



PLANNING COMMITTEE

Minutes of the Meeting held on 3 November 2008 at 8.00pm in the Parish Office

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

149 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn and S Freeman.

150 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.

Cllr Thomson declared an interest in the application at the Old Mission by virtue of being a member of the organisation making the application;

Cllr Wood declared an interest in the application at 46 Hopping Jacks Lane by virtue of living in the area.

151 Public Question Time

Four members of the public were present.

Three members of the public, one being the applicant, attended in support of the planning application for 12 sheltered flats at 24 Butts Lane (08/01631/FUL and 08/01632/CAC). The agent for the development explained that the scheme had been fully discussed over a two-year period with CBC Planning Officers and had the support of the Conservation Officer. Neighbours had also been consulted. The adjoining Osteopathy clinic would close or relocate (there would still be an equivalent service in the village). No trees would be removed. It was intended that an age restriction be imposed as a condition of planning permission. Due to the small size of the scheme, a resident warden was not required. However there would be links by telephone and alarm to an appropriate service. After making his statement the agent answered questions from members regarding car parking, the third storey on one part of the building, the arrangements for a lift, and the storage of rubbish and recycling bins.

One member of the public attended in connection with the application for a new dwelling at the rear of 46 Hopping Jacks Lane, with access from Rumsey Fields. The property already had outline planning permission for a bungalow, but the new outline proposal was for a 4 bedroom detached house. The resident raised concerns about the new access from Rumsey Fields, which might adversely affect the right of way to his own and other properties. He was also concerned at the likely

height of the building, and felt the proposal would be out of keeping with the more modest size of nearby properties in Rumsey Fields.

The Chairman thanked the members of the public for attending.

152 Minutes

RESOLVED: that the minutes of the meeting held on 13th October 2008 be approved and signed as a correct record.

153 CBC Planning applications and decisions

Applications were considered and responses agreed. At the appropriate times, the statements made by members of the public earlier in the meeting were taken into account. Several planning decisions were received.

The members of the public left the meeting after the applications for which they attended had been discussed.

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 for determination by the CBC Planning Committee;

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

154 CBC Planning Committee

154.1 Medical Centre application: This should have been considered at the meeting on 21st October but was deferred, along with other business, as the meeting ran out of time. It would now be considered at an extra meeting on Thursday 6th November. There would be a site visit on Wednesday 5th November, which Parish Councillors could attend as observers. Representation at the Planning Committee meeting was discussed.

RESOLVED: that Cllrs Keeler and Allen represent the Parish Council at the CBC Planning Committee meeting on 6th November 2008.

154.2 Meeting on 11th November 2008: The agenda for this meeting included a objection by the owner to the TPO recently imposed at 43 Maldon Road.

RESOLVED: that the information be noted.

155 Trees

Applications for work to trees were considered. A new TPO at Tile Barn, Plumptre Lane, was received, the property being the subject of a current planning application.

RESOLVED: that no comments be made on the applications for work to trees shown in Appendix C, and that the new TPO 2008/108 be noted.

156 CBC Parish Council Forum, 23rd October 2008

A written report from the Clerk was received. The Chairman and Cllrs Bolwell and Keeler had also attended the meeting. Concern was expressed at the extending of householder permitted development rights, and members questioned whether enforcement action would be taken if the new regulations were exceeded.

RESOLVED: that the information be noted.

157 LDF – Consultation for review of Statement of Community Involvement

CBC was seeking responses to a questionnaire in connection with its review of its Statement of Community Involvement published in February 2006.

RESOLVED: that CBC be asked to grant an extension of time and that a response to the questionnaire be deferred to the meeting on 24th November.

[NB: Since the meeting CBC has extended the general deadline for the consultation to 28th November.]

158 New Pharmacy consultation

Danbury Medicines Ltd had applied to NHS Family Health Services for preliminary consent for the inclusion of premises at Danbury Medical Centre, Maldon Road, Danbury, in the Mid Essex Pharmaceutical List.

