



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 28 July 2008 at 8.00pm in the Parish Office**

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

Additional members: Mr P Watts (Danbury Society)

In attendance: Cllr I Wright, Chelmsford Borough Council  
Mrs E Blyth, Assistant Clerk

#### **67 Apologies for absence**

Apologies were received and accepted from Cllr M Telling and Mr J Alexander.

#### **68 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.

All councillors present declared an interest item 76 below, by virtue of being patients of the centre;

Cllr Clacy declared an interest in the medical centre (item 76) by virtue of being acquainted with the applicant;

Cllr Clacy declared an interest in the application at 20 Hyde Lane by virtue of being acquainted with the applicant;

Cllr Bolwell declared an interest in the application at 1 Mildmays by virtue being acquainted with the applicant and living nearby.

#### **69 Public Question Time**

No members of the public were present.

#### **70 Minutes**

RESOLVED: that the minutes of the meeting held on 7<sup>th</sup> July 2008 be approved and signed as a correct record.

#### **71 Cllr Ian Wright – Deliberations at CBC Planning Committee**

Cllr Wright, Ward member for Danbury, was welcomed to the meeting. The Chairman reminded members that the invitation to Cllr Wright to attend a meeting arose from the Committee's concern that its objections to applications referred for determination by the CBC Planning Committee were not taken seriously by that Committee, and, whereas many Parish Councils were supported at the meetings by a local Ward member, this was not the case for Danbury. Cllr Allen also felt that Planning Officers' did not always apply planning policies consistently between applications.

Cllr Wright explained that, as Chairman of the CBC Planning Committee, he must remain impartial at meetings, but the other Ward members were free to support the Parish Council. As Chairman, he was guided by legal and planning experts in conducting meetings. He pointed out that there were, in fact, occasions when the recommendation of officers was overturned by the Committee. However, planning officers and the Committee had to work from a presumption that applications would be approved unless there were strong planning grounds for refusal. Cllr Wright agreed that councils and the public needed to see consistency in the way policies were applied, and he himself had made this point to officers. Regarding the members of the CBC Planning Committee, Cllr Wright assured the Committee that they did prepare in advance for meetings, often visiting the sites to be discussed, and were encouraged to raise any queries with officers before the meeting.

There was further general discussion of a number of points. Cllr Berlyn expressed the view that understanding between the Parish and Borough Councils on planning matters had improved in recent years. Cllr Wright admitted that he could not answer all the Council's concerns, but indicated that he was always available to give advice. The Chairman thanked him for giving his time to speak to the Committee and Cllr Wright then left the meeting.

## **72 CBC Planning applications and decisions**

A number of applications were considered and responses agreed. At the appropriate time a letter from a resident regarding 15 Beaumont Park (08/01174/FUL) was taken into account.

The Committee was concerned that the applications relating to the former Danbury Park Conference Centre (08/01260/FUL and 08/01261/LBC) were only recently received and there had been no time to consider the large amount of documentation. The Committee agreed to request an extension of time so that the Parish Council's response could be decided at the next Planning Committee meeting on 1<sup>st</sup> September 2008. Members would be expected to study the plans in the parish office during August in preparation for the meeting.

### **RESOLVED:**

- a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council, and that application 08/01237/FUL (2 Dilston) be referred to Cllr Kingsley with the request that it be determined by the CBC Planning Committee unless officers were minded to refuse;
- b) that CBC be requested to grant an extension of the response time to 2<sup>nd</sup> September 2008 for the planning applications at Danbury Park Conference Centre;
- c) that the planning decisions shown in Appendix B be noted.

## **73 Trees**

73.1 Tree Warden Newsletter June 2008: Information regarding the Ancient Tree Hunt project was received, along with a list of new TPOs served since June 2007.

RESOLVED: that the information be noted.

74.2 Applications and TPOs: Two applications for work to trees in the Conservation Area or protected by a TPO were considered. Two new TPOs, imposed because of the owners' proposals for development, were noted.

RESOLVED: that no comments be made on the applications and that the new TPOs be noted.

#### **74 CBC Planning Committee**

The agenda for the meeting on Tuesday 29<sup>th</sup> July 2008 contained no items relating to Danbury.

