an interesting experience. Much of the debate had centred on the effects of traffic on the 'protected' Graces Lane. They felt the Inspector had taken great pains to be impartial. The appeal decision should be available early in December.

189.2 New appeal: 07/00950/FUL: Ludgores Farm, Ludgores Lane: Retention of lighting around existing ménage. The applicant had appealed against refusal of retrospective planning permission. The appeal was to be decided on the basis of an exchange of written statements by the appellant and CBC and a site visit by the Inspector.

RESOLVED: that the Committee did not wish to add to the comments it had already made on the application.

190 CBC Planning Committee

It was noted that the agenda for the meeting on 13th November contained no items relating to Danbury. The meeting scheduled for 3rd December had been cancelled due to lack of business, and the next meeting would therefore be on 18th December.

191 Arqiva: Pre-application consultation (Bakers Lane tower)

Cllr Berlyn repeated his declaration of a general interest in this item (see minute 186 above).

The Committee received and discussed a letter and drawings describing Arqiva's proposal to upgrade the equipment on the Bakers Lane tower for Airwave Solutions by installing "1 x 0.3m dish at 19.8m, 1 x 0.3m dish at 24.4m, 1 x 0.6m dish at 19.8m, and 2 x 0.6m dishes". It was unclear from the letter whether any existing dishes would be removed.

RESOLVED: that Arqiva be asked to clarify in its formal planning application whether the upgrade would involve removing any existing dishes as well as adding new ones.

192 Work to Trees

Several applications for work to trees were considered.

RESOLVED: that no comments be submitted to CBC on the applications listed in Appendix C.

193 Danbury Planning Framework

The Committee noted that a meeting would take place with Mr Derek Stebbing of CBC when further information was available from the Government on any changes to the sustainability appraisal process.

194 Land at Gay Bowers Lane/Capons Lane

A letter received from CBC on 6th November 2007 had been circulated and was noted. The owner had indicated that the land had been cleared to prevent fly tipping and that he had no intention 'at this time' of developing the land. CBC confirmed that the owner's actions did not constitute a breach of planning control.

Mr C Budgey had informed the Parish Council that progress was being made with the application for 'village green' status for this piece of land. The process would

begin with the advertising of the application followed by a period of 6 weeks consultation. The information was noted.

195 East of England Plan: Consultation on minor changes

The Committee considered proposed changes to the Plan, described as being to “take account of..... the Plan’s effects on sites protected under the European Habitats Directive”. The changes were designed to provide additional protection to sites of European or international importance for wildlife. Sections of the Plan where the wording had been strengthened included those relating to the urban fringe, coastal areas and land to be used for employment or housing provision, and specific reference was made to Stansted and Luton airports, Harlow, Welwyn Garden City and Stevenage.

RESOLVED: that the information be noted and that no comments be made on the consultation.

196 Correspondence

196.1 Lane re-naming: Footpath 59 at Lingwood Common: Although this item had just been received and was not specified on the agenda, a response was required urgently. The Street Naming Officer at CBC had written to the Council and to all the residents involved to suggest the name of Moores Bridge Lane for footpath 59. If there was no agreement among the parties to this name then it was proposed that the name remain as ‘Lingwood Common, Main Road, Danbury’.

RESOLVED: that the Council supports the name Moores Bridge Lane and the address ‘Moores Bridge Lane, Danbury’.

196.2 Statutory Planning Day – one day course: EALC had written to advertise vacancies for this course on Thursday 29th November. The Committee noted that most members had already attended a planning training day in the recent past.

196.3 Feedback to CBC on completed developments: A letter had just been received from CBC in response to the feedback document submitted earlier in the year. The letter would be circulated for discussion at the next meeting.

197 Enforcement

Cllr Thomson reported that another car had been parked and offered for sale on grass verge at the top of Hoynors (Maldon Road).

198 Planning matters for report (for information only)

There were no matters for report. However members noted with sadness the recent unexpected death of Councillor Julian Brooks.

199 Forthcoming meetings

3rd and 17th December 2007

7th January 2008

Business having been concluded, the Chairman closed the meeting at 9.45pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee Minutes: 19 November 2007

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
07/01947/FUL	28	Main Road	Replacement dwelling, two storey section with basement at rear and integral garage	19/11/07	No comments
07/02093/CAC	28	Main Road	Demolition of dwelling and erection of replacement dwelling	19/11/07	No comments
07/02115/FUL	Hilary Lodge	Horne Row	Installation of underground oil tank in front garden	19/11/07	No comments
07/02039/FUL	Roslyn	Bicknacre Road	Single storey rear extension	19/11/07	No comments

DANBURY PARISH COUNCIL
Planning Committee Minutes: 19 November 2007

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/00316/FUL	New House	Woodhill Road	Single storey side extension to replace conservatory	05/03/06	We would wish to see the fenestration in the extension in sympathy with the host building, in accordance with Borough guidelines on side extension. (No representations)	Approved 06/06/07
07/01155/OUT Amended	Héronslea	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.	Refused 07/11/07
07/01227/FUL	Bristol House	Copt Hill	Retention of existing games room (amendment to permission 06/02337/FUL)	16/07/07	There is no indication of what the amendment is. However, our comments made at the time of the original application (06/02337/FUL) still apply. (No representations)	Approved 02/08/07
07/01608/FUL	Woodhill Lodge	Woodhill Road	Alterations and extension to derelict lodge	24/09/07	No comments (No representations)	Approved 23/10/07
07/01610/FUL Amended	12	Mildmays	Front and rear single storey extensions, conversion of roof space with rear dormer windows	08/10/07	Our previous comments still apply. (No representations)	Approved 24/10/07
07/01673/ADV	RBL Business Park	Maldon Road	Installation of 2 no. non-illuminated site boards	24/09/07	No comments (1representation)	Approved 17/10/07

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/01757/FUL	Hyde Away	Hyde Lane	Loft conversion with front and rear dormer windows and front porch	24/09/07	No comments (No representations)	Refused 24/10/07
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. (No representations)	Refused 07/11/07
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. (3 representations)	Refused 24/10/07

DANBURY PARISH COUNCIL
Planning Committee Minutes: 19 November 2007

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05306/TPO	2007/118	12	Runsell Close	G2: 1 Sweet Chestnut - 30% crown reduce	19/11/07	No comments
07/05307/TPO	2007/038	10 (land adj)	Hyde Green	G 1: 4 Oaks - remove 1 lower limb; 1 Oak - remove dead wood; 1 Hawthorn - fell (dead)	19/11/07	No comments
07/05605/CAT	N/A	113	Main Road	To rear: Silver Birch - fell; Apple - crown reduce. To west: Walnut - fell	19/11/07	No comments
07/05610/CAT	N/A	131	Main Road	2 Oaks on rear boundary - fell; 1 Oak - crown reduce and remove overhang. Remaining oaks - crown reduce and clear dead wood.	19/11/07	No comments
07/05611/CAT	N/A	131	Main Road	Acer on rear boundary - reduce height by 3m max and reduce overhang	19/11/07	No comments
07/05612/CAT	N/A	131	Main Road	1 Poplar on rear boundary - crown reduce etc; 1 Conifer on rear boundary - fell, or reduce height by 4m and shape over	19/11/07	No comments