RESOLVED: that the information be noted.

159 RCCE Information session: Community-led Planning: Taking Actions Forward

The Chairman indicated that he would like to attend this meeting, which would take place on Tuesday 18th November 2008 at the RCCE Offices at Feering. The cost of £25 would be met by the Parish Council.

RESOLVED: that Cllr Allen attend the meeting on 18th November.

160 Danbury Planning Framework

The Chairman reported that he had updated the photographs in the Framework. He would be talking to Maldon Printers regarding a pdf version of the document which would be posted on the village website and available in the Parish Office for the required period of public consultation.

161 Road naming – Maldon Road to Herbage Park Road

The publican at The Anchor, Runsell Green, had approached the Parish Council regarding the naming of the road alongside the pub linking Maldon Road and Herbage Park Road. The Committee noted that the road had originally been the main London road.

RESOLVED: that the naming of the road be raised with CBC.

162 Correspondence

162.1 Developments in Southwood Chase: A further letter from a resident to CBC had been copied to the Council, along with the reply from Keith Holmes.

RESOLVED: that the information be noted.

162.2 Affordable Housing ‘Open House’: The Council had received a general invitation to view a new affordable housing scheme at Leaden Roding on Friday 14th November.

RESOLVED: that the information be noted.

162.3 New nuclear power station: British Energy was holding several public meetings about its plans for a new nuclear power station at Bradwell on Sea. The invitation and registration sheet had been circulated to all councillors for individual

response. Cllr Wood reported a comment from Cllr Berlyn that he felt the consultation was not sufficiently wide.

RESOLVED: that the information be noted.

163 Enforcement

163.1 Bakers Arms sign board: The empty frame left at first floor level on the side of the pub after earlier enforcement by CBC now contained a new advertisement. This had been referred to CBC Planning Enforcement who were investigating.

RESOLVED: that the information be noted.

163.2 Farm shop roadside advertisements: CBC Enforcement was investigating the Parish Council's complaint about these signs. One sign had already been removed.

RESOLVED: that the information be noted.

163.3 Replacement windows at former flower shop: A resident had reported that windows at the former flower shop (now a cook shop) adjacent to the car park of the Griffin pub had been replaced. A query had been raised with CBC as to whether planning permission was required as the shop is in the Conservation Area. Comments are awaited.

RESOLVED: that the information be noted.

163.4 Hedges overhanging footpath: Cllr Bolwell raised concerns about overhanging hedges on a section of the Main Road. The Committee felt that this problem existed in other parts of the village and was more properly a matter for the Environment Committee.

RESOLVED: that the matter be referred to Environment Committee.

164 Planning matters for report (for information only)

164.1 It was understood that one of the CBC members had asked for the opinion of several Danbury residents prior to the meeting regarding the Medical Centre;

164.2 Cllr Wood reported that items would be appearing in the Essex Chronicle shortly regarding the Medical Centre application and the cleaning of the War Memorial.

165 Forthcoming meetings

24th November and 15th December 2008

12th January and 2nd February 2009

Business having been concluded, the Chairman closed the meeting at 10.15pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01631/FUL	24	Butts Lane	Demolition of existing buildings and erection of 12 sheltered flats, car parking and landscaping	03/11/08	We generally endorse the provision of this kind of accommodation and at the application site, however we have the following concerns: 1. We believe the parking provision is inadequate when allowing for each accommodation unit plus visitors. Butts Lane is narrow and already congested and has parking restrictions; 2. We feel the height of the building, at 2.5 storeys, is not wholly in keeping with the street scene; 3. We are surprised there is no initial provision of a lift for residents of potentially limited mobility. If provided in the future the lift as proposed will not service all of the upper floor flats; 4. We would like the status of the sheltered accommodation, if approved, to be protected in perpetuity; 5. We ask officers to consider the imposition of an S106 agreement to assist in Parish Council improvement projects.
08/01632/CAC	24	Butts Lane	Demolition of existing buildings and erection of 12 sheltered flats, car parking and landscaping	03/11/08	Our comments are the same as those given for the associated full application, 08/01631/FUL.
08/01753/FUL	Kinvara Lodge	Tyndales Lane	Replacement dwelling	03/11/08	We have no comment other than to note that the site is outside the defined settlement.

