



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 3 December 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 J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

#### **Public Question Time**

Two members of the public attended in connection with application 07/02101/FUL relating to their property at Gladwyns, Slough Road. In a short presentation, during which they also answered questions from Councillors, they explained the background to their application for the retention of outbuildings, some of which had been in place for many years. The application replaced an earlier one which had been refused by Chelmsford Borough Council. The owners pointed out that the footprint of the outbuildings had been slightly reduced in the current proposal. After speaking, the owners remained in the room while their application was discussed and then left the meeting.

#### **200 Apologies for absence**

Apologies were received and accepted from Cllr A Wells.

#### **201 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 to leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllr Clacy declared a general interest in the planning application at 2 Hyde Green by virtue of living nearby;

Cllr Keeler declared a general interest in the planning application at Sante Fe by virtue of living nearby;

Cllr Wood declared a general interest in the applications for tree works in Hopping Jacks Lane by virtue of living in that road;

Cllr Allen declared a general interest in the application for tree works on the footpath at the rear of 8 Highfield Close by virtue of living adjacent to the footpath.

#### **202 Minutes**

RESOLVED: that the minutes of the meeting held on 19<sup>th</sup> November be approved and signed as a correct record.

#### **203 CBC Planning applications and decisions**

Several planning applications were considered and responses agreed. At the appropriate time, representations from the owners of Gladwyns, Slough Road

07/02101/FUL), were discussed and taken into account. Three planning decisions were received, and the Unilateral Undertaking relating to approval 07/01700/FUL (10 Hopping Jacks Lane) was discussed.

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 the planning decisions shown in Appendix B be noted;
- c) that, in relation to planning permission 07/01700/FUL, CBC be asked what sum of money would be paid by the applicant under the Unilateral Undertaking and how it would be used.

#### **204 ECC Planning Application – St Cleres Hall Pit**

The Committee considered an application to determine whether an Environmental Impact Assessment (EIA) was required in connection with a proposed application for infilling void space left by mineral extraction.

RESOLVED: that ECC be informed that the Parish Council did not believe an EIA was required for this application.

#### **205 Planning Appeals**

- a) 06/01650/FUL: Riffhams Farm: The outcome of the appeal had not yet been posted on the Planning Inspectorate website.

#### **206 CBC Planning Committee**

No papers had been received.

#### **207 Arqiva: Pre-application consultation** (Minute 191 of 19<sup>th</sup> November refers)

Arqiva had responded to the Committee's query indicating that the proposals did not involve the removal of any existing dishes. The company stated that it had "previously stripped all redundant equipment from the tower". The response was noted.

#### **208 Work to Trees**

208.1 Applications and decisions: Applications for work to trees were considered and responses agreed. Several decisions were received.

RESOLVED: that the responses to applications for work to trees shown in Appendix C be submitted to Chelmsford Borough Council.

208.2 Oak tree in Hopping Jacks Lane: Cllr Wood reported that a number of residents had expressed concern to him about the felling of an oak tree on Hopping Jacks Lane. Enquiries had revealed that the tree was not protected by a TPO and therefore nothing could be done.

#### **209 Danbury Planning Framework**

There was nothing to report.

#### **210 CBC response to Planning Feedback document**

A letter from the CBC Department of Planning & Building Control Services had been circulated and was discussed. The letter was in response to the document sent by

the Parish Council in July 2007 reporting on completed building developments in Danbury. The Committee agreed with CBC that the exercise had been a valuable one and should be repeated in the future. Members noted the comments from CBC regarding the need for officers' to give more attention to detailing of proposals, and agreed that, as a Committee, they should also take this into consideration when commenting on applications.

RESOLVED: that a response be sent to CBC thanking them for their letter and making the points agreed in discussion above.

**211 Correspondence**

There were no items not dealt with elsewhere on the agenda

**212 Enforcement**

212.1 Extension of beer garden, The Bell: A resident at the rear of The Bell public house had contacted the Parish Council about her and her neighbours' fears of loss of privacy as a result of the publican's plans to extend the beer garden close to the boundary with their properties. CBC had confirmed that planning permission was not required. However a Planning Officer was looking into the matter further in view of the neighbours concerns. The information was noted.

212.2 Advertisements on Tennis Courts: The Tennis Club had recently attached large advertising materials to the netting around the courts. CBC had been asked whether planning permission was required for advertising in the conservation area. The response was that planning permission was not required as the advertisements "face inward on a sports ground and therefore are excluded from direct control". The information was noted.

**213 Planning matters for report (for information only)**

Cllr Thomson reported that builders' lorries regularly blocked Hyde Lane and/or Cherry Garden Lane in connection with the building work at 10 Hyde Lane.

**214 Forthcoming meetings**

Dates were noted as follows: 17<sup>th</sup> December 2007; 7<sup>th</sup> and 28<sup>th</sup> January 2008.

**215 Councillor Allen**

Members expressed their condolences to the Chairman on the recent death of his father.

Business having been concluded, the Chairman closed the meeting at 9.30pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments
07/02101/FUL	Gladwyns	Slough Road	Retention of car port, dog pen, games room and part of one shed	03/12/07	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.
07/02239/FUL	Bristol House	Copt Hill	Single storey, two-bay building. One garaged bay and one open.	03/12/07	No comments
07/02244/FUL	34	Danbury Vale	Part two storey, part first floor side extension; single storey front extension	03/12/07	No comments
07/02250/FUL	Sante Fe	Fitzwalter Lane	Replacement conservatory	03/12/07	No comments
07/02267/FUL	28	Danbury Vale	Roof alterations to single storey front extension - amendment to approval 07/00900/FUL	03/12/07	No comments
07/02135/FUL	2	Hyde Green	Two storey rear extension	03/12/07	No comments

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
<b>ECC application:</b>					
ESS/54/07/CHL/SO	St Cleres Hall Pit	Main Road	Request for screening opinion as to whether an Environmental Impact Assessment is required for a forthcoming application	03/12/07	No need for an EIA

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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>
07/01484/FUL	34	Runsell Lane	Erection of a garden shed	03/09/07	No comments (No representations)	Approved 07/09/07
07/01700/FUL	10	Hopping Jacks Lane	Extension and alteration of existing house to form 2 dwellings	08/10/07	No comments (No representations)	Approved 20/11/07 (Unilateral Undertaking)
07/01725/FUL	Elmwood House	Elm Green Lane	Rear conservatory	24/09/07	No comments (No representations)	Approved 02/11/07

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**Appendix C  
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
07/05312/TPO	2003/006	Footpath rear of no 8	Highfield Close	T2 Hawthorn: reduce lowest lateral overhanging property by 2m	03/12/07	For the avoidance of doubt, we ask that an Arboricultural Officer from the Borough Council visit the site before the work is done and mark the appropriate cutting points on the Hawthorn.	
07/05313/TPO	1977/22	41	Hopping Jacks Lane	T6 Oak on rear boundary: remove dead lateral and crown lift to clear roof of summer house	03/12/07	No comments	
07/05314/TPO	1977/22	43	Hopping Jacks Lane	T5 Ash on rear boundary: fell to ground and replace	03/12/07	No comments	
07/05315/TPO	1977/22	45	Hopping Jacks Lane	T4 Oak on rear boundary overhanging no 43: trim back to previous pruning points	03/12/07	No comments	
<b>Decisions on work to trees:</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	Approved 03/10/07

<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>	<b>Decision/ Date</b>
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	Approved 11/09/07
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	Approved 08/10/07
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	Approved 19/10/07