



PLANNING COMMITTEE

Minutes of the Meeting held on 2 June 2008 at 8.00pm in the Parish Office

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

In attendance: Cllr S Freeman, Mrs E Blyth, Assistant Clerk

19 Apologies for absence

Apologies were received and accepted from Cllrs Berlyn, Clacy, Keeler, and Wells, Mr J Alexander and Mr P Watts.

20 Election of Vice-Chairman for 2008/09

This item had been deferred from the last meeting (minute 7.2 refers). Cllr Wood nominated Cllr Telling to serve as Vice-Chairman and this was seconded by Cllr Bolwell. There were no further nominations.

RESOLVED: that Cllr M Telling be appointed as Vice-Chairman of the Committee for 2008/09.

21 Declarations of Interest

Members were reminded that they must declare any personal or prejudicial interests they knew they might have in items of business on the meeting's agenda. They would need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest was a prejudicial one.

Cllr J Thomson declared a general interest in the application at Woodpeckers, Mill Lane (08/00899/OUT) by virtue of being acquainted with one of the trustees of the charity making the application;

Cllr S Freeman declared a general interest in the application at 74 Main Road (08/00838/FUL) by virtue of knowing the applicant.

22 Public Question Time

One member of the public was present and made a statement regarding the application by the Chelmer Housing Partnership to demolish garages in Rumsey Fields and build two houses and one garage (08/00847/FUL). He and his neighbours objected to the proposal on a number of grounds. These included the removal of vehicular access to the rear of their properties; the loss of rented garages, for which there was a waiting list, and the consequent increase in parking on the roadside; and the overbearing design of the proposed dwellings. He pointed out that the application included provision of a new access to the rear of a property in Hopping Jacks Lane which had planning permission for an additional residence. This new access would further increase in traffic using Rumsey Fields.

The Chairman thanked the member of the public for his comments, which would be taken into account by the Committee when considering the application.

23 Minutes

RESOLVED: that the minutes of the meeting held on 12th May 2008 be approved and signed as a correct record.

24 CBC Planning applications and decisions

Planning Applications were considered and responses agreed. At the appropriate times, representations received by residents or reported on the Borough Council website were taken into account.

RESOLVED:

- a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;
- b) that application 08/00847/FUL (Garage block, Rumsey Fields) be referred to the local Ward Members with the request that it be determined by the CBC Planning Committee unless officers were minded to refuse it;
- c) that the planning decisions shown in Appendix B be noted.

25 Danbury Medical Centre: 08/00601/FUL

The planning application for the new medical centre had been considered at an Extraordinary Parish Council meeting at Danbury Mission on Monday 19th May 2008. Over 150 members of the public were present to view the plans and to ask questions of the Architect and others during an extended public question time. A number of objections were raised to the size and appearance of the proposals in the Conservation Area and the traffic issues affecting Maldon Road. The Council then formulated its response – a copy of which had been circulated to the Committee – and this was submitted to Chelmsford Borough Council on 20th May.

Subsequently the Parish Council had been informed that the application had been withdrawn by the applicants.

RESOLVED: that the information be noted.

26 CBC Planning Committee

26.1 The agenda for the meeting held on Tuesday 27th May did not include any items relating to Danbury.

26.2 The agenda item on CBC officers' report (in response to a consultation by Uttlesford District Council) on BAA's planning applications at Stansted Airport had been withdrawn from the agenda. The same report had been considered by the CBC Development Policy Committee on 21st May, and that Committee's decision (which raised objections) would form the response to Uttlesford District Council.

RESOLVED: that the information be noted.

27 Planning Appeals

27.1 07/02101/FUL Gladwyns, Slough Road: Retention of car port, games room and part of one shed. The applicants had appealed against refusal of planning permission. This was the second appeal relating to the property. The owners' appeal against an Enforcement notice (06/00795/NOTICE) had already been reported. A hearing was to be held for the enforcement appeal on 12 August 2008, and the planning appeal was likely to be considered at the same hearing.

27.2 07/00185/FUL Poplar Farm, Gay Bowers Road: Stop up western access onto Gay Bowers Rd and create new vehicular access from Bicknacre Road to dwelling. This appeal had been allowed by the Planning Inspector and the new access would therefore be allowed to remain.

RESOLVED: that the information on the two appeals be noted.

28 Work to Trees

Applications for work to trees in the Conservation Area or protected by a TPO were considered and responses agreed.

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

29 CBC Planning training – Enforcement

This item was deferred to the next meeting.

30 Danbury Planning Framework

Further information was awaited from the Town Planning Department regarding sustainability appraisals and new Government guidelines.

