



PLANNING COMMITTEE

Minutes of the Meeting held on 7th January 2008 at 8.00pm in the Parish Office

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

213 Apologies for absence

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

214 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.

215 Minutes

RESOLVED: that the minutes of the meeting held on 17th December 2007 be approved and signed as a correct record.

216 CBC Planning applications and decisions

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

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.

217 CBC Planning Committee

No papers had been received.

218 Trees

218.1 Work to trees: An application for work to a tree protected by a TPO was considered and several decisions on work to trees were noted,

RESOLVED: that no comments be made on the application for tree works and that the decisions on work to trees be noted (Appendix C.)

218.2 New TPO: A new order was received for Kinvara Lodge, Tyndales Lane, relating to "All trees of whatever species within the curtilage of Kinvara Lodge". The TPO was being imposed as a result of an enquiry about development of the site.

RESOLVED: that the new TPO be noted.

218.3 Tree Warden Newsletter: Copies the main sections of the December 2007 issue of the newsletter were circulated for the information of members.

RESOLVED: that the information be noted, and that a check be made to ensure that the Tree Warden, Mrs P Bowen, was receiving the newsletters regularly.

219 CBC consultation: Advice on the validation of planning applications

The Committee considered CBC's proposed advice to applicants on the documentation which was required with a planning application. The new guidance aimed to achieve a consistent approach and reduce the number of invalid applications. Three categories of document were proposed: national requirements, local requirements, and recommended additional documents.

Members agreed that the advice would be helpful to applicants. In discussion two additional suggestions for inclusion in the local requirements list were identified.

RESOLVED:

a) that the Parish Council welcomed the provision of document lists to assist applicants in submitting valid applications;

b) that the Council would like to see two additional requirements included where appropriate in the Local Requirements list:

- a statement confirming that neighbours (on both sides, opposite and to the rear, as appropriate) had been consulted, and
- a requirement that, in the drawings, elevations should include the properties on either side of the application site to show the context of the proposals.

220 Danbury Planning Framework

Information received from Derek Stebbing of CBC indicated that the Government's revised requirements relating to Sustainability Appraisals had been published and should be implemented from 1st April 2008. Mr Stebbing suggested that the Danbury Planning Framework be looked at again once the proposals were implemented. The Chairman commented that the Framework would need to be reviewed before further action was taken in view of the lapse of time since it was prepared.

221 Enforcement

221.1 Car Port at 37 Hopping Jacks Lane: No further information had been received.

221.2 New vehicular entrance at Poplar Farm, Gay Bowers Road: (07/00185/FUL) No further information had been received.

222 Correspondence – see letters attached

222.1 The Sanctuary, Southwood Chase: An exchange of letters between a resident and CBC regarding removal of a temporary TPO was noted. The Committee was disappointed that the protection of a TPO had been removed, despite the reassurances given by the Borough Council.

RESOLVED: that CBC be asked to consider placing a permanent TPO on this site.

222.2 Cliftonville, Southwood Chase: Further letters between a resident and CBC regarding the replacement dwelling at this site were received. The correspondence was noted.

222.3 07/02314/TELFUL Bakers Lane telecoms tower: A letter from a resident to CBC regarding this application was received and noted.

222.4 07/02369/FUL 49 Little Baddow Road: A letter from a resident to CBC regarding some aspects of this application, which was considered at the last Planning meeting, was received and noted.

223 Planning matters for report (for information only)

No matters were raised.

224 Forthcoming meetings

Meetings are scheduled for 28th January, 18th February and 10th March 2008.

Business having been concluded, the Chairman closed the meeting at 8.40pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
07/02101/FUL Amended	Gladwyns	Slough Road	Retention of car port, games room and part of one shed	07/01/08	Our previous comments still apply	
07/02410/FUL	46	Danbury Vale	Two storey side and single storey front extension with raised pitched roof	07/01/08	No comments	
07/02411/FUL	Hyde Away	Hyde Lane	Loft conversion with 2 front and 1 rear dormer windows	07/01/08	No comments	

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/01947/FUL	28	Main Road	Replacement dwelling, two storey section with basement at rear and integral garage	19/11/07	No comments	Refused 14/12/07
07/02093/CAC	28	Main Road	Demolition of dwelling and erection of replacement dwelling	19/11/07	No comments	Approved 14/12/07
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.	Refused 14/12/07
07/02039/FUL	Roslyn	Bicknacre Road	Single storey rear extension	19/11/07	No comments	Approved 07/12/07
07/02115/FUL	Hilary Lodge	Horne Row	Installation of underground oil tank in front garden	19/11/07	No comments	Approved 07/12/07
ECC Planning Application:						
ESS/54/07/CHL	St Clere's Hall Quarry	Main Road	Request for a screening opinion under Town & Country Planning (Environmental Impact Assessment) Regs 1999	03/12/07	The Council does not believe a screening opinion is required	SO not required 10/12/07

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
07/05333/TPO	2001/118	34	Barley Mead	T8: Oak in rear garden - lift crown, remove dead/diseased wood, remove crossing/rubbing branches, crown thin by 18%-20%	07/01/08	No comments	
Decisions on work to trees:							
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.	Approved 11/12/07
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	Approved 13/11/07
07/05314/TPO	1977/22	43	Hopping Jacks Lane	T5 Ash on rear boundary: fell to ground and replace	03/12/07	No comments	Approved 10/12/07
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	Approved 10/12/07