



PLANNING COMMITTEE

Minutes of the Meeting held on 10 March 2008 at 8.00pm in the Parish Office

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

Additional members: Mr J Alexander; Mr P Watts (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

One member of the public was present, representing a local charity. He presented the charity's draft plans to demolish two houses it owned on Mill Lane and replace them with a curved terrace of 14 flats. The charity hoped the flats would be of particular interest to older Danbury residents and the intention was to seek a condition that the properties be sold only to people over 55 years of age. However he stressed that the flats would be sold on the open market. The charity hoped to submit a planning application to Chelmsford Borough Council shortly.

The Committee studied the plans and asked questions, but stressed that no formal comments could be made until the planning application was received. The member of the public then left the meeting.

250 Apologies for absence

Apologies were received and accepted from Cllrs A Wells and M Wood.

251 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 interests were declared.

252 Minutes

RESOLVED: that the minutes of the meeting held on 18 February 2008 be approved and signed as a correct record.

253 Planning applications and decisions

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;

b) that application 08/00275/FUL (23 Maldon Road) be referred to Cllr Kingsley with the request that it be determined by the CBC Planning Committee unless officers were minded to refuse it;

b) that the planning decisions shown in Appendix B be noted.

254 Planning Appeals

07/01351/FUL Land rear of 12 Little Baddow Road: *Erection of a new dwelling*

Notification had been received of an appeal against refusal of this planning application. The appeal was to be decided on the basis of an exchange of statements and a site visit. The Inspector would have access to the Parish Council's comments on the application.

RESOLVED: that no additional comments need be submitted to the Planning Inspector.

255 CBC Planning Committee

The agenda for the meeting to be held on Tuesday 18th March had been received and included consideration of the application for two new properties to the rear of Airlie, Riffhams Lane (07/02478/FUL). This application had been referred to the CBC Planning Committee at the request of the Parish Council.

RESOLVED: that Cllr Thomson represent the Parish Council at the CBC Planning Committee on 18th March 2008 in relation to this application.

256 Trees

256.1 Applications: Several applications for work to trees protected by a TPO or in the Conservation Area were considered (Appendix C).

RESOLVED: that the Committee did not wish to make any comments.

256.2 New TPO 2008/013: Willow Cottages, Gay Bowers Road. The Order had been imposed "to safeguard the future of the woodland which surrounds Willow Cottages" in view of the planning application to demolish the cottages and erect a detached house (08/00072/FUL).

RESOLVED: that the new TPO be noted.

256.3 Revoking of TPO 1975/034: Land at Cherry Trees & Poplar Lodge, Well Lane. This TPO had been revoked, following a review, as being no longer relevant. The notification from CBC stated that the 24 protected Poplar trees "are no longer evident at this location". Members were concerned that such a number of trees could apparently disappear despite being 'protected' and wished questions to be asked.

RESOLVED: that the CBC be asked to explain:

a) whether steps were being taken to discover whether the trees had been removed deliberately, and, if so, what action would be taken against the remover;

b) what action was being taken to have the trees replaced.

256.4 Tree Warden Scheme:

Re-planting of trees at The Sanctuary: Following the application for work to trees at this site (07/05236/TPO) the Committee had asked Danbury's Tree Warden, Mrs Pauline Bowen to check on the required replanting. Mrs Bowen's report on her observations was noted. The Committee noted that large gates had been erected at the access to the property.

RESOLVED: that Mrs Bowen be thanked for her report, and that CBC be asked to confirm whether planning permission should have been obtained for the gates.

The Committee noted that a training session on 'The Winter Identification of Trees' would take place on Thursday 13th March 2008 at 7.30pm. Mrs Bowen hoped to attend.

257 LDF: 'Core Strategy & Development Control Policies Development Plan Document'

It was reported that, as expected, the Core Strategy was formally adopted by Chelmsford Borough Council on 20th February 2008.

RESOLVED: that the information be noted.

258 ECC Planning Consultation: Draft Validation Checklists

This consultation on required and recommended documents to accompany planning applications was similar to the consultation carried out recently by CBC (minute 219 of 7th January 2008 refers).

RESOLVED: That a response be submitted to ECC to the effect that the checklists for all applications relating to gravel extraction should require applicants to supply a statement detailing how vehicles will be cleaned to avoid consequential spillage of loads on the public highway.

259 Danbury Planning Framework

RESOLVED: that the Office contact Derek Stebbing for an update on the current advice.

260 Enforcement

The Committee noted that the frame for a sign attached at first floor level to the Bakers Arms was still in place. The sign itself had been removed as a result of enforcement action by CBC.

RESOLVED: that CBC be asked to contact the landlord to have the frame removed.

261 Correspondence

261.1 'Stop Stansted Expansion' Campaign: The Campaign Director had written requesting the opportunity to speak to the Parish Council about the BAA planning application for the second runway which was expected soon. The Campaign would be looking for a date from May 2008 onwards. The Committee noted that the Campaign had sent a speaker to a Parish Council meeting some time ago at the Council's request, and that BAA had also been invited to speak to the Council but had declined.