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01668/FUL	Willow Cottages	Gay Bowers Road	Demolition of existing dwelling and erection of replacement five bedroom detached dwelling with detached triple garage	03/11/08	We would like a condition imposed that the detached garage must not be used as living accommodation.
08/1579/OUT	46	Hopping Jacks Lane	Erection of a new 4 bedroom detached house	03/11/08	<ol style="list-style-type: none"> 1. We strongly object to this proposed backland development within the rural area; 2. We are very concerned at the proposed access which is narrow and dangerous, with children using the area frequently 3. We doubt that the access would be acceptable for fire appliances; 4. A four bedroom house would be significantly greater in massing and scale than the previously approved bungalow. A house will significantly overlook several adjoining properties; 5. We feel the application does not satisfy the requirements of Policy DC45 of the Development Plan Document 2001/21.
08/01678/FUL	Old Mission	Danbury Common	Demolition of existing building and outbuildings and erection of single storey dwelling and garage	03/11/08	No comments
08/01839/TELFUL Arqiva Ltd	EEB Mast	Water Tower	Installation of 1 no. slant polarised dipole antenna at 29.5m with associated feeder cabling, bracketry and ancillary development	03/11/08	We ask officers to consider the research by Dr Andrew Goldsworthy and to seek a response to his findings from Arqiva before approving the application. <i>"Why mobile phone masts can be more dangerous than the phones"</i> (March 2008) http://www.hese-project.org/hese-uk/en/niemr/cellfeedback.php

DANBURY PARISH COUNCIL
Planning Committee Minutes: 3 November 2008

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01261/LBC	Danbury Park Conf Centre	Main Road	Internal refurbishment of former Bishop's Palace to form 11 residential units	01/09/08	No comments	Approved 30/09/08
08/01472/LBC	Cricketers Arms	Penny Royal Rd	Insert french doors to the side of the restaurant facing the garden	08/09/08	No comments	Approved 29/09/08
08/01500/FUL	89	Mill Lane	Single storey extension to rear and velux window to existing rear roof slope	08/09/08	No comments	Approved 29/09/08
08/01524/FUL	Cricketers Arms	Penny Royal Rd	Insert french doors to the side of the restaurant facing the garden	22/09/08	No comments	Approved 10/10/08
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.	Approved 17/10/08
08/01555/FUL	8	Little Baddow Rd	Raising of part of the roof to the front of the property	22/09/08	No comments	Approved 21/10/08

**DANBURY PARISH COUNCIL
Planning Committee Minutes: 3 November 2008**

**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05235/TPO	1993/003	The Shieling, 34	Mill Lane	T1: Oak on boundary with 4 Danbury Vale: crown reduce by 2m, crown thin by 10%, crown lift, remove epicormic growth	03/11/08	No comments
08/05236/TPO	1997/016	The Shieling, 34	Mill Lane	T1 Oak on boundary with 84a Mill Lane: crown reduce by 2m, crown thin by 10%	03/11/08	No comments
08/05237/TPO	1997/017	34A	Mill Lane	T1: Oak in rear garden: crown reduce by 2m max, crown thin by 10%	03/11/08	No comments
08/05238/TPO	2007/002	10A	Hyde Lane	G1: Turkey Oak on roadside boundary: crown reduce by 2m max, crown clean and sever ivy	03/11/08	No comments
New TPO	2008/108	Tile Barn	Plumptre Lane	T1: Oak tree in front garden	03/11/08	Noted