



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 1 September 2008 at 8pm in the Parish Office**

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

#### **83 Committee membership**

Cllr Steve Freeman was now a full member of the Planning and Environment Committees, having been formally appointed at the Parish Council meeting on 30<sup>th</sup> July 2008. It was announced with regret that Alan Wells had resigned from the Parish Council for personal reasons.

RESOLVED: that the information be noted.

**84 Apologies for absence** All members were present.

#### **85 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 Clacy declared an interest in the application by the Medical Centre by virtue of being acquainted with the applicant;

Cllr Wood declared an interest in the item relating to 47 Hopping Jacks Lane by virtue of living nearby.

Cllrs Allen, Berlyn, Bolwell, Clacy, Keeler, Telling, Thomson and Wood declared a general interest in the application for a new Medical Centre by virtue of being patients of the Centre.

#### **86 Public Question Time (15 minutes allocated)**

Four members of the public were present. Two people, one the applicant, spoke about the planning application at Leonard House, Horne Row, with particular regard to the preservation of the hedge and a tree at the front of the garden.

One member of the public spoke about the application at Danbury Park Conference Centre. He was concerned about the design of the modern block, which he felt was out of keeping with the listed building, Danbury Palace and lowered the quality of the site.

#### **87 Minutes**

RESOLVED: that the minutes of the meeting held on 28<sup>th</sup> July 2008 be approved and signed as a correct record.

### **88 Danbury Medical Centre**

A revised application for a new medical centre on land adjacent to Danbury Mission (08/01432/FUL) had been received. In view of the amount of business at the present meeting, an extra meeting of the Planning Committee had been arranged for 8pm on Monday 8<sup>th</sup> September 2008 to look at this and any other applications carried forward. Although the meeting was not specifically a public event, it would take place at Danbury Mission to allow more room for any members of the public who wished to attend. The plans and other documents were available in the Parish Office.

RESOLVED: that the information be noted.

### **89 CBC Planning applications and decisions – letters attached**

Applications were considered and responses agreed. At the appropriate times, written and verbal representations were taken into account in determining the responses to applications 08/01260/FUL (Danbury Park Conference Centre), 08/01356/FUL (Leonard House) and 08/01379/TELFUL (EEB Mast, Water Tower). A number of planning decisions were received.

In view of the pressure of business, the Committee agreed that it could not do justice to the application for a replacement dwelling at Kinvara Lodge and this should be deferred to the next meeting.

RESOLVED:

a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;

b) that consideration of application 08/1269/FUL (Kinvara Lodge) be deferred to the meeting on 8<sup>th</sup> September, and that a further extension of time be requested from CBC;

c) that the Danbury Palace applications be referred to the local Ward Members to ensure that they were determined by the CBC Planning Committee. (It was understood that this would be the case);

b) that the planning decisions shown in Appendix B be noted.

### **90 Application at 2 Dilston (08/01237/FUL)**

RESOLVED: that this item be deferred to the next meeting.

### **91 Trees**

91.1 Applications for work to trees protected by TPOs were considered and responses agreed. Details of a new TPO, ref 2008/102, at 22 Hyde Lane were received.

RESOLVED: that the responses to tree applications shown in Appendix C be submitted to CBC and ECC as appropriate, and that the new TPO be noted.

#### **91.2 Dead trees in Riffhams Lane:**

RESOLVED: that this item be deferred to the next meeting.

### **92 CBC Planning Committee**

The agenda for the meeting on Tuesday 2<sup>nd</sup> September contained no items relating to Danbury.

RESOLVED: that the information be noted.

### **93 Planning Appeal**

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.

The applicants had appealed against refusal of planning permission. The appeal was to be decided on the basis of an exchange of written statements and a site visit by the Planning Inspector.

RESOLVED: that no additional comments be made in relation to the appeal.

### **94 Review of East of England Plan – Draft Project Plan consultation**

RESOLVED: that this item be deferred to the next meeting.

### **95 Review of three-weekly Planning meetings**

As agreed when three-weekly meetings replaced fortnightly meetings in January 2008, the Committee reviewed the new pattern and considered whether to continue. The staff reported that the longer gap between meetings had brought benefits in terms of administration of the Committee, and there had been no problems with occasional requests to CBC for a short extension of time for responses. Members agreed that the change of frequency had been beneficial.

RESOLVED: that the Planning Committee continue to meet on a three-weekly basis.

### **96 Danbury Planning Framework**

The Chairman reported that he had met with Derek Stebbing and agreed minor amendments to the Framework. These would be incorporated and the document would then be posted on the website and held in the office for the required six weeks of public consultation.

RESOLVED: that the information be noted.

### **97 Essex Design Guidance**

The ECC Built Environment team had sent the Parish Council a complimentary copy of *The Essex Design Guide* and of *The Urban Place Supplement*. These documents were available for consultation in the Parish Office.

RESOLVED: that the information be noted.

### **98 Essex Village Design Statement Group**

RESOLVED: that this item be deferred to the next meeting.

