DANBURY PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 31 March 2008 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), D Bolwell, H Clacy, 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.

265 Apologies for absence
Apologies were received and accepted from Cllrs S Berlyn and M Telling.

266 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 H Clacy declared a general interest in application 08/00387/FUL (8 Little Baddow Road) by virtue of being acquainted with the applicant.

Cllr A Wells declared a general interest in the site at the rear of Airlie (minute 270 below) by virtue of living nearby.

267 Minutes
RESOLVED: that the minutes of the meeting held on 10th March 2008 be approved and signed as a correct record.

268 CBC Planning applications and decisions
Applications were considered and responses agreed. At the appropriate times, correspondence from residents was taken into account in relation to applications 08/00388/FUL (Poplars, Penny Royal Road) and 08/00434/FUL (5 Pedlars Path). 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 applications 08/00276/FUL (Land rear of Walnut Tree Cottage, Woodhill Road) and 08/00388/FUL (Poplars, Penny Royal Road) be referred to Cllr Kingsley for referral to CBC Planning Committee unless officers were minded to refuse them;

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

269 Planning Appeal Decision
07/00950/FUL Ludgores Farm, Ludgores Lane: *Erection of lighting around an existing ménage*. The Planning Inspector had dismissed the appeal. His report concluded that the lighting and structures were visually prominent and were unacceptably intrusive in the open countryside.

RESOLVED: that the appeal decision be noted.

270 CBC Planning Committee
Cllr Thomson had attended the meeting on 18th March representing the Parish Council in connection with application 07/02478/FUL (two new houses to the rear of Airlie, Riffhams Lane). The application had been approved.

At the meeting Cllr Thomson had queried the absence from the proposed conditions of approval of a condition requested by the ECC Historic Environment Branch. The condition would prevent any work being undertaken until an archaeological investigation of the site had taken place. The CBC Committee had asked a Planning Officer to investigate. Members were concerned that the letter requesting the condition had apparently been overlooked.

RESOLVED: that CBC be asked to ensure that the archaeological condition requested in writing by ECC Historic Environment Branch be included in the conditions of approval of application 07/02478/FUL.

271 Trees
271.1 TPO 1975/034 Poplars at Cherry Trees, Well Lane: (Minute 256.3 of 10th March 2008 refers). A response from Joy Thomas, CBC Team Leader – Trees & Procedures, to the Council's questions regarding the loss of 24 Poplar trees at this site and the revoking of the TPO was received.

RESOLVED: that no further action be taken.

271.2 Works to Protected trees: An application for works to trees protected by a TPO was considered, details in Appendix C.

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

272 Pre-application consultations by residents
Members discussed the handling of approaches from residents regarding potential planning applications (minute 248 of 18th February 2008 refers). Though such approaches were rare, the Committee had traditionally encouraged residents to attend public question time with planning concerns. In discussion, members agreed that there might also be occasions when the Committee wished to invite a member of the public to attend a subsequent meeting to give further information. It was always stressed to residents that no official comments could be made until the formal planning consultation was received. There was general agreement that a flexible approach was necessary.

RESOLVED: that the Committee continue to encourage residents to attend public question time, including with information on potential planning applications; that the Committee may, at its discretion, invite a member of the public to return to a subsequent meeting; and that it continue to be made clear that no formal comments could be made until a planning consultation was received.

273 RCCE Conference: "Plugging In – Reaching targets together"
273.1 The response to the Committee's enquiry about late notification of the conference to Parish Councils was received (minute 261.3 of 10 March 2008 refers).

RESOLVED: that the information be noted.

273.2 Cllr Allen had attended the Conference and reported that it had been a promotional exercise aimed at encouraging communities to prepare Parish Plans and Village Design Statements. It had been an interesting event, but he had noted some cynicism among delegates as to the effectiveness of Parish Plans and Design Statements in influencing District Councils.

274 Danbury Park Conference Centre
Andrew Martin Associates, agents for Anglia Ruskin University, had invited the Parish Council to meet with them at the Conference Centre for an advance view of a new planning application. The meeting had been arranged for Tuesday 15th April 2008 at 4pm at Danbury Palace. All members indicated that they wished to attend.

RESOLVED: that the information be noted.

275 Danbury Planning Framework
The Clerk had contacted Derek Stebbing at CBC for an update on the current situation. Mr Stebbing had said that Government guidance due early in April would clarify the requirements with regard to sustainability appraisals and at that point it would be appropriate to look at the Framework document again.

RESOLVED: that the information be noted and that the matter be pursued with Mr Stebbing before the next meeting of the Committee on 23rd April.

276 Enforcement
It was reported that an A-frame advertisement outside Excel hairdressers on Main Road was regularly left on the footpath and was a hazard to pedestrians.

RESOLVED: that CBC Enforcement be asked to take action.

277 Correspondence
277.1 Stop Stansted Expansion campaign: (minute 261.1 of 10th March 2008 refers) The Campaign Chairman, Peter Sanders, had agreed to attend a Planning Committee Meeting at a date after the beginning of May. The information was noted.

277.2 Southwood Chase: A further letter from a resident to CBC about developments in Southwood Chase was received and noted.

