



PLANNING COMMITTEE

Minutes of the Meeting held on 23rd April 2007 at 8.00pm in the Parish Office

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

Public Question Time

280 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn.

281 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 M Wood declared a general interest in the application at 37 Hopping Jacks Lane (08/00627/FUL) by virtue of living nearby.

282 Minutes

RESOLVED: that the minutes of the meeting held on 31st March 2008 be approved and signed as a correct record.

283 CBC and ECC Planning applications and decisions

283.1 Five 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.

284 Danbury Medical Centre (08/00601/FUL)

The planning application for the new medical centre had now been received. An Extraordinary Parish Council meeting had been arranged at which residents could examine the plans and give their views and at which the Council would then decide on its response to the Borough Council. The meeting was to be held at Danbury Mission at 8pm on Monday 19th May 2008.

RESOLVED: that the information be noted.

285 Planning conditions: 07/02478/FUL – Land rear of Airlie

(Minute 270 refers) The decision notice was apparently issued without the archaeological condition requested by ECC. The matter was raised with the CBC Planning Department, and an assurance had now been received that the omission was an administrative error and that the decision notice would be re-issued with the new condition included. Members were pleased that the matter had been resolved satisfactorily.

RESOLVED: that the information be noted.

286 Planning Appeals

There were no items to report.

287 CBC Planning Committee

The agenda for the meeting to be held on Tuesday 29th April 2008 included application 08/00275/FUL: New house and garage to the rear of 23 Maldon Road. The Parish Council had objected to this application and it was raised at the Borough Council because approval was recommended. Cllr Allen agreed to attend the meeting.

RESOLVED: that Cllr Allen attend the CBC Planning Committee on 29th April 2008 to represent the Parish Council.

288 CBC Planning training – Enforcement

CBC had arranged a training session for Parish Councils focussing on enforcement issues. The training session would be held in Chelmsford on Tuesday 13th May from 7pm - 9pm, and on Thursday 15th May from 2pm - 4pm. Several members indicated that they wished to attend.

RESOLVED: that the information be noted and that the details of those wishing to attend be forwarded to CBC.

289 Trees

289.1 Work to trees: Several applications were considered and one decision was received.

RESOLVED: That no comments be made on the applications shown in Appendix C and that the decision in Appendix C be noted.

289.1 TPO 2008/029 – Land at Colemans Lane: This new order had been made in response to local concern about the possible future use of the land.

RESOLVED: that the new TPO be noted.

290 Danbury Park Conference Centre

Several members of the Council had visited the Conference Centre on Tuesday 15th April at the invitation of Andrew Martin Associates, agents for the owners, to view a proposed new planning application for the Conference Centre site. The Clerk had written an informal report of the meeting which was circulated.

RESOLVED: that the report be received and that thanks be expressed to the Clerk.

291 Danbury Planning Framework

CBC Planning Department had indicated that the new statutory guidance on sustainability appraisals for supplementary planning documents had still not been received from Government. The information was noted.

292 CBC Street naming

Formal confirmation of the naming of most of footpath 59 as Moores Bridge Lane was noted. Cllr Bolwell was concerned as to whether the naming of the footpath would affect its status, and it was agreed that this be raised with CBC.

RESOLVED: that the status of the footpath be checked with CBC.

293 Enforcement

293.1 Pavement sign at Excel Hairdressers, 92 Maldon Road: (Minute 276 refers) The potentially hazardous positioning of this sign was under investigation by CBC Enforcement. The information was noted.

293.2 Dead tree on Maldon Road to east of village: (Minute 278.1 refers) Andrew Vale of ECC Highways Dept had looked at the tree and did not regard it as an immediate threat. He was attempting to discover the owner of the land on which the tree stood (which was not Highways land) and would then approach the owner regarding the removal of the tree. The information was noted, and members indicated that the land with the tree was in front of 84 Maldon Road.

293.3 Pond at Hoynors/Maldon Road: (Minute 278.2 refers) The pond in question was in the grounds of a bungalow adjacent to, and owned by, Poulton Portables. An Enforcement Officer had investigated and had instructed Poultons to remove the rubble from the pond and reduce the size of the parking space to the area which had planning approval.

The information was noted, and also that the possible misuse of the footpath outside Poulton's would be raised with ECC Highways.

293.4 Gates at The Sanctuary, Southwood Chase: (Minute 256.4 of 10.3.08 refers) An Enforcement Officer had visited the site and stated that, as the gates were not adjacent to the public highway (they are on a private road) and did not exceed 2 metres in height, planning permission was not required. The information was noted.

293.5 Signs at Danbury Country Park: Parish Council, at its meeting on 19th March 2008, had instructed that CBC be asked whether the new, coloured signs at the Park entrances required planning permission, and that the response be reported to Planning Committee. The response from CBC was that "the signs have deemed consent under Schedule 3 Class 1B of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007".

