



PLANNING COMMITTEE

Minutes of the Meeting held on 18 February 2008 at 8.00pm in the Parish Office

Present: Cllrs M Telling (Chairman), D Bolwell, A Keeler, J Thomson, M Wood

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

236 Apologies for absence

Apologies were received and accepted from Cllrs A Allen, S Berlyn, H Clacy and A Wells, Mr J Alexander and Mr P Watts.

237 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. No declarations were made.

238 Minutes

RESOLVED: that the minutes of the meeting held on 28th January be approved and signed as a correct record.

239 CBC and ECC planning applications and decisions

Several applications were considered and responses agreed. A number of planning decisions were received.

RESOLVED:

a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council or Essex County Council, as appropriate, 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.

240 Planning Appeal

240.1 Appeal against Enforcement Notice: Gladwyns, Slough Road: *Without planning permission, erection of a link between a garage and a carport, dog pen and kennels and a games room.*

The Parish Council had been notified that the owners had appealed against an Enforcement Notice served by CBC in relation to this unauthorised development. The appeal was on the grounds that the time given to comply (three months) was too short. A Hearing would be held in Chelmsford by the Planning Inspector at a date to be notified.

RESOLVED: that no further comments be sent to the Planning Inspector in respect of this appeal.

240.2 Appeal against refusal of 07/00185/FUL: Poplar Farm, Gay Bowers Road: Stop up western access onto Gay Bowers Road and create new vehicular access way from Bicknacre Road to dwelling.

The Planning Inspector was to hold a local inquiry in respect of this appeal on Tuesday 11th March 2008 at the Civic Centre. The Committee considered whether it wished to be represented at the Inquiry. The Inspector would be aware of the Parish Council's earlier comments.

RESOLVED: that the Parish Council need not be represented at the Inquiry.

241 CBC Planning Committee

The next meeting of the Borough Council Planning Committee was on 26th February 2008. Application 07/02101/FUL (Gladwyns, Slough Road) was to be considered and officers were recommending refusal.

RESOLVED: That the information be noted.

242 Trees

242.1 Applications: The Committee considered applications for works to trees protected by a TPO or in the Conservation Area.

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

242.2 TPO 2008/002: Trio Lodge 50 Hopping Jacks Lane: It was reported that CBC had made a variation order to this TPO, having agreed that one of the two protected Silver Birch trees was in poor condition and could be removed. Cllr Wood informed the Committee that the tree had already been felled. The information was noted.

243 Danbury Planning Framework

There was nothing further to report.

244 CBC: Report of Planning Inspector and adoption of Local Development Framework policies (Core Strategy and Development Control Policies)

The report of the Planning Inspector following the Public Inquiry in Autumn 2007 had been published by CBC. The Inspector, whose report is binding on the Borough Council, had ruled that the policies were 'Sound' (as defined in the terms of the Inquiry) subject to minor changes. Chelmsford Borough Council would be asked to adopt these central policies of the LDF at its meeting on 20th February 2008.

The 'Introduction and Overall Conclusion' section of the Inspector's report had been circulated to members for information, and the full document would be available on the Borough Council's website at www.chelmsford.gov.uk.

RESOLVED: that the information be noted.

245 Street naming – Footpath 59 (Minute 196.1 of 19th November 2007 refers)

CBC had notified the Parish Council that this footpath had now officially been named Moores Bridge Lane. The Parish Council had supported this name. CBC had written to the residents and would notify the Royal Mail and other authorities. Street nameplates would also be provided.

246 Enforcement

No matters were raised.

247 Correspondence

A letter from a resident living adjacent to 15 Hopping Jacks Lane (07/02500/FUL) to CBC Town Planning had been copied to the Parish Council. The letter expressed concern at comments made by ECC Highways in response to the planning application. The letter was noted.

248 Planning matters for report (for information only)

No matters were raised.

248 Planning proposal for flats

It was reported that a resident would be attending the meeting on Monday 10th March to speak about draft plans to replace two houses with a number of flats for older people. The information was noted.

There was a discussion of how the Committee should deal with advance information about potential planning applications, and members agreed that this issue should be placed on the agenda for discussion at a future meeting.

249 Forthcoming meetings

Meetings were scheduled for Monday 10th March, Monday 31st March and Wednesday 23rd April.

