



PLANNING COMMITTEE

Minutes of the Meeting held on 13th October 2008 at 8.00pm 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

135 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn.

136 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 to leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. No interests were declared.

137 Public Question Time

No members of the public were present.

138 Minutes

RESOLVED: that the minutes of the meeting held on 22nd September 2008 be approved and signed as a correct record.

139 CBC and ECC Planning applications and decisions

Several applications from CBC and one from ECC were considered and responses agreed. A number of planning decisions were received.

RESOLVED:

- a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council and Essex County Council as appropriate, and that none of the CBC applications need be referred to the local Ward Members;
- b) that the planning decisions shown in Appendix B be noted.

140 CBC Planning Committee

The Danbury Medical Centre application, 08/01432/FUL, would be considered at the meeting to be held on Tuesday 21st October. The Officer's report was available but the report from ECC Highways Department was still awaited. The Committee agreed that the Council should be represented at the meeting. Cllr Clacy, whose turn it was to attend, was concerned that he could be seen as having an interest in the application as he was acquainted with the applicant.

RESOLVED: that the Parish Council be represented at the CBC Planning Committee meeting (name of councillor to be confirmed).

141 Trees

141.1 08/05160: Weatheroaks, Runsell Lane: Comments from the CBC Tree Officer as to why the felling of the Oak trees had been allowed had been circulated.

RESOLVED: that the information be noted.

141.2 Applications for work to trees: Applications were considered and responses agreed.

RESOLVED: that CBC be informed that the Council had no comments to make on the applications (Appendix C).

142 Danbury Planning Framework

Derek Stebbing had confirmed that the Framework must be published for six weeks consultation prior to being submitted to CBC Cabinet for approval as a Supplementary Planning Document. Mr Stebbing's comments on the draft, revised in line with his recommendations, was awaited. It was hoped that the Framework would be ready to submit to Cabinet at its meeting in late January 2009.

RESOLVED: that the information be noted.

143 CBC Parish Council Forum on 23rd October

A Parish Council Forum was to be held at the Civic Centre on 23rd October. Topics covered would include the site allocations and planning contributions documents and changes to householder permitted development rights. Several councillors expressed an interest in attending.

RESOLVED: that the information be noted, and that any additional councillors wishing to attend contact the Parish Office.

144 Consultation by Maldon District Council: development sites

Maldon DC was carrying out a consultation on possible sites for development for 'housing, employment or any other land use' to enable it to meet the targets in the East of England Plan. The matter was discussed.

RESOLVED: that the Parish Council did not have any suggestions to make.

145 Correspondence

Information from RCCE relating to the launch of the *Making the Links Parish Plan Project: Taking actions forward* was received and considered.

RESOLVED: that RCCE be asked for more information about the launch event to be held on Tuesday 18th November 2008.

146 Enforcement

146.1 Bakers Arms proposed take-away service: CBC Enforcement's response to a report that the pub was proposing to serve food to take away as well as to 'eat in' had been circulated. Planning permission was not required if the food was being served from within the pub rather than from a separate vehicle in the grounds.

RESOLVED: that the information be noted.

146.2 Farm Shop signs on Highways land: At least two signs advertising the new Sunday farm shop (lay-by on the A414 west of Danbury) had been placed at different locations on the roadside. Members queried whether these needed planning permission.

RESOLVED: that the matter be raised with CBC Enforcement.

147 Planning matters for report (for information only)

No matters were raised.

148 Forthcoming meetings in 2008

3rd and 24th November, 15th December (last meeting in 2008).

Business having been concluded, the Chairman closed the meeting at 9.02pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01466/FUL	Tesco, 68	Maldon Road	Single storey rear and side extension of the store retail space and extension to rear service yard area	13/10/08	No comments
08/01567/FUL	44	Hopping Jacks Lane	Single storey rear extension	13/10/08	No comments
08/01621/FUL	Tile Barn	Plumptre Lane	Single storey infill extension to front of property	13/10/08	No comments
08/01677/FUL	Doves	Southwood Chase	Erection of a triple detached garage	13/10/08	No comments
08/01693/FUL	7	Lingwood Close	Part single, part two storey rear extension to replace existing extension and conservatory. Erection of porch to front.	13/10/08	No comments
ECC application:					
CC/CHL/100/08	Danbury Park School	Main Road	Additional relocatable classroom building for the duration of the construction works currently on site, and the clockwise rotation of an existing relocatable classroom building	13/10/08	Please include a condition to ensure that the relocatable buildings are removed when the works are completed.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 01/08/08
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	Approved 05/08/08
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	Approved 07/08/08
08/01100/FUL	74	Main Road	Rear conservatory and replacement railings to existing balcony	07/07/08	No comments	Approved 11/08/08
08/01106/FUL	6	Little Baddow Road	Single storey front extension and change of roof pitch to existing garage	23/06/08	No comments	Approved 05/08/08
08/01124/FUL	Hut Cottage	Colemans Lane	Replacement bungalow (renewal of permission 05/01590/FUL)	28/07/08	No comments	Approved 22/08/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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 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.	Refused 26/08/08
08/01140/FUL	Hillrise	Copt Hill	Demolition of conservatory and raising of roof to create two storey dwelling	28/07/08	No comments	Approved 02/09/08
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.	Refused 10/09/08
08/01147/FUL	Orchard End (land adj)	Sporhams Lane	Retention of agricultural building and associated hardstanding	07/07/08	No comments	Refused 21/08/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01160/FUL	20	Hyde Lane	Demolition of existing conservatory and erection of single storey rear extension	28/07/08	No comments	Approved 22/08/08
08/01174/FUL	15	Beaumont Park	Two storey front extension, replacement of bay windows and alterations to the porch roof	28/07/08	We strongly object to the proposal: 1 It is out of keeping with the design concept of the area and the existing street scene, contrary to policy DC47i of the Core Strategy & Development Control Policies document 2008; 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 pitch-roofed porticos; 5 We object to the removal of the Weeping Pear tree.	Approved 15/09/08
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.	Approved 13/08/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01184/FUL	Poplar Lodge	Well Lane	Rear conservatory	28/07/08	No comments	Approved 14/08/08
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	Approved 14/08/08
08/01237/FUL	2	Dilston	Two storey front extension and single storey extensions to rear, side and front	28/07/08	We strongly object to this application: 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 & Development Control Policies document 2008; 2 The scale of the extension represents a very significant increase in the footprint of the building, possibly over 50%; 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; 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.	Approved 02/09/08
08/01269/FUL	Kinvara Lodge	Tyndales Lane	Replacement dwelling	08/09/08	We have no comment other than to note that the site is outside the defined settlement.	Approved 15/09/08

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 25/09/08
08/01364/FUL	8	Barley Mead	Single storey side extension	01/09/08	No comments	Approved 24/09/08
08/01379/TELFUL	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	Approved 15/09/08
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	Approved 18/09/08
08/01426/FUL	67	Maldon Road	Rear conservatory	01/09/08	No comments	Approved 26/09/08

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05202/TPO	1992/004	5	Hay Green	T3 Turkey Oak and T4 Oak in rear garden - clean out dead wood	13/10/08	No comments
08/05584/CAT	N/A	128	Main Road	Rear garden: Myrobalan Plums: fell one, crown reduce second; Cherry: remove 1 stem; Eucalyptuses: fell one, crown reduce second and remove branches overhanging 130 Main Rd; Red Acer: reduce height and reshape.	13/10/08	No comments