



PLANNING COMMITTEE

Minutes of the Meeting held on 17 December 2007 at 8.00pm in the Parish Office

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

200 Apologies for absence

Apologies were received and accepted from Cllr H Clacy.

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.

Cllr Allen declared an interest in the application at 8 Highfield Close by virtue of living nearby.

Cllrs Berlyn and Telling declared an interest in the application at 8 Highfield Close by virtue of being acquainted with the applicants.

202 CBC Planning applications

Several planning applications were considered and responses agreed. No planning decisions were received. The Chairman repeated his declaration of interest in the application at 8 Highfield Close and the Vice-Chairman, Cllr Telling, took the chair when that item was discussed.

RESOLVED: that responses to planning applications be submitted to CBC as shown in Appendix A, and that none of the applications need be referred to the local Ward Members for determination by the CBC Planning Committee.

203 Planning Appeals

06/01650/FUL: Riffhams Farm: It was reported that the appeal against refusal of planning permission had been dismissed by the Planning Inspector. Cllr Berlyn gave a brief summary of the Inspector's report. The Chairman commended the thorough and balanced nature of the report, copies of which were circulated to members. The Committee noted that the Inspector had also dismissed the Borough Council's claim for the award of partial costs against the appellants.

204 CBC Planning Committee No papers had been received.

205 Work to Trees

An application for work to trees protected by a TPO was considered (Appendix C).

RESOLVED: that no comments be made on the application.

206 Debris on road: St Clere's Hall Pit

A letter from Essex County Council's Minerals and Waste Planning Department regarding the problem of debris and mud on the main road outside St Clere's Hall quarry was received and considered. The Committee felt that, notwithstanding the comments in the letter, it did not appear that the site operator had made any attempts to resolve the matter. There appeared to have been no improvement in the state of the road and the gutter did not appear to have been cleaned. There were noticeable and significant amounts of gravel and silt in the gutters on both sides of the road, risking the blocking of drains and creating a potential hazard to vehicle windscreens from stones. Members agreed to monitor the situation once the new planning conditions, mentioned in the ECC letter, were in place. In the meantime they agreed to request that the gutters be cleaned regularly.

RESOLVED: that a letter be sent to ECC making the points detailed above, and that the letter be copied to Environment Committee.

207 CBC consultation: Advice on the validation of planning applications

CBC had notified the Council of a consultation on advice to applicants to assist them in submitting valid planning applications. The advice was in the form of lists of documentation required to ensure the application was valid. The consultation would end on 31st January 2008.

RESOLVED: that a response to the consultation be considered at the next meeting.

208 Danbury Planning Framework

The Chairman had nothing to report and had not received any further information from Derek Stebbing.

RESOLVED: that the Clerk be asked to contact Derek Stebbing at CBC to enquire as to the current situation regarding advice from Government on Sustainability Appraisals.

209 Enforcement

209.1 Poplars, Penny Royal Road: CBC had asked for the Council's comments on its intention to undertake direct action to remove a fence at this property which was the subject of an enforcement notice served in January 2005. The owner had appealed against the notice and the appeal was refused in July 2005.

RESOLVED: that the Committee strongly endorse the Borough Council's decision to take action to have the illegal fence removed.

209.2 Car Port at 37 Hopping Jacks Lane: (minute 116 of 3rd September 2007 refers) It was noted that the car port was still in place despite the owners being instructed by CBC to remove it. No retrospective planning application appeared to have been received.

RESOLVED: that the matter be raised again with CBC.

209.3 New vehicular entrance at Poplar Farm, Gay Bowers Road: (07/00185/FUL) Members were concerned that this entrance, for which planning permission was refused, was apparently still being used. The appeal against refusal had not yet been determined.

RESOLVED: that the continued use of the access be taken up with CBC.

210 Correspondence

There were no items to consider.

211 Planning matters for report (for information only)

Mr Alexander reported that an official notice had been attached to the derelict Old Tea Rooms, Runsell Green, regarding the replacement of missing boarding on some windows. It was understood that officers of CBC were in touch with the owner, who lived outside the area.

212 Forthcoming meetings

The Committee noted that meetings were scheduled for 7th and 28th January 2008.

There being no further business, the Chairman wished members a very happy Christmas and closed the meeting at 9.24pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
07/02145/FUL	8	Highfield Close	Replacement fencing	17/12/07	We would prefer the concrete posts to be painted appropriately on footpath 17, and wooden posts to be used on footpath 19 to match the existing fencing.
07/02251/FUL	Rippon Tor	Elm Green Lane	First floor side and rear extension; raised roof with dormer windows	17/12/07	No comments
07/02295/FUL	10	Hyde Lane	Proposed demolition of existing boiler cupboard and brick enclosure for oil tank and erect single storey front extension	17/12/07	No comments
07/02311/FUL	13	Mildmays	Garage conversion with pitched roof added	17/12/07	If the garage is no longer to be used for car parking please ensure that parking on the site is adequate to prevent on-street parking in the turning area of the road.
07/02314/TELFUL	Telecomms Tower	Little Baddow Road	Installation of 3 no. 0.6m dish antennas and 2 no. 0.3m dish antennas on the existing tower	17/12/07	The Borough Council is fully aware of the Parish Council's views on the continuing equipment levels on this tower.

Ref no	Property	Street name	Proposal	Committee date	Comments
07/02327/FUL	Roseneath	Gay Bowers Lane	Replacement dwelling	17/12/07	1 We note the property is outside the defined settlement; 2 Please ensure that existing trees and hedgerows are retained; 3 In view of the increased footprint, please ensure that permitted developments are removed if the development is approved.
07/02332/FUL	65	Mill Lane	Part single, part two storey rear extension	17/12/07	No comments
07/02343/FUL	Woodhill Lodge	Woodhill Road	Creation of new double garage and single storey extension to existing lodge	17/12/07	No comments
07/02369/FUL	49	Little Baddow Road	Replacement dwelling	17/12/07	No comments

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
07/05325/TPO	2007/118	12	Runsell Close	G1 - Sweet Chestnut, rear garden: coppice; Sweet Chestnut at entrance to property: reduce laterals by 1m; G2 - All trees on roadside adjacent to property: crown lift to 5.4m; All trees within curtilage: remove epicormic growth as necessary for 5 years	17/12/07	No comments