



PLANNING COMMITTEE

Minutes of the Meeting held on 28th January 2008 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), S Berlyn (to 8.50pm), H Clacy, A Keeler, M Telling, J Thomson, A Wells

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

11 members of the public were present.

1 member of the public attended in connection with the application at St George, Southwood Chase, but did not wish to speak.

2 members of the public attended in connection with the application for two new properties at the rear of Airlie, Riffhams Lane. They explained their objections to the proposal, which included the large size of the properties compared with adjacent houses and environmental concerns regarding the wildlife habitat.

1 member of the public attended representing Danbury Mission. He informed the Council of a proposal to replace two properties owned by the Mission with a number of flats for older people. At the suggestion of the Chairman, the member of the public agreed to bring the matter to a later meeting of the Committee when it could be placed on the agenda.

7 members of the public attended in connection with the application for the replacement of 15 Hopping Jacks Lane with 8 one- and two-bedroomed apartments. They raised a number of objections including the following:

- the increased height of the building following the change from two to three stories compared with the previous application (which had been withdrawn);
- the width of the building, bringing it close to neighbouring houses, and the depth it extended into the rear garden;
- the high rear decking which would overlook other properties;
- inadequate provision of car parking space leading to additional on-street parking;
- inadequate provision of space for refuse and recycling containers;
- environmental considerations, including the removal of trees and the danger of increased flooding.

225 Apologies for absence

Apologies were received and accepted from Cllrs D Bolwell and M Wood.

226 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 S Berlyn declared a prejudicial interest in the application at 15 Hopping Jacks Lane by virtue of living next door to the site. He left the meeting before this item was formally considered.

Cllr A Wells declared a general interest in the application regarding land to the rear of Airlie, Riffhams Lane, by virtue of living in the general area.

227 Minutes

RESOLVED: that the minutes of the meeting held on 7th January 2008 be approved and signed as a correct record.

228 CBC Planning applications and decisions – see attached correspondence

Cllr Berlyn repeated his declaration of a prejudicial interest in application 07/02500/FUL (15 Hopping Jacks Lane). He made a statement of his views on the development and then left the meeting. Several applications were considered and responses agreed. No planning decisions were reported.

RESOLVED:

a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;

b) that applications 07/02500/FUL (15 Hopping Jacks Lane) and 07/02478/FUL (land rear of Airlie, Riffhams Lane) be referred to local Ward Member Cllr Kingsley with the request that they be determined by the CBC Planning Committee unless officers were minded to refuse permission.

229 CBC Planning Committee

It was reported that at the meeting held on 15th January 2008 the application for additional dishes on the Bakers Lane Telecommunications tower (07/02314/TELFUL) had been approved. The meeting scheduled for 5th February had been cancelled due to lack of business and the next meeting would therefore be held on 26th February.

RESOLVED: that the information be noted.

230 Trees

230.1 Protected Tree Register: An updated register from CBC was circulated to all members of the Committee.

230.2 New TPO: A new Tree preservation order at Trio Lodge, 50 Hopping Jacks Lane was received. TPO 2008/002 had been imposed to protect two Silver Birch trees which were shown as to be removed in the planning application at this address (08/00001/FUL)

RESOLVED: that the updated TPO register and the new TPO at Trio Lodge be noted.

230.3 Work to protected trees: Two applications were considered.

RESOLVED: that no comments be made on the applications for work to protected trees shown in Appendix C.

231 Danbury Planning Framework

There was nothing further to report. Further Government guidance on Sustainability Appraisals was awaited.

232 Enforcement

232.1 Car Port at 37 Hopping Jacks Lane: CBC Enforcement had accepted an assurance from the owners that a planning application would be submitted by mid-February.

RESOLVED: that the information be noted.

232.2 New entrance at Poplar Farm, Gay Bowers Road (07/00185/FUL): CBC Enforcement had stated that action would not be taken on the access pending the result of the appeal to avoid criticism for 'inappropriate or even excessive action' should the appeal be allowed.

RESOLVED: that the information be noted.

232.3 Old Tea Rooms (Wickham House), Runsell Green: The Environmental Protection Officer at CBC had confirmed that he had arranged for the building to be boarded up and the work had now been carried out.

RESOLVED: that the information be noted.

232.4 Land at Capons Lane/Gay Bowers: Following a decision of Environment Committee, a letter had been sent to CBC Planning Department asking them to investigate a possible breach of the Removal of Hedgerows Regulations 1997. This matter was referred to Environment by Planning Committee (minute 181.1 of 5th November 2007 refers).

RESOLVED: that the information be noted.

233 Correspondence – see letter attached

233.1 Cliftonville, Southwood Chase: The Committee received the response of Mr Keith Holmes of CBC Planning & Building Control to the letter from a resident dated 12th December 2007 (circulated for meeting of 7th January 2008 – minute 222.2 refers).

RESOLVED: that the information be noted.

233.2 Extension of beer garden, The Bell: (Minute 212.1 of 3rd December 2007 refers)

Further correspondence from two residents was received, along with a letter from one resident to Borough Cllr Ian Wright. Members agreed that the residents were taking the correct approach by taking the matter to a Borough Councillor, and recommended that they also look into the terms of the Bell's Licence.