After discussion the Chairman proposed that the Stop Stansted Expansion group be invited to speak to a future Planning Committee meeting in line with their request. The motion was passed by 3 votes to 1, with 2 abstentions. (The Chairman did not vote.) After the vote it was agreed that conditions be imposed to avoid a repetition of information discussed at the earlier meeting.

RESOLVED: that the Stop Stansted Expansion Campaign be invited to speak to a future meeting of the Planning Committee on condition that the presentation was restricted to 15 minutes and that it included new information which was relevant to Danbury.

261.2 CBC Parish Councils' Forum: The next forum would take place on Monday 14th April 2008 at 7pm. The agenda included an update on the LDF, training for Parish Councils, and the new validation arrangements for planning applications. It was noted that the date clashed with an Extraordinary Parish Council meeting and that members would therefore be unable to attend.

261.3 RCCE Conference: “Plugging In – Reaching targets together”: Late notification had received of reduced price places at the Conference. If any member wished to attend the cost would be met by the Parish Council. The Chairman indicated that he would like to attend.

RESOLVED: that a place be requested for the Chairman and that an enquiry be made as to why the notification was so late.

262 EERA Consultation: RSS Single Issue Review: Planning for Gypsy and Traveller Accommodation in the East of England

Notification of the consultation on this draft policy was received. Members noted the proposed increase in the number of residential pitches in the East of England region to 1,187 over 5 years, and that Chelmsford’s current 35 pitches would rise to 81 in total (a further 46). In discussion the Committee felt that it did not wish to comment at this stage. If the policy were approved, the Committee would be concerned as to where the additional Chelmsford Borough pitches would be located.

RESOLVED: that no comment be made on the consultation.

263 Planning matters for report (for information only)

No planning matters were reported.

264 Forthcoming meetings

- Monday 31st March
- Wednesday 23rd April
- Monday 12th May
- Monday 2nd June

Business having been concluded, the Chairman closed the meeting at 10.10pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00269/FUL	46	West Belvedere	Single storey rear extension	10/03/08	No comments
08/00273/FUL	The Cottage	Cherry Garden Lane	Erection of side conservatory	10/03/08	No comments
08/00275/FUL	23	Maldon Road	Erection of detached house and garage to rear of 23 Maldon Road	10/03/08	We object to this proposal for the following reasons: 1 It would be an over-development of the site, and an inappropriate backland development; 2 It would increase the urbanisation of this part of Danbury; 3 The design is unbalanced and intended to squeeze the property onto the plot; 4 The proposal would overlook existing properties to the side and front.
08/00292/FUL	46	Pedlars Path	Two storey side extension, single storey rear extension and rebuilding of existing detached garage	10/03/08	1 The proposal is an over-development of the site and out of keeping with the area and street scene; 2 The design is a hotchpotch and not aesthetically pleasing.
08/00303/FUL	75	Mill Lane	Single storey side extension to form garage	10/03/08	No comments
08/00321/FUL	1	Millfields	Two storey side and front extension to form annexe	10/03/08	1 If officers are minded to approve, we ask that permitted development rights be removed as a condition of approval; 2 A further condition should be imposed preventing the proposed annexe being used or offered for sale as a separate dwelling in its own right.
08/00398/FUL	16	Lt Baddow Road	Vehicular cross-over	10/03/08	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/02101/FUL Amended	Gladwyns	Slough Road	Retention of car port, games room and part of one shed	07/01/08	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.	Refused 26/02/08
07/02250/FUL	Sante Fe	Fitzwalter Lane	Replacement conservatory	03/12/07	No comments	Approved 09/01/08
07/02251/FUL	Rippon Tor	Elm Green Lane	First floor side and rear extension; raised roof with dormer windows	17/12/07	No comments	Refused 21/01/08
07/02267/FUL	28	Danbury Vale	Roof alterations to single storey front extension - amendment to approval 07/00900/FUL	03/12/07	No comments	Approved 09/01/08
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	Approved 11/01/08
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		See file	Refused 18/02/03

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05033/TPO	2001/121	26	Hyde Lane	T3 Oak on side boundary: reduce lateral over lane; T4 Silver Birch, T5 Beech, T6 Oak, T7 Oak, all at front: crown reduce	10/03/08	No comments
08/05035/TPO	2007/054	1 (Land adjacent)	Butts Lane	A1: Ash - remove lowest lateral over school playground; self-sown Ash suckers adj 1 Butts Lane - fell to ground; Oak adj to playground - crown lift, sever ivy.	10/03/08	No comments
08/05034/TPO	1985/052	19	Danbury Vale	G1: Silver Birch on E boundary - crown reduce; T3 Oak on W boundary - remove lateral over washing line to knuckle	10/03/2008	No comments
08/05506/CAT	N/A	Parish Church	Main Road	Lime closest to Old Rectory - fell	10/03/08	No comments