



PLANNING COMMITTEE

Minutes of the Meeting on 24th November 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 (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

166 Apologies for absence

All members of the Committee were present.

167 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 Clacy declared an interest in the application at Little Heyrons by virtue of living nearby;

Cllr Thomson declared an interest in the application at Little Heyrons by virtue of living nearby.

168 Public Question Time

No members of the public were present.

169 Minutes

RESOLVED: that the minutes of the meeting held on 3rd November 2008 be approved and signed as a correct record.

170 CBC and ECC Planning applications and decisions

170.1 Applications and decisions: Applications were considered and responses agreed. Several planning decisions were noted.

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;

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

170.2 Youth Shelter application: The Parish Council's application for the installation of a youth shelter on Dawson Field (08/01789/FUL) had now been validated and issued for public consultation.

RESOLVED: that the information be noted.

170.3 Danbury Park Conference Centre: The decision notice for this application (08/01260/FUL) had not yet been issued as legal matters related to the S106 agreement were still to be agreed.

RESOLVED: that the information be noted.

171 CBC Planning Committee

The minutes of the meeting of 11th November 2008 showed that new TPO 2008/086 (2 oaks near highway at 43 Maldon Road) had been confirmed without modification despite an objection.

The agenda for the meeting to be held on 2nd December 2008 did not involve any items relating to Danbury.

RESOLVED: that the above information be noted.

172 Planning Appeal Decision

08/00656/FUL Mickle Hey, Home Farm, Woodhill Road: Demolition of single-storey rear extension and erection of a part two-storey, part single-storey rear extension

The appeal against refusal of planning permission had been dismissed by the Planning Inspector.

RESOLVED: that the information be noted.

173 Trees

173.1 Tree works: Two applications for work to trees were considered, as shown in Appendix C.

RESOLVED: that the Committee had no comments to make.

173.2 New TPO 2008/132: Details of a TPO covering Bellhill Wood were received. The new TPO replaced part of TPO 1949/011 and all of CBC order 2005/067.

RESOLVED: that the information be noted.

173.3 Correspondence: Information on the following items received from the Senior Tree Officer at CBC were circulated:

- Launch of the Woodwatch Campaign by the Woodland Trust;
- Update on the Ancient Tree Hunt campaign (Woodland Trust);
- Details of Tree Warden training sessions arranged by CBC for 11th December 2008 and 21st January and 10th February 2009.

RESOLVED: that the information be noted.

174 CBC Parish Council Forum

A report was received of the independent review carried out by Entec at the Forum on 23rd October 2008 of the CBC Statement of Community Involvement.

RESOLVED: that the information be noted.

175 LDF: Review of Statement of Community Involvement

CBC was seeking responses to a questionnaire on public involvement in the planning process. The original SCI was published in February 2006. Comments received in response to the consultation would be taken into account when a revised

Draft SCI was drawn up for further consultation in 2009. The Committee considered the questionnaire and agreed its responses.

RESOLVED: that an online response be submitted to CBC on the lines agreed.

176 Danbury Planning Framework

The Chairman reported that the document had been agreed with Derek Stebbing and some photographs had been updated. Maldon Printers would supply a small number of printed copies and a file for online publication so that the required six weeks public consultation could take place. Mr Stebbing had given the Council guidelines on the requirements of the consultation process and of the subsequent submission to CBC Cabinet.

RESOLVED: that the information be noted.

177 Road naming: Maldon Road to Herbage Park Road

The response from CBC to the Council's enquiry was received and it was noted that the road already had a name, ie London Road. The properties affected currently used the area address 'Runsell Green' (according to the Royal Mail); if road name signs were installed the residents would be required to amend their street address and, possibly, their postcode. After discussion the Committee agreed not to pursue the matter of road signs.

RESOLVED: that no further action be taken.

178 Correspondence

178.1 A letter of thanks was received from a resident regarding his attendance at a meeting;

178.2 Correspondence between a resident and the Borough Council regarding developments in Southwood Chase was received;

RESOLVED: that the correspondence be noted.

179 Enforcement

179.1 Bakers Arms sign board: The sign board had been removed but the frame was still in place. It was agreed that this be pursued through CBC Enforcement.

RESOLVED: that CBC Enforcement be asked to ensure that the frame was removed so that it could not be used again.

