



PLANNING COMMITTEE

Minutes of the Meeting held on 12th January 2009 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 P Watts (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

197 Welcome by the Chairman

The Chairman welcomed members to the first meeting of 2009 and wished them a Happy New Year.

198 Apologies for absence

Apologies were received and accepted from Mr J Alexander.

199 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 S Berlyn declared an interest in the applications at Brocks Farm by virtue of being acquainted with the applicant;

Cllr D Bolwell declared an interest in the enforcement issue relating to 1 Mildmays by virtue of living