278 Planning matters for report (for information only)
278.1 It was agreed that a dead and dangerous tree on the south side of Maldon Road near to the 40mph sign at the eastern edge of the village be reported to CBC tree section.

278.2 A pond within the curtilage of a bungalow at the corner of Maldon Road and Hoynors had been filled in with rubbish. This had already been reported to CBC following a complaint from a member of the public. An update would be requested.

278.3 The Chairman reported an email sent to him by a resident regarding the closure of the former Bookmaker's shop and Bakers hardware store.

279 Forthcoming meetings

Monday 21st April – Annual Parish Meeting in the Village Hall.

Planning: Wednesday 23rd April
Monday 12th May
Mondays 2nd and 23rd June
Mondays 7th and 28th July

Business having been concluded, the Chairman closed the meeting at 9.45pm.

Signed: ……. Chairman

Date: …….

DANBURY PARISH COUNCIL **Appendix A**
Planning Committee Minutes: 31 March 2008 **Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00276/FUL	Walnut Tree Cottage, Land to rear	Woodhill Road	Erection of new dwelling and garage	31/03/08	1 As with previous applications relating to this site, we object strongly to this back-land development and the overall bulk of the proposal; 2 The broken roof line appears to be excessively high; 3 In conjunction with its elevated position resulting from the slope of the land, the proposed development would be overbearing to, and would dominate, the cottages to the front (Walnut Tree Cottage and Cotswolds).
08/00387/FUL	8	Little Baddow Road	Single and two storey rear extension (revision to approval 04/01008/FUL)	31/03/08	No comments
08/00403/FUL	49	Little Baddow Road	Demolition of existing house and garage and erection of replacement dwelling with detached garage	31/03/08	No comments
08/00420/FUL	46	Danbury Vale	Ground floor front and two storey side extension	31/03/08	1 The proposal would introduce an almost continuous built façade which would be out of keeping with the street scene; 2 The extended building represents an over-development of the site and would introduce a cramped appearance; 3 The proposed extensions are unsympathetic to the host building.

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00434/FUL	5	Pedlars Path	Two storey side extension and ground floor rear extension	31/03/08	The proposal is unsympathetic to the prevailing street scene by virtue of its scale, bulk and massing. It introduces a virtually continuous built façade where gaps characterise the existing street scene.
08/00435/FUL	Meadowside	Maldon Road (B1418)	Single storey extension and conservatory	31/03/08	No comments
08/00467/FUL	56	Belvedere Road	Two storey rear extension	31/03/08	No comments
08/00513/FUL	Roseneath	Gay Bowers Lane	Replacement dwelling	31/03/08	1 We feel that the overall impact of the proposed development is a hotch potch that becomes visually intrusive outside the defined settlement area and is not complimentary to the rural setting; 2 Please ensure that existing trees and hedgerows are retained; 3 In view of the increased footprint, we ask that permitted development rights be removed if the development is permitted.

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00388/FUL	Poplars	Penny Royal Road	Demolition of existing garage and erection of new two-bedroomed bungalow with attached cartlodge	31/03/08	1 The Council objects strongly to the construction of any additional dwelling on this sensitive site; 2 The proposal flies in the face of Condition 7 of the approval of application 06/00336/FUL, which precludes the proposed cartlodge/playroom being occupied as a separate residence as this would detract from the "historical value or character and appearance of the listed building" (ENV9); 3 The proposal would destroy the setting of the listed building, Poplars, and ruin the landscape and character of the conservation area and a local beauty spot, contrary to policies HC3 of the structure plan and ENV1 and ENV9 of the local plan; 4 The increased footprint over the already approved cart lodge/playroom would be a gross over-development of the site and would result in the appearance of a continuous built frontage inappropriate to this location; 5 We believe the plans do not accurately show the slope of the land; 6 The street scene would be dominated by parked vehicles in the front garden, further damaging the character of the Conservation Area; 7 The additional vehicles and access would add to the existing traffic hazard on this dangerous bend; 8 There appears to be no application for Listed Building Consent on land which is covered by the listing of Poplars; 9 The reasons for the Inspector's dismissal of the Appeal against refusal of an earlier application (04/01143/FUL) would seem to apply equally to this proposal, ie "The proposals would cause significant harm to the setting of the listed building and to the character and appearance of the Conservation Area".

DANBURY PARISH COUNCIL **Appendix B**
Planning Committee Minutes: 31 March 2008 **Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Withdrawn 05/03/08
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.	Refused 22/01/08
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.	Approved 16/01/08
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.	Approved 15/01/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/02332/FUL	65	Mill Lane	Part single, part two storey rear extension	17/12/07	No comments	Approved 25/01/08
07/02369/FUL	49	Little Baddow Road	Replacement dwelling	17/12/07	No comments	Withdrawn 25/01/08
07/02410/FUL	46	Danbury Vale	Two storey side and single storey front extension with raised pitched roof	07/01/08	No comments	Refused 06/02/08

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05055/TPO	1995/013	Elphinstone	Hyde Lane	T1 and T2 (Oaks) and T3 Scots Pine - crown reduce by 30% (2.5-3m)	31/03/08	No comments