RESOLVED: that a letter be sent to ECC expressing disquiet at the inappropriate colours of the signs and requesting that the Parish Council be consulted in future about such developments.

293.6 The Old Tea Rooms (Wickham House), Runsell Green: The condition and future of the building was raised by a member of the Committee.

RESOLVED: that CBC be asked for an update on their contacts with the owner.

294 Correspondence

08/00276/FUL: Land rear of Walnut Tree Cottage/Cotswolds: *Erection of new dwelling and garage*: It was reported that the Danbury Society and a resident had sent the Council copies of their letters of objection to CBC. The information was noted.

295 Planning matters for report (for information only)

It was reported that the Poplars, Penny Royal Road, appeared to have been sold.

296 Forthcoming meetings

Monday 12th May

Monday 19th May – Extraordinary PC meeting re Medical Centre application

Mondays 2nd and 23rd June

Mondays 7th and 28th July

No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.23pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00356/FUL	White Elm Cottage	Hyde Lane	Single storey extension to join house with garage and create 2 dormer windows in garage roof for storage	23/04/08	No comments
08/00570/FUL	Rippon Tor	Elm Green Lane	First floor rear and side extension	23/04/08	1 The proposed extension represents a considerable increase in the mass of the building compared with the existing house; 2 Elevations of the proposal show an unattractive hotch-potch of roof lines.
08/00627/FUL	37	Hopping Jacks Lane	Retention of car port	23/04/08	The Council strongly objects to this application: 1 The property already has a garage and long drive; 2 The appearance of the carport is cheap and unattractive, particularly in respect of the plastic roof. It is prominent and detrimental to the street scene; 3 The structure would set an unwelcome precedent if approved.
08/00656/FUL	Mickle Hey, Home Farm	Woodhill Road	Demolition of single-storey rear extension and erection of part two-storey, part single-storey rear extension	23/04/08	We feel the proposal improves the appearance of the existing dwelling. However, we note that the property is in a rural area outside the defined settlement, and the proposal represents a large increase in the overall bulk and massing of the building.

Ref no	Property	Street name	Proposal	Committee date	Comments
ECC Planning Application:					
CC/CHL/34/08	Danbury Park School	Well Lane	Single storey extension to accommodate 3 classbases, 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 (application area amended from previous application)	23/04/08	<p>1 The Council supports the provision of permanent accommodation;</p> <p>2 We would prefer an alternative roofing material more in keeping with the rural situation of the school;</p> <p>3 Please ensure that the existing relocatable units are removed from the site on completion of the works.</p>

DANBURY PARISH COUNCIL
Planning Committee Minutes: 23 April 2008

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
07/02343/FUL	Woodhill Lodge	Woodhill Road	Creation of new double garage and single storey extension to existing lodge	17/12/07	No comments	Approved 24/01/08
07/02396/FUL	The Covert	Colemans Lane	Replacement garage, extend crossover	28/01/08	No comments	Approved 25/02/08
07/02457/FUL	St George	Southwood Chase	Demolition of existing bungalow and erection of replacement bungalow	28/01/08	No comments	Approved 14/02/08
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.	Approved 29/02/08
07/02479/FUL	132A	Maldon Road	Single storey side extension	28/01/08	No comments	Approved 08/02/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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. 	Approved 18/03/08

DANBURY PARISH COUNCIL
Planning Committee Minutes: 23 April 2008

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
08/05060/TPO	1985/052	23	Danbury Vale	G1: 9 x Birches to rear: crown reduce; 5 x Birches at front: crown reduce; sever ivy. T10: Oak on frontage: crown reduce by 20%.	23/04/08	No comments	
08/05070/TPO	2001/118	32	Barley Mead	T6 and T7 Oaks to rear: crown reduce to 3m	23/04/08	No comments	
08/05514/CAT	N/A	1/4 (rear of)	Eves Corner	3 x Leylandi close to Danbury Antiques: fell to ground. Dead tree: fell to ground. Leaning spruce: fell to ground. Leylandi: reduce height to 6' and shape over.	23/04/08	No comments	
08/055517/CAT	N/A	129	Main Road	1 x Hawthorn and 2 x Holly on rear boundary: fell to ground and remove/kill stumps. 1 x Plum by conservatory: fell to ground and remove/kill stump	23/04/08	No comments	
Tree application and decision:							
08/05069/TPO Danbury Parish Council	1998/007	110 (land adj)	Main Road	T1 Oak on Elm Green: crown reduce, trim away from service cables, clean trunk of ivy and epicormic growth.	23/04/08	N/A	Approved 11/04/08