RESOLVED: that the information be noted.

31 Enforcement No matters were raised.

32 Correspondence

32.1 08/00513/FUL: Roseneath, Gay Bowers Lane: Replacement dwelling

A neighbour of Roseneath had sent the Parish Council a copy of his letter to CBC regarding the granting of planning permission for this development. He had objected to the application and had a number of concerns about the effect of the approval on his own property and the surrounding area. He asked for any support the Parish Council could give. Members noted that the Council had also raised concerns in its response to the application.

RESOLVED: that a response be sent expressing sympathy with the neighbours concerns but pointing out that there was no action the Council could take. The law gave no right of appeal against the granting of planning permission, although the applicant had the right to appeal against refusal.

31.2 08/00601/FUL Danbury Medical Centre: A letter from a resident to the Council concerning the timing of the Extraordinary Parish Council meeting and other matters was received and discussed.

RESOLVED: that a response be sent explaining the arrangements agreed with CBC for the extension of time for the Parish Council's response, together with a copy of the Council's comments on the application.

33 Planning matters for report (for information only)

No matters were raised.

34 Forthcoming meetings

23rd June – Speaker: Peter Sanders, Chairman, 'Stop Stansted Expansion';

7th July and 28th July.

Business having been concluded, the Chairman closed the meeting at 10pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00493/FUL	63	Mill Lane	First floor rear extension	02/06/08	No comments
08/00752/FUL	Little Gibcracks Farm	Moor Hall Lane	Retrospective application for creation of a private roadway for use in connection with an agricultural holding	02/06/08	No comments
08/00838/FUL	74	Main Road	Rear conservatory	02/06/08	No comments
08/00847/FUL	Garage block	Rumsey Fields	Erection of 1 no. 3-bedroom bungalow with carport, 1 no. 2 bedroom bungalow with carport, and 1 garage	02/06/08	We strongly object to the application: 1. It is a backland development; 2. The proposal is out of keeping with the established character of Rumsey Fields; 3. A significant number of parking spaces and garages will be lost, adding to parking congestion locally; 4. A disabled resident will be denied access to a garage for her much-needed disability vehicle; 5. Access to several properties via the parking area will be completely eliminated; 6. One of the 'bungalows' is in fact a chalet bungalow, in effect two storeys; 7. There is potential for overlooking from the dormer window on plot 2; 8. There is no alternative parking or garage provision being made locally; 9. The proposal for this backland development also includes an access proposal to accommodate a further backland development (03/01103/OUT). This access is severely reduced from that currently existing.

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00853/FUL Mr P Sostman	Leonard House	Horne Row	Two storey side and rear extension and single storey rear extension	02/06/08	We note that the large extension appears dominant relative to the host building. This is contrary to CBC planning guidance on side extensions which requires an extension to be subordinate to the host.
08/00899/OUT	1 & 2 Woodpeckers and 78	Mill Lane	Demolition of existing buildings and erection of 14 retirement apartments and associated infrastructure	02/06/08	We strongly object to the application for outline approval: 1. The proposal is wholly out of keeping with the established character of the area; 2. The bulk, scale and massing of the proposal are incongruous in this area of individual residential dwellings; 3. There will be major impacts on the surrounding road infrastructure, especially Mill Lane which is of restricted width.
08/00928/CLEUD	120	Main Road	Use of garage adjoining residential property for car repairs and general maintenance	02/06/08	Whilst we have no objection to the granting of the Certificate, we ask that if possible a condition be imposed to ensure that customers' vehicles are not parked other than on the premises.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/00273/FUL	The Cottage	Cherry Garden Lane	Erection of side conservatory	10/03/08	No comments	Approved 28/03/08
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).	Withdrawn 23/04/08
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.	Approved 14/05/08

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05082/TPO	2004/027	Tudor House	Penny Royal Road	T1 Oak in front garden: crown lift to 5m cutting to branch collar; reduce secondary crown to primary crown leaving a flowing profile	02/06/08	No comments
08/05083/TPO	2005/013	Tudor House	Penny Royal Road	T1 Willow in rear garden: pollard to crown break	02/06/08	No comments
08/05527/CAT	N/A	Cricketers Arms	Penny Royal Road	Holly in front car park area, fell to ground and replace; Leylandii in side garden adjacent to the Old Stores - fell to ground	02/06/08	No comments
08/05530/CAT	N/A	Moores Bridge	Moores Bridge Lane	Ash x 2, Willow x 2, Pear x 2, Elm x 3 in garden: fell to ground and remove stumps	02/06/08	No comments