



PLANNING COMMITTEE

Minutes of the Meeting held on 23 June 2008 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, Cllr S Freeman

35 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn, who was attending the DCA Committee meeting on behalf of the Council.

36 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 were reminded that 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 32 Pedlars Path by virtue of being acquainted with the applicant;

Cllr H Clacy declared a general interest in the item relating to the medical centre (item 42 below) by virtue of being acquainted with one of the applicants;

Cllrs Allen, Bolwell, Clacy, Keeler, Telling, Thomson, Wells and Wood declared a general interest in the medical centre proposals by virtue of being patients of the centre.

37 Public Question Time (15 minutes allocated)

No members of the public were present.

38 Minutes

It was agreed that in minute 22 relating to the application at Rumsey Fields (08/00847/FUL) the word 'houses' be changed to 'dwellings' to reflect the fact that the proposal was for chalet bungalows.

RESOLVED: that, with the above amendment, the minutes of the meeting held on 2nd June 2008 be approved and signed as a correct record.

39 Speaker: Peter Sanders, Chairman, 'Stop Stansted Expansion' Campaign

The Chairman welcomed Mr Sanders, who had requested to attend a meeting to update members on the campaign against the provision of a second runway at Stansted Airport.

Mr Sanders reported on the expected adverse consequences of BAA's planning application, currently being considered by Uttlesford District Council. These included the destruction of properties and countryside, and increased air pollution and noise from the additional movements of aircraft and passengers. He put these concerns in the context of the Government's requirement for additional runways and the current economic climate and concerns about climate change, which were reducing air

travel. He explained that a public inquiry into the planning application would take place in due course.

Mr Sanders acknowledged that the impact of the additional runway on Danbury would be small initially. There could be additional over-flying by aircraft and possibly an increase in traffic passing through the area to Stansted.

At the end of his talk Mr Sanders answered questions from members. He indicated that he would be making similar visits to other Parish Councils to seek support for his Campaign, and he handed over a number of information leaflets. The Chairman thanked Mr Sanders for his attendance, and Mr Sanders then left the meeting.

In discussion of Mr Sanders' presentation differing views were expressed. Some members were concerned primarily about the environmental impact of the second runway. Others emphasised that the expanding airport would bring jobs and prosperity to the area. All members agreed that there was a need for the Parish Council to determine its policy on the issues at Stansted.

RESOLVED: that Parish Council be asked to formulate a policy to define its stance on the proposed expansion of Stansted Airport.

40 CBC Planning applications and decisions

Applications were considered and responses agreed. Several planning decisions were noted.

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.

41 CBC Planning Committee It was noted that the agenda for the meeting held on Tuesday 17th June contained no items relating to Danbury.

42 Danbury Medical Centre proposals

Correspondence from Mr Rohan Robinson and from a former Danbury GP regarding the size of the proposed new medical centre and the need to allow for expansion was received. It was understood that a revised planning application was likely to be submitted to CBC in July. At the instigation of the Environment Committee, an informal meeting for an exchange of views between representatives of the Medical Centre and a group of councillors had been arranged for Monday 30th June. The Council members present would be the Chairman and Vice-Chairman of the Council together with Cllrs Allen and Keeler as Chairmen of the Planning and Environment Committees respectively.

Mr Alexander expressed his disappointment that the Parish Council, in its comments to CBC, had said it had 'no objection' to the location of a medical centre on the site rather than giving positive support to the principle. Apart from this concern he supported the comments made.

RESOLVED: that the correspondence and information be noted.

(Note: The meeting on 30th June was subsequently cancelled as the architect would not be present and the Medical Centre representatives were not in a position to bring details of revisions to the original plans.)

43 Work to Trees No applications had been received.

44 RCCE Training event: 'Linking to the Statutory Planning System'

A notice of this event, to be held on the morning of Saturday 29th June 2008 at Threshelfords Business Park, Feering, was received. The event would consider how Parish Plans and Village Design Statements link with statutory plans such as the Local Development Framework, with the aim of enabling a better understanding of the planning system and how to influence it. Members expressed disappointment that the event was to be held on a Saturday, while acknowledging that those who were working might not be able to attend on a weekday.

RESOLVED: that the information be noted, and that RCCE be asked whether a further event could be scheduled on a different day of the week.

45 CBC Planning training – Enforcement

The Councillors who had attended these sessions, held on 13th and 15th May 2008, gave a verbal report. They professed disappointment at the impression given that the enforcement process was largely ineffective, with incidents of non-compliance with planning conditions being ignored if CBC felt that a planning application for the changes would have been approved.