#### **75 CBC Core Strategy & Development Control Policies: Development Plan Document 2002–2021: *Our Planning Strategy for the Future***

Several copies of the Plan, which was adopted by CBC in February 2008, were received and circulated to Councillor members of the Committee. A further copy was held in the Parish Office. The Plan superseded all earlier policy documents and was now the basis for considering planning applications.

RESOLVED: that the information be noted.

#### **76 Medical Centre**

76.1 A report from the Clerk was received in response to the query raised at the last meeting (minute 60 of 7<sup>th</sup> July 2008) regarding the status of the proposed meeting with representatives of the medical centre. The report had also been circulated to full Parish Council, as requested by Planning, for the meeting on 30<sup>th</sup> July. Cllr Berlyn, who had not been present at the meeting on 7<sup>th</sup> July, gave his response to the query raised at the meeting and the points made by the Clerk.

RESOLVED: that the report be noted.

76.2 The meeting regarding the medical centre had been rescheduled for Monday 28<sup>th</sup> July 2008. Cllrs Berlyn, Wood, Allen and Keeler (respectively Chairman of Council, Vice-Chairman of Council, Chairman of Planning Committee and Chairman of Environment Committee) would be present, along with the Clerk. The purpose of the meeting was to discuss the concerns raised by the village at the public meeting on 19<sup>th</sup> May and the changes being made in the revised application.

RESOLVED: that the information be noted.

#### **77 Danbury Planning Framework**

The meeting to discuss the way forward in relation to the Planning Framework took place on Friday 18<sup>th</sup> July 2008, attended by Derek Stebbing of CBC, Cllr Allen and the Clerk. The Clerk's written report to Parish Council was received. The Chairman said that the meeting had been very positive and CBC were anxious to go ahead. In discussion with Mr Stebbing, he would review and update the document to ensure that it complied with the new core policies, but a separate sustainability appraisal was no longer required.

RESOLVED: that the information be noted.

#### **78 RSS Single Issue Review: Planning for Gypsy and Traveller Accommodation in the E of England: Examination in Public**

Information was received from the Planning Inspectorate regarding preparations for the Examination in Public, which was scheduled to start on 20<sup>th</sup> October 2008. The Single Issue review related to the number of traveller sites required in each district (minute 262 of 10<sup>th</sup> March 2008 refers).

RESOLVED: that the information be noted.

**79 Enforcement**

No matters were raised.

**80 Correspondence**

80.1 The Committee considered a request from a group of Chigwell residents for the Council’s support in a dispute with Essex County Council regarding the use of an area of green belt land. The residents had approached a number of councils in Essex.

RESOLVED: that no action be taken.

80.2 The Council had been notified that the hearing arranged for 12<sup>th</sup> August 2008 (10am at the Civic Centre, Duke Street, Chelmsford) would now consider both appeals relating to Gladwyns, Slough Road, ie 07/02101/FUL and 06/00795/NOTICE. Any councillor wishing to attend on behalf of the Parish Council was asked to contact the Parish Office.

RESOLVED: that the information be noted.

**81 Planning matters for report (for information only)**

No matters were raised.

**82 Forthcoming meetings in 2008**

1<sup>st</sup> and 22<sup>nd</sup> September

13<sup>th</sup> October

3<sup>rd</sup> and 24<sup>th</sup> November

15<sup>th</sup> December

Business having been concluded, the Chairman closed the meeting at 10.12pm.