RESOLVED: that responses be sent to the residents giving the Council's views as outlined above and pointing out that it was the Borough Council which was the determining authority on planning matters.

233.3 Debris on road, St Cleres Hall Quarry: The Minerals & Waste Planning Department at ECC had replied to the letter from the Parish Council (minute 206 of 17th December 2007 refers) indicating that the Council's request for regular cleaning of the road/gutters had been passed to the Quarry operator and to ECC Highways.

RESOLVED: that the information be noted.

234 Planning matters for report (for information only)
No matters were raised.

235 Forthcoming meetings

Meetings were scheduled for 18th February, 10th and 31st March 2008.

Business having been concluded, the Chairman closed the meeting at 10.08pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
07/02396/FUL	The Covert	Colemans Lane	Replacement garage, extend crossover	28/01/08	No comments
07/02457/FUL	St George	Southwood Chase	Demolition of existing bungalow and erection of replacement bungalow	28/01/08	No comments
07/02470/FUL	Thatched Cottage	Plumptre Lane	Single storey rear extension and new pitch, tiled roof to existing cottage	28/01/08	1 We make no comment on the extension as proposed; 2 We strongly object to the proposed removal of the existing thatch. We understand the building dates from the time of the Napoleonic Wars and is linked with military personnel stationed in Danbury at that time. It is one of very few remaining cottages in the village from this era; 3 If the building is not listed we suggest it should be considered for listing due to its unique historic nature and the character it confers on its local setting.
07/02479/FUL	132A	Maldon Road	Single storey side extension	28/01/2008	No comments
08/00001/FUL	Trio Lodge, 50	Hopping Jacks Lane	Detached garage	28/01/08	The proposed garage is visually intrusive and out of keeping with the prevailing street scene.
08/00073/FUL	Pensioners Box	The Common	First floor side extension and raising of roof	28/01/08	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
07/02478/FUL	Airlie, land rear of	Riffhams Lane	Two new detached houses and access drive and new single garage for 33 Parkdale	28/01/08	<p>The Parish Council strongly objects to the application for the following reasons:</p> <ol style="list-style-type: none"> 1. It is unacceptable backland development in contravention of the Borough Local Plan; 2. It is an overdevelopment of the site (ENV1) and the two proposed houses are out of keeping in size and scale with the neighbouring properties; 3. The site is a sensitive one in relation to nature conservation (ENV1, NR6). We understand it is inhabited by Great Crested Newts and badgers; 4. The proposal would be visually intrusive and would overlook neighbouring properties in Riffhams Lane, Parkdale and Main Road (ENV1); 5. We understand that there are water table problems and dangers of flooding (CSU8); 6. Adequate protection would need to be provided for trees; 7. Parkdale is inadequate to carry the volume of heavy construction traffic, and is often heavily parked; 8. If the application is approved, more parking of vehicles associated with the site will be visited upon Parkdale, with consequent road safety implications; 9. We understand there are concerns regarding access for emergency vehicles.

Ref no	Property	Street name	Proposal	Committee date	Comments
07/02500/FUL	15	Hopping Jacks Lane	Demolition of existing residential care home and erection of 6 no. 2-bedroom and 2 no. 1-bedroom apartments	28/01/08	<p>We strongly object to the application for the following reasons:</p> <ol style="list-style-type: none"> 1. There are too many dwellings in the proposed development, in contravention of PPG3; 2. The number of dwellings would be an over-development, creating a building that is out of character with the street scene by way of massing, scale and size; 3. The unrealistic number of dwellings leads to an unacceptable parking arrangement; 4. The extended vehicle crossover will lead to parking congestion in Hopping Jacks Lane, which is already congested especially at peak times;
					<ol style="list-style-type: none"> 5. The number of additional households will lead to increased parking in Hopping Jacks Lane by visitors and service vehicles, and the traffic situation will impinge on the safety of pedestrians; 6. Please confirm that the proposed parking layout will not encroach on Highways land; 7. The provision for refuse bins and recycling boxes and bags is inadequate; 8. There will be significant over-looking from the development into neighbouring properties, particularly from the rear decking;
					<ol style="list-style-type: none"> 9. The walnut tree, which is protected by a TPO (2007/060), is vulnerable to damage during building work and it appears the developers wish to remove it. We strongly wish the tree to remain; 10. Please determine the effect of the removal of trees on ground heave; 11. The existing flooding problem will be exacerbated by the extension of building into the rear garden and will potentially affect the lower ground floor flats and neighbouring properties; 12. The tightness of the car parking means that access for emergency vehicles will be difficult.

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05008/TPO	2007/038	Land adjacent to 10	Hyde Green	Crown reduce old pollarded Oak by 30% tree to be marked with paint (TPO/2007/038)	28/01/08	No comments
08/05009/TPO	2000/026	7	Peartree Lane	Oak on front boundary - crown reduce by approximately 2 metres, clean out dead wood where required and thin where required (TPO/2000/026)	28/01/08	No comments