179.2 Farm shop roadside adverts: As a result of CBC action the signs had been removed. However the signs were being re-erected on Sundays when the shop was open. CBC had confirmed that this was a breach of planning control, but said that since officers could not respond until Monday when the signs had been removed there was no further action they could take. Members felt this response was not acceptable and that CBC should be able to act on reliable reports that the signs were being used on Sundays.

RESOLVED: that a letter on the lines agreed be sent to CBC Enforcement asking them to take further action.

179.3 Cook Shop (former flower shop) near Griffin Pub: The CBC Conservation Officer had confirmed that the window replacements had been carried out in accordance with the agreed specifications. However, he was concerned that the

new shop signs were of a size which required planning consent and asked about the signs that were there previously. The Committee agreed that the new signs were significantly larger than those installed by the flower shop, and one member reported that two nearby local residents had complained to him about the new signs.

RESOLVED: that this information be passed to the CBC Conservation Officer.

179.4 New fence at 1Mildmays: Information was received about a new fence erected on top of a low wall at this address. The Committee agreed that the fence, which was adjacent to the footpath, appeared to be of a height which required planning approval.

RESOLVED: that the matter be raised with CBC Enforcement.

180 Planning matters for report (for information only)

No planning matters were raised.

181 Forthcoming meetings

15th December 2008; 12th January and 2nd February 2009

Business having been concluded, the Chairman closed the meeting at 9.35pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/001441/FUL	Tennis Club	Main Road	Reduction in height of floodlights by approximately 6 feet, and replacement of existing lights	24/11/08	1. We endorse any reduction in light spillage into neighbouring properties. Please ensure that the new lighting satisfies such reduction; 2. We support the reduction in height; 3. We support the suggestion made in comments by a member of the public for battery backup for the timers, as this will have a beneficial effect on energy consumption and avoid neighbour complaints.
08/01803/LBC	2	Colemans Lane	Internal partitioning re-arrangement, relocation of bathroom on first floor, removal of second internal staircase and introduction of a velux style rooflight in the rear roof slope	24/11/08	No comments
08/01866/FUL	Ludgores House	Ludgores Lane	Erection of pergola to front of dwelling	24/11/08	No comments
08/01867/LBC	Ludgores House	Ludgores Lane	Installation of attic bathroom, arched brickwork above window in existing dormer, replacement of 12 casement windows, landscaped garden & new pergola to the front of the dwelling	24/11/08	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01877/FUL	Yew Tree Cottage	Woodhill Road	Single storey rear extension	24/11/08	No comments
08/01878/FUL	Little Heyrons	Cherry Garden Lane	Replacement dwelling	24/11/08	No comments
ECC Application					
CC/CHL/100/08/REV	Danbury Park School	Well Lane	Variation of condition 2 (application details) to allow for an additional relocatable classroom unit for the duration of construction works currently on site and the rotation of an existing relocatable classroom building	24/11/08	We have no objection on the basis that all relocatable units are removed from the site 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
08/01432/FUL	Land adj Danbury Mission	Maldon Road	New medical centre, including a retail pharmacy and a residential caretaker's flat	08/09/08	See file	Approved 06/11/08
08/01436/FUL	44	Main Road	Detached house and garage in existing garden	08/09/08	We strongly object to the application. It is in the Conservation Area, it is a backland development, and it is not complementary to the existing street scene and the character and landscape of the area.	Refused 23/10/08
08/01567/FUL	44	Hopping Jacks Lane	Single storey rear extension	13/10/08	No comments	Approved 04/11/08
08/01586/FUL	Old Chase Farm	Hyde Lane	Improve existing caravan 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	Approved 23/10/08

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05602/CAT	N/A	38	Main Road	Oak in rear garden: pollard at crown break (to allow more light to vegetable patch and reduce leaf nuisance to neighbour)	24/11/08	No comments
08/5252/TPO	2007/061	21	Hopping Jacks Lane	T1 Ash in rear garden: reduce to previous pruning points and crown clean	24/11/08	No comments
New TPO	2008/132	Bellhill Wood	Main Road	Replaces old ECC TPO: Woodland containing Oak, Hornbeam, Sweet Chestnut, Hawthorn, Ash, Silver Birch, Cherry, Holly, Blackthorn	24/11/08	Noted