RESOLVED: that the information be noted.

46 Danbury Planning Framework

The Chairman reported that the Planning Bill would be enacted on 27th June 2008, and that Derek Stebbing of CBC had agreed to meeting in July to take the Planning Framework forward.

RESOLVED: that the information be noted.

(Note: It was subsequently confirmed that the meeting would take place at the Parish Office on Friday 18th July.)

47 Enforcement

47.1 Carport, 37 Hopping Jacks Lane: CBC had confirmed that it would take no further action on the enforcement issue relating to the carport as the retrospective planning application had been approved (08/00627/FUL, see Appendix B);

47.2 Blue Badge parking at the Co-op in Danbury: Cllr Wood reported that he had complained to the Co-op regarding non-enforcement of agreed blue badge parking arrangements, and he hoped for a satisfactory outcome after involving the CBC Access Officer.

48 Regional Spatial Strategy – Single Issue Review: Planning for Gypsy and Traveller Accommodation in the East of England (paper attached)

EALC's response to the consultation by the East of England Regional Assembly had been circulated. In mid-July an independent panel, whose Chairman was appointed by the Planning Inspectorate, was due to publish for consultation a draft list of matters for consideration at the Examination in Public in late October 2008.

Members expressed particular concern at para 5.18 of the report, which referred to the huge cost of providing a traveller site compared with the cost of affordable housing.

RESOLVED: that the information be noted.

49 Correspondence

A letter was received from a resident who had attended a Planning Committee meeting in connection with an application which affected his property. He thanked the Committee for allowing him to put his case, and had been impressed by the Committee’s careful reviewing of the plans in deciding its response to the Borough Council.

RESOLVED: that the information be noted with thanks.

50 Planning matters for report (for information only)

It was noted that the access road from the A414 to St Clere’s Quarry had now been made up, which should help reduce the amount of debris being taken onto the A414.

51 Forthcoming meetings

Monday 7th July; Monday 28th July. No meetings in August

Mondays 1st and 22nd September

Business having been concluded, the Chairman closed the meeting at 10.02pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee Minutes: 23 June 2008

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/00980/FUL	The Old Stores	Penny Royal Road	Refurbishment and extension of existing rear detached store to create utility room with garden and toilet/ shower	23/06/08	If minded to approve, please impose a condition prohibiting future use as a habitation.
08/00983/FUL	43	Little Baddow Road	Demolition of conservatory and garage and erection of part single and part two storey rear and side extensions	23/06/08	No comments
08/01008/FUL	30	Main Road	Rear basement extension, ground floor side and rear extension with internal staircase	23/06/08	No comments
08/01017/FUL	160	Main Road	Single storey side and rear extension	23/06/08	No comments
08/01018/FUL	32	Pedlars Path	Demolition of existing rear conservatory and ground floor side extension, and construction of two-storey side/rear extension and 2 no. front dormer windows	23/06/08	We feel that the front dormers should be consistent in size and in accordance with the Borough Council's design guidance for roof extensions
08/01022/FUL	Foxwoods	Mill Lane	Replacement porch	23/06/08	No comments
08/01031/FUL	Woodside Cottage	Moores Bridge Lane	Single storey side extension	23/06/08	We note that the property is outside the defined settlement.

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01052/FUL	31	Danbury Vale	First floor side extension and ground floor front and rear extensions	23/06/08	If approved, please impose conditions which will guarantee the integrity of the TPO-protected Silver Birches
08/01106/FUL	6	Little Baddow Road	Single storey front extension and change of roof pitch to existing garage	23/06/08	No comments

DANBURY PARISH COUNCIL
Planning Committee Minutes: 23 June 2008

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 22/05/08
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.	Approved 03/04/08
08/00303/FUL	75	Mill Lane	Single storey side extension to form garage	10/03/08	No comments	Approved 10/04/08
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.	Approved 16/04/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/00388/FUL	Poplars	Penny Royal Road	Demolition of existing garage and erection of new two-bedroomed bungalow with attached cartlodge	31/03/08	See file	Refused 25/04/08
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	Refused 21/05/08
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.	Approved 19/05/08
ECC Decision:						
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	23/04/08	1 The Council supports the provision of permanent accommodation; 2 We would prefer an alternative roofing material more in keeping with the rural situation of the school; 3 Please ensure that the existing relocatable units are removed from the site on completion of the works.	Approved 27/05/08