



PLANNING COMMITTEE

Minutes of the Meeting on 15th December 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

In attendance: Mrs E Blyth, Assistant Clerk

182 Apologies for absence

Apologies were received and accepted from Mr P Watts.

183 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 H Clacy declared an interest in the application at 78 Main Road by virtue of being acquainted with the applicant;

Cllr M Wood declared an interest in the application for work to trees at 54 Hopping Jacks Lane by virtue of living nearby;

Cllr S Freeman declared an interest in the application for work to trees at 74 Main Road by virtue of living nearby;

Cllr D Bolwell declared an interest in the issue of the fence at 1 Mildmays by virtue of living nearby.

184 Public Question Time

No members of the public were present.

185 Minutes

RESOLVED: that the minutes of the meeting held on 24th November 2008 be approved and signed as a correct record.

186 Planning applications and decisions

Applications were considered and responses agreed. Several planning decisions were received.

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.

187 CBC Planning Committee

The agenda for the meeting on 16th December did not include any Danbury items.

RESOLVED: that the information be noted.

188 Trees

188.1 Applications for work to trees were considered and responses agreed. The Committee was unsure of the ownership of the Oak tree shown as to be felled in application 08/05265/TPO and where the tree was situated, and asked for this to be established.

The applications for work to trees submitted on behalf of the Parish Council were noted. Details of two new TPOs at Riffhams, Riffhams Lane, and at the Old Mission, Danbury Common, were received.

RESOLVED:

a) that responses to applications for work to trees be submitted to CBC as shown in Appendix C; and that the Assistant Clerk be authorised to submit a response regarding the Oak tree to be felled in 08/05265/TPO after ascertaining its location;

b) that the applications made on behalf of the Parish Council be noted;

c) that the new TPOs be noted.

189 Changes to Permitted Development Rights

An article from the Nov/Dec issue of the EALC County Update had been circulated for information. Details of the effects of recent changes to the Planning system were also available from the Planning Portal at www.planningportal.gov.uk.

RESOLVED: that the information be noted.

190 LDF Consultation: Review of Statement of Community Involvement

It was reported that the Council's response, as agreed at the last meeting, had been submitted and acknowledged.

RESOLVED: that the information be noted.

191 Danbury Planning Framework

Several copies of the Draft Framework had been printed by Maldon Printers for the purposes of the public consultation, and a pdf file for display on the village website had been supplied. The wording of the notice to advertise the consultation was currently being considered by Derek Stebbing to ensure that it fulfilled CBC's requirements.

Cllr Wood commented on the quality of the Framework document and congratulated the team who had compiled it.

RESOLVED: that the information be noted.

192 Road naming: Runsell Green (London Road)

The Committee's decision to take no further action regarding road signs for this stretch of road had been reported to CBC and to Cllr Whiteing who raised the matter on behalf of a resident.

RESOLVED: that the information be noted.

193 Correspondence

No items had been received.

194 Enforcement

194.1 Bakers Arms sign boards: CBC Enforcement were pursuing the removal of the frame for the wall sign.

CBC had reported that the landlord wished to place a hanging sign on a post in the pub car park. This would not require planning permission provided it did not exceed 1.2 square metres in size and was not illuminated;

194.2 Farm shop roadside advertisements: Advertising signs were still being erected on Saturdays and Sundays, and now included advertisements for Christmas trees. CBC Enforcement were pursuing this with the owners.

194.3 Signs at Cook Shop near Griffin Pub: CBC were still investigating this matter. A photograph of part of the previous signs had been sent to the Enforcement Officer.

194.4 Fence at 1 Mildmays: The installation of the new fence had been raised with CBC Enforcement and a response was awaited;

RESOLVED: that the information in points 194.1 to 194.4 above be noted.

195 Planning matters for report (for information only)

195.1 Neighbours of the former Hopping Jacks Hall, which had now been empty for two years, were concerned that the garden was becoming overgrown and unsightly. It was unclear whether there was any action CBC could take to encourage the owner to remedy the situation;

195.2 A member queried the situation of the Old Tea Rooms, Runsell Green. The Assistant Clerk confirmed that the matter had been raised in the recent past with CBC who had taken all the action legally possible in relation to this derelict property;

195.3 Although not a planning matter, the Chairman and other members expressed congratulations to the Clerk and staff regarding the very successful Carols at Eves Corner event held on 10th December, using the new lighting pillar.

196 Forthcoming meetings

12th January; 2nd and 23rd February 2009

Business having been concluded, the Chairman thanked Committee members and the Assistant Clerk for their contributions over the last year and wished them all a happy Christmas. He closed the meeting at 9.12pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01949/FUL	78	Maldon Road	Levelling of site to extend existing car park and to extend an existing crossover to the Maldon Road and picket fence to extend from existing fence	15/12/08	No comments
08/02004/FUL	5	Hay Green	Pitched roof over existing flat-roofed lobby to front of existing bungalow	15/12/08	No comments
08/02021/FUL	162	Main Road	Rear conservatory	15/12/08	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 21/11/08
08/01621/FUL	Tile Barn	Plumtre Lane	Single storey infill extension to front of property	13/10/08	No comments	Approved 20/10/08
08/01677/FUL	Doves	Southwood Chase	Erection of a triple detached garage	13/10/08	No comments	Approved 07/11/08
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	Approved 21/11/08

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05265/TPO	2008/132	Woodside Cottage	Moore's Bridge Lane	W1: Oak adjacent Cabin, crown lift; Chestnut x2 adjacent garage, coppice; Goat Willow x3, re-coppice annually for 5 years; Sweet Chestnut x2 at Lowdon (land south of property), coppice; Oak along lane, fell.	15/12/08	We question the ownership of the oak tree to be felled, which is on the opposite side of the lane from the other proposed works. Other than that we have no comments to make.
08/05267/TPO	2003/092	Norwood, 54	Hopping Jacks Lane	T1 and T2 Oaks on front boundary, crown reduce	15/12/08	No comments
08/05605/CAT	N/A	74	Main Road	Golden Leyland Cyprus at roadside boundary - fell to ground	15/12/08	No comments
08/05610/CAT	N/A	Adams Cottage, 12	Eves Corner	Oak on footpath adjacent to property: 20% crown thin and reduce lateral overhanging BT line, OR crown reduce by 2.5m	15/12/08	No comments
FOR INFORMATION ONLY (applications on behalf of Parish Council):						
08/05262/TPO	2005/067	Belhill Wood	Main Road	In W1 adjacent to footpath at Lingwood Common: fell	15/12/08	Noted

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
08/05607/CAT	N/A	Dawson Field	Main Road	Oaks x9 near office: crown lift	15/12/08	Noted
NEW TREE PRESERVATION ORDERS:						
TPO	2008/150 (replaces ECC order 1969/022)	Riffhams	Riffhams Lane	Woodland adjacent to Riffhams Lane	15/12/08	Noted
TPO	2008/140	Old Mission	Danbury Common	1 Oak, 1 Cedar and 1Beech on boundaries of property	15/12/08	Noted