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 29 July 2008**

**Appendix A**  
**Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01124/FUL	Hut Cottage	Colemans Lane	Replacement bungalow (renewal of permission 05/01590/FUL)	28/07/08	No comments
08/01136/FUL	1	Mildmays (land adj)	Erection of a new dwelling	28/07/08	1 The proposal is an overdevelopment of the site and is overbearing in relation to no. 1 Mildmays; 2 The proposal is skewed to fit very close to to no. 1 making it out of keeping with the well-spaced, established street scene; 3 The elevated position accentuates the higher roof line making the proposal incongruous in its setting; 4 Access to the site is restricted and dangerous in the context of Elm Green Lane and Mildmays.
08/01140/FUL	Hillrise	Copt Hill	Demolition of conservatory and raising of roof to create two storey dwelling	28/07/08	No comments
08/01184/FUL	Poplar Lodge	Well Lane	Rear conservatory	28/07/08	No comments
08/01188/FUL	1 Stratford House, 72-74	Maldon Road	Change of use of 1 bed flat (formerly offices) to offices	28/07/08	No comments
08/01160/FUL	20	Hyde Lane	Demolition of existing conservatory and erection of single storey rear extension	28/07/08	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01174/FUL	15	Beaumont Park	Two storey front extension, replacement of bay windows and alterations to the porch roof	28/07/08	<p>We strongly object to the proposal:</p> <p>1 It is out of keeping with the design concept of the area and the existing street scene, contrary to policy DC47i of the Core Strategy &amp; Development Control Policies document 2008;</p> <p>2 The proposal would be overbearing and would overshadow neighbouring properties. The effect would be exacerbated by the elevated position of the property;</p> <p>3 The size and scale of the extension are unacceptable in the context of the existing street scene;</p> <p>4 The proposed change to a flat roof for the portico would be out of keeping with Beaumont Park which is characterised by pitch-roofed porticos;</p> <p>5 We object to the removal of the Weeping Pear tree.</p>
08/01237/FUL	2	Dilston	Two storey front extension and single storey extensions to rear, side and front	28/07/08	<p>We strongly object to this application:</p> <p>1 The design markedly detracts from the character and landscape, spatial quality and established street scene of Dilston and Green Meadows, contrary to policy DC47i of the Core Strategy &amp; Development Control Policies document 2008;</p> <p>2 The scale of the extension represents a very significant increase in the footprint of the building, possibly over 50%;</p> <p>3 The development would block a currently open view for residents in both Dilston and Green Meadows and would overshadow the bungalows in Green Meadows;</p> <p>4 The proposed fixed windows in the home gym are replaced with openable doors, allowing noise from the gym to be audible when the doors are open. If minded to approve the application, please ensure that the gym contains fixed windows only.</p>

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
08/01260/FUL	Danbury Park Conference Centre	Main Road	Demolition of former Danbury Conference Centre and replacement with a residential scheme of 34 units, with refurbishment of the Grade II listed former Bishops House to form 11 residential units. Conversion of the unlisted coach house to 4 residential units (49 units in total)	28/07/08	Consideration deferred
08/01261/LBC	Danbury Park Conference Centre	Main Road	Internal refurbishment of former Bishop's Palace to form 11 residential units	28/07/08	Consideration deferred

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 28 July 2008**

**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 06/05/08
08/00577/FUL	15	Beaumont Park	Proposed two storey front extension, replacement of bay windows, adjustment to the porch roof.	12/05/08	We strongly object to the proposal: 1 It is out of keeping with the design concept of the area and the existing street scene; 2 The proposal would be overbearing and would overshadow neighbouring properties. The effect would be exacerbated by the elevated position of the property; 3 The size and scale of the extension are unacceptable in the context of the existing street scene; 4 The proposed change to a flat roof for the portico would be out of keeping with Beaumont Park which is characterised by porticos with pitched roofs; 5 We object to the possible removal of the Weeping Pear tree.	Withdrawn 04/06/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Refused 21/05/08
08/00721/FUL	34	Barley Mead	Rear elevation conservatory	12/05/08	No comments	Approved 10/06/08
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	Refused 25/06/08
08/00804/FUL	Inglemire	Runsell Green	Rear conservatory	12/05/08	No comments	Approved 29/05/08
08/00838/FUL	74	Main Road	Rear conservatory	02/06/08	No comments	Withdrawn 040/06/08
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.	Approved 07/07/08
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.	Approved 11/07/08

**DANBURY PARISH COUNCIL  
Planning Committee Minutes: 28 July 2008**

**Appendix C  
Work to Trees**

<b>Ref no</b>	<b>TPO ref</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
08/05552/CAT	N/A	Bakers Arms	Maldon Road	Ash in rear garden: fell and remove stumps; Pear in rear garden: fell; Ash close to pub – coppice	28/07/08	No comments
08/05144/TPO	2002/115	53	Mill Lane	T10 Oak in front garden: crown thin and crown reduce by 20%; climbing inspections to be reported to tree officer	28/07/08	No comments
<b>New TPO</b>	2008/086	43	Maldon Road	2 Oaks in front garden adjacent to footpath	28/07/08	Noted
<b>New TPO</b>	2008/095	Leonard House	Horne Row	1 Pine, 1 Holly and 1 Spruce in front garden	28/07/08	Noted