



PLANNING COMMITTEE

Minutes of the Meeting held on 7th July 2008 at 8.00pm in the Parish Office

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

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

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

52 Apologies for absence

Apologies were received and accepted from Cllrs A Allen, D Bolwell, S Berlyn and A Wells.

53 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 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 the item relating to the medical centre (item 60 below) by virtue of being acquainted with the applicant;

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

Cllr S Freeman declared a general interest in the application at 74 Main Road (08/01100/FUL) by virtue of being acquainted with the applicant and living nearby.

54 Public Question Time

No members of the public were present.

55 Minutes

Mr Alexander asked for a correction to the reporting of his remarks in minute 42 by the removal of the words " many of" in the phrase "he supported many of the comments made" and this was agreed.

RESOLVED: that, with the above amendment, the minutes of the meeting held on 23rd June be approved and signed as a correct record.

56 Deliberations at CBC Planning Committee (Minute 9.2 of 12th May 2008 refers)

The Committee Chairman, Cllr Allen, was not able to be present and had asked for Cllr Wright's visit to be postponed. Cllr Wright had agreed to this and now hoped to attend on 28th July.

57 Planning applications and decisions

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.

58 CBC Planning Committee

The agenda for the meeting on 8th July 2008 contained no items relating to Danbury.

RESOLVED: that the information be noted.

59 Tree applications

Two applications relating to the same tree were considered and responses agreed. The Committee noted and took account of an email from the applicant in its discussion of the applications.

RESOLVED: that the responses shown in Appendix C be submitted to Chelmsford Borough Council and that the applicant be informed of the Committee's comments.

60 Medical Centre

It was reported that the meeting scheduled for Monday 30th June between councillors and representatives of the medical centre (minute 42 of 23rd June refers) had been cancelled. Mr Rohan Robinson had requested the deferral of the meeting because the architect was still in consultation with CBC about the revised plans and would be unable to be present. It was hoped that the meeting would be rescheduled.

Cllr Clacy queried the purpose of the proposed meeting and its status in relation to the Council's Standing Orders. Cllr Wood explained that the meeting arose from a resolution of the Environment Committee (minute 15 of 4th June 2008) and its purpose was to obtain information on the revised plans for the medical centre before the formal planning application was submitted. The Parish Council had asked for a meeting before the original application was submitted but this had not happened. The Assistant Clerk stressed that no decisions would, or could, be taken at the proposed meeting, and that a clerk would be present and notes would be taken. After discussion, the Committee agreed that, for the sake of clarity, the status of the meeting should be raised with the Clerk and a report submitted to Parish Council.

RESOLVED: that the Clerk be asked to clarify the status of a meeting authorised by a committee minute and report to Parish Council.

61 CBC: Street numbering: Mill Lane, Moores Bridge Lane

Details of changes to numbering/naming at these locations were received.

RESOLVED: that the information be noted.

62 Danbury Planning Framework

A meeting between Cllr Allen, the Clerk and Derek Stebbing of CBC had been arranged for Friday 18th July to assess how to proceed with the Framework document following the recent enactment of the Planning Bill.

RESOLVED: that the information be noted.

63 Enforcement

No matters were raised.

64 Correspondence

There were no items to consider.

65 Planning matters for report (for information only)

No matters were raised.

66 Forthcoming meetings

Monday 28th July – it was hoped that Cllr Ian Wright would be present.

No meetings in August

Mondays 1st and 22nd September

Business having been concluded, the Chairman closed the meeting at 9.05pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01082/FUL	144	Main Road	Part single, part two-storey rear extension with new window on first floor side extension	07/07/08	No comments
08/01100/FUL	74	Main Road	Rear conservatory and replacement railings to existing balcony	07/07/08	No comments
08/01146/CLEUD	Orchard End (land adj)	Sporhams Lane	Siting of a mobile home and use of land for residential purposes in association with the mobile home	07/07/08	Whilst we have no evidence to contradict that the resident has lived on the site for the last ten years, we believe earlier enforcement action should have been taken. As a general principle we do not believe that a residential mobile home should be accepted in this area on a permanent basis.
08/01147/FUL	Orchard End (land adj)	Sporhams Lane	Retention of agricultural building and associated hardstanding	07/07/08	No comments
08/01176/FUL	76	Main Road	Single storey rear extension to replace existing conservatory, with dormer windows to front and rear of property	07/07/08	We note that the proposed dormer windows are not in accordance with existing Borough guidelines and are out of keeping with the general appearance of the house itself.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/00398/FUL	16	Little Baddow Road	Vehicular cross-over	10/03/08	No comments	Approved 14/04/08
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	Approved 17/04/08
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.	Approved 24/04/08
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.	Approved 29/04/08
08/00435/FUL	Meadowside	Maldon Road (B1418)	Single storey extension and conservatory	31/03/08	No comments	Refused 02/05/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/00467/FUL	56	Belvedere Road	Two storey rear extension	31/03/08	No comments	Approved 05/05/08
08/00493/FUL	63	Mill Lane	First floor rear extension	02/06/08	No comments	Approved 26/06/08
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.	Withdrawn 19/06/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Withdrawn 23/06/08

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05125/TPO	2005/42	26	Little Baddow Road	T5 Sycamore adjacent to garage, centre of drive: shorten back laterals extending towards road to re-balance tree, cutting to suitable growing points	07/07/08	We support this application which will retain the Sycamore tree.
08/05126/TPO	2005/42	26	Little Baddow Road	T5 Sycamore adjacent to garage, centre of drive: fell to ground and grind stump	07/07/08	We strongly object to the felling of the tree. This is unnecessary in view of the alternative proposal (08/05125/TPO) which we support.