Members were particularly asked to note the meeting on Wednesday 23rd April. The Committee noted that the meeting had been moved from Monday 21st April in order to allow the Annual Parish Meeting to take place on that date. This change was the result of problem with the Village Hall booking.

Business having been concluded, the Chairman closed the meeting at 9.37pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

| Ref no | Property | Street name | Proposal | Committee date | Comments |
|--------------|-----------------|-----------------|---|----------------|---|
| 08/00072/FUL | Willow Cottages | Gay Bowers Road | Replacement dwelling with detached garage | 18/02/08 | We would like a condition imposed that the detached garage must not be used as living accommodation. |
| 08/00091/FUL | Mayesfield | Mayes Lane | Swimming pool and enclosure | 18/02/08 | No comment |
| 08/00126/FUL | 37 | Danbury Vale | First floor front and side extension together with single storey front extension | 18/02/08 | No comment |
| 08/00135/FUL | Danefleet House | Elm Green Lane | First floor side extension, part single, part two storey rear extension | 18/02/08 | The discontinuity of the spatial perspective will be increased by this proposal. |
| 08/00180/FUL | Danefleet House | Elm Green Lane | Detached garage | 18/02/08 | No comment |
| 08/00155/ADV | Co-op, 16 | Main Road | Internally illuminated shop fascia sign and non-illuminated totem sign | 18/02/08 | 1 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 3 The totem appears to be a more substantial sign than the the one proposed in the previous application (07/01758/ADV) |
| 08/00165/FUL | Cherry Trees | Well Lane | First floor side extension, garage conversion with ground floor front extension and replacement garage in front | 18/02/08 | No comment |

| Ref no | Property | Street name | Proposal | Committee date | Comments |
|-------------------------|-----------------------------|-------------|--|----------------|--|
| ECC Application: | | | | | |
| CC/CHL/14/08 | Danbury Park Primary School | Well Lane | Single storey extension to accommodate 3 classbase stores and pupil toilets to replace 3 existing relocatable classroom buildings. Construction of an area of hard play surface. 2 existing relocatable units to be relocated on site until completion of works. | 18/02/08 | The Council supports the provision of permanent accommodation. Please ensure that the existing relocatable units are removed from the site on completion of the works. |

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Appendix B
Planning Decisions

| Ref no | Property | Street name | Proposal | Committee date | Comments | Dec'n & Date |
|--------------|---------------|------------------|---|----------------|---|----------------------|
| 07/01979/FUL | Nightingales | Well Lane | Conversion of garage to habitable space | 22/10/07 | 1. We note that the site is outside the defined settlement; 2. If Officers are minded to approve, we request that any further permitted development rights be removed (if not already used up by the recently erected outbuilding) | Approved 27/11/07 |
| 07/02024/FUL | Tudor House | Penny Royal Road | Amendment to 06/00151/FUL (replacement dwelling and detached garage). Retrospective additional of log store to detached garage. | 05/11/07 | No comments | Approved 12/12/07 |
| 07/02135/FUL | 2 | Hyde Green | Two storey rear extension | 03/12/07 | No comments | Approved 09/01/08 |
| 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. | Approved 30/01/08 |
| 07/02239/FUL | Bristol House | Copt Hill | Two-bay cartlodge | 03/12/07 | No comments | Approved 07/01/08 |
| 07/02244/FUL | 34 | Danbury Vale | Part two storey, part first floor side extension; single storey front extension | 03/12/07 | No comments | Approved 07/01/08 |

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**Appendix C
Work to Trees**

| Ref no | TPO ref | Property | Street name | Proposal | Committee date | Comments |
|---------------|----------------|-----------------|--------------------|---|-----------------------|-----------------|
| 08/05012/TPO | 1990/01 | 24 | Barley Mead | T1 and T2 Oaks in rear garden: crown clean and crown thin by 10%, crown reduce by 2m to suitable growing points | 18/02/08 | No comments |
| 08/05025/TPO | 1982/02 | Forest House | Twitty Fee | W1 in rear garden: 1 Oak: reduce to previous pruning points; 2 Beech: reduce height and crown thin; 1 Beech: fell to ground | 18/02/08 | No comments |
| 08/05026/TPO | 2002/094 | 2 | Dilston | T6 Box Elder in rear garden: crown balance and reduction | 18/02/08 | No comments |
| 08/05504/CAT | N/A | 42 | Main Road | Willow tree within curtilage – fell | 18/02/08 | No comments |