



PLANNING COMMITTEE

Minutes of Meeting held on 22 September 2008 at 8.00pm at the Parish Office

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

Additional member: Mr J Alexander

In attendance: Mrs M Saunders, Clerk to the Council

118 Apologies for absence

Apologies were received and accepted from Cllr M Telling, who was attending another meeting and arrived late, and from Mr P Watts.

119 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 must leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllr S Freeman declared an interest in the tree item at 74 Main Road by virtue of knowing the applicant.

Cllr M Wood declared an interest in the tree item regarding TPO 2001/124 (Nutwood 40 Hopping Jacks Lane) by virtue of knowing the applicant.

120 Public Question Time

No members of the public were present.

121 Minutes of the meeting on 8th September 2008

RESOLVED: that the minutes of the meeting held on 8th September 2008 be approved and signed.

122 CBC Planning applications and decisions

Four planning applications were considered and responses agreed. No planning decisions were received.

RESOLVED: that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council and that none of the applications need be referred to the local ward members for referral to CBC Planning Committee.

123 Planning appeal decisions – Gladwyns

The Planning Inspectorate had announced the decisions on the appeals relating to this property. The decisions were as follows:

a) Enforcement Notice: (06/00785/NOTICE) – The appeal was dismissed. The notice required the removal of the car port, dog pen, games room and kennels built without planning permission.

b) Planning Application 07/02101/FUL (retention of the car port, games room and part of one shed) refused by CBC in February 2008: The Appeal was allowed subject to conditions, including the removal of permitted development rights and a requirement that the buildings be used only for “purposes ancillary to the residential use of the dwelling”.

RESOLVED: that the above information be noted.

124 Application at 2 Dilston (08/01237/FUL)

It was reported that, as requested by Committee, Cllr Kingsley asked for this application to be determined by CBC Planning Committee. He subsequently withdrew the request following information from the Planning Officer dealing with the application and after consultation with the Parish Office and the Chairman of Planning.

RESOLVED: that no further action be taken.

125 CBC Planning Committee

Danbury Palace application was going to the next Committee to be held on Tuesday 30th September, 2008. Cllr Allen stated he would attend. A request was made for other Councillors to attend. No further names were put forward but a request was made for the Assistant Clerk Planning to check the rota for the next person to attend on her return from holiday.

RESOLVED: that Cllr Allen attend the CBC Planning Committee meeting, and that the Assistant Clerk Planning confirm the next person to attend from the rota on her return from holiday.

126 Trees

126.1 Applications for work to trees: Four applications were received. No comments were returned on any of the applications (see Appendix B).

126.2 Dead trees in Riffhams Lane:

Following a report by the Tree Warden Mrs Pauline Bowen, ECC Highways and Tree Officers were consulted about two dead trees in Riffhams Lane which it was thought might fall onto cables. The response was circulated to the meeting. Members felt that no further action could be taken on the matter.

RESOLVED: that no further action be taken.

126.3 Variation of TPO 2001/124 Nutwood, 40 Hopping Jacks Lane: To note the variation to show removal of diseased trees and replanting. The works had already been completed.

RESOLVED: that the information be noted.

Cllr M Telling arrived.

126.4 Ancient Tree Hunt: Correspondence between Joy Thomas of CBC and the Danbury Tree Warden, Pauline Bowen, had been circulated. Members had read the documents with interest. It was noted that a further two oak trees this side of Littlefields had “Old Mans Beard”.

RESOLVED: that Members had nothing further to add, and that the clerk write to ECC Highways about the two oaks in Littlefields.

126.5 Tree Warden Training: CBC had sent details of Tree Warden Training being offered on Thursday 2nd October 2008 at 7.30pm at the Civic Centre.

RESOLVED: that the information be noted.

127 Essex Village Design Statement Group

Minutes of the Group held on 25th June 2008 were circulated.

RESOLVED: that the information be noted.

128 CBC Local Development Framework Town Centre Action Plan

It was reported that CBC had formally adopted the Town Centre Action Plan on 27th August 2008.

RESOLVED: that the information be noted.

129 CBC Consultation: Draft Planning Contributions Document

The Draft Planning Contributions Document had been received from CBC. The Clerk wished the Council to make a comment as there was no mention of Parish Councils in the document.

RESOLVED: that a response be sent to the consultation stating that the Parish Council's disappointment that the document did not specifically mention Parish Councils and asking for this to be rectified.

130 Danbury Planning Framework

The Chairman of the Planning Committee confirmed that the Danbury Planning Framework was back with Derek Stebbing after the requested minor changes.

Questions had been asked regarding the consultation on the Parish Council's website, and it was hoped that an answer could be received soon. Also copies would be required to be printed for consultation. Members thought this should be in black and white until the final version was known.

RESOLVED:

- a) that the Chairman of Planning pursue the matter with Derek Stebbing;
- b) that the process for the web consultation be finalised;
- c) that copies of the document be printed in black and white until final version is agreed.

131 Correspondence

Information had been received from CBC regarding the next Parish Council Forum. This would be held on Thursday 23rd October 2008 at 6.30pm at the Civic Centre. Members noted the date and time of the forum. An email would be sent to all Councillors with full details.

132 Enforcement

No enforcement matters were raised.

133 Planning Matters for Report

Cllr Keeler reminded the Committee that planning permission would be required for impervious hardstandings from 1st October 2008.

134 Forthcoming Meetings in 2008

13th October

3rd and 24th November

15th December

Business having been concluded, the Chairman closed the meeting at 9.03pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01524/FUL	Cricketers Arms	Penny Royal Road	Insert french doors to the side of the restaurant facing the garden	22/09/08	No comments
Note on the above: Listed Building Consent application was considered at the meeting on 1st Sept (no comments made)					
08/01546/FUL	Rosemead, 5	Southview Terrace	Two-storey side extension, one dormer to front elevation and detached double garage	22/09/08	If Officers are minded to approve we request the following: 1. Protection be afforded to the front hedge during construction so that its viability is not compromised; 2. The plan view shows a window on the gym/fitness room. The window is not shown on the elevation. If the window is to be provided we request it to be of obscured glass and non-openable to contain potential noise from the gym and fitness activities including music.
08/01586/FUL	Old Chase Farm	Hyde Lane	Improve existing carvan storage facilities by laying a series of surface mounted plastic road tiles. Refurbishment of existing asphalt access road and creation of two new hardstanding loading/unloading areas	22/09/08	No comments
08/01555/FUL	8	Little Baddow Rd	Raising of part of the roof to the front of the property	22/09/08	No comments

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Appendix B
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05193/TPO	2007/120	16	Runsell Close	T2 - T5 Sweet Chestnut - reduce to previous cutting points or crown reduce by 2m max. T1 - Oak: reduce to previous cutting points and remove epicormic growth	22/09/08	No Comments
08/05194/TPO	2007/122	18	Runsell Close	5 x Sweet Chestnut 1 x Oak reduce to previous cutting points or crown reduce by 1.5 max., curring to suitable growing points	22/09/08	No Comments
08/05195/TPO	2007/123	20	Runsell Close	T2: Crown reduce cutting to suitable growing points, crown thin by 10%; T4 - T6: reduce to previous pruning points; T7: coppice - diseased; T8 & T9: reduce to previous pruning points	22/09/08	No Comments
08/05573/CAT	N/A	74	Main Road	Thuja Plicata in rear garden - fell to ground and grind stump; Deodar Cedar - crown loft to 2m	22/09/08	No Comments