### **99 Correspondence**

99.1 Broxden, Elm Green Lane: A resident had written regarding the derelict fence at this property. She was under the impression that planning permission had been given for a replacement fence, but the Assistant Clerk had investigated and replied informing her that the application had apparently never been completed. The Committee discussed the information received but there did not appear to be grounds for enforcement action.

RESOLVED: that a further reply be sent confirming the above information.

99.2 08/01174/FUL 15 Beaumont Park: Several more residents had sent the Parish Council copies of their letters to CBC objecting to this application, which was considered at the Committee meeting on 28<sup>th</sup> July.

RESOLVED: that the information be noted.

**100 Enforcement and other planning matters for report**

RESOLVED: that these items be deferred to the next meeting.

**102 Forthcoming meetings in 2008**

8<sup>th</sup> September (additional meeting)

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 10.23pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments
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)	01/09/08	<p>1 We support the proposal in principle;</p> <p>2 We request that access for the public to the registered garden be maintained at appropriate intervals (eg 12 times per year);</p> <p>3 The gardens should be restored to their former standard under Essex County Council and maintained at a high standard thereafter;</p> <p>4 We do not wish to see satellite dishes or mobile phone masts or any other extraneous metalwork attached to any part of the development/site, and a condition to this effect should be imposed on any approval;</p> <p>5 We are disappointed to note that there is a lack of truly affordable housing in the proposal, and request that the legal requirements are enforced;</p> <p>6 The artist's impression of the scheme shows mature trees providing spatial separation between the old Palace and the new development. We request that these trees be provided/ retained and be protected;</p> <p>7 We request the payment of an appropriate sum per dwelling, in accordance with the (Draft) Planning Contributions document August 2008 (Section 5.1, Local Open Space) as a contribution to the project for car park refurbishment and drainage of the playing fields at Dawson Memorial Field.</p>
08/01261/LBC	Danbury Park Conference Centre	Main Road	Internal refurbishment of former Bishop's Palace to form 11 residential units	01/09/08	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01379/TEL FUL	EEB Mast	Water Tower, Main Road	Installation of 3 x Sector antennas on existing tower, 1 x feeder gantry and an equipment housing	01/09/08	No comments
08/01273/FUL	32	Runsell Lane	Open car port to front of property	01/09/08	We feel that the proposal is out of keeping with the prevailing character and street scene, contrary to policy DC47Ai.
08/01269/FUL	Kinvara Lodge	Tyndales Lane	Replacement dwelling	01/09/08	Consideration deferred to next meeting.
08/01415/FUL	Layby	Main Road	Retrospective application for the laying of hard-standing on existing agricultural access for continued agricultural use	01/09/08	No comments
08/01356/FUL	Leonard House	Horne Row	Two storey side extension, single storey rear extension and cart lodge to front	01/09/08	1 We object to the height of the cart lodge at 4m, which, notwithstanding being obscured by the hedge at present, would be an imposing feature if the hedge were ever reduced or removed (DC47Aii); 2 We request that a condition be imposed preventing the removal of the hedge at the front of the property; 3 We request that the Spruce tree with TPO be retained.
08/01364/FUL	8	Barley Mead	Single storey side extension	01/09/08	No comments
08/01426/FUL	67	Maldon Road	Rear conservatory	01/09/08	No comments

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
08/01472/LBC	Cricketers Arms	Penny Royal Road	Insert french doors to the side of the restaurant facing the garden	08/09/08	No comments
08/01500/FUL	89	Mill Lane	Single storey extension to rear and velux window to existing rear roof slope	08/09/08	No comments

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 19/08/08 Unilateral undertaking
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	Approved 25/07/08
08/01008/FUL	30	Main Road	Rear basement extension, ground floor side and rear extension with internal staircase	23/06/08	No comments	Approved 28/07/08
08/01017/FUL	160	Main Road	Single storey side and rear extension	23/06/08	No comments	Approved 11/07/08

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
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	Withdrawn 04/08/08
08/01022/FUL	Foxwoods	Mill Lane	Replacement porch	23/06/08	No comments	Approved 11/08/08

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**Appendix C  
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05161/FUL	1977/022	47	Hopping Jacks Lane	T3 Oak: crown reduce by 3m max and crown clean	01/09/08	No comments
08/05160/TPO	1981/002	Weatheroak	Runsell Lane	W1 - 7 x Oak adjacent property: fell to ground; T1 Oak in rear garden: crown thin; T2 Oak in rear garden: crown thin by 30%, reduce canopy growing towards T1 by 2m max	01/09/08	We object to the proposed felling of the 7 Oak trees.
08/05181/TPO	2004/014	Windles	Runsell Lane	T1 Sycamore on E boundary: 30% crown reduction, clean out dead wood etc		No comments
<b>ECC Tree application:</b>						
EM/NE/DP(08/09)	1911/49	Little Bell Hill	Bakers Lane	2 Oaks: crown thin and reduce some lateral branches	01/09/08	No comments
<b>Tree Preservation Order</b>						
New TPO	2008/102	22	Hyde Lane	T1 Beech in rear garden; G1 group including Beech, Silver Birch, Cedar, Oak	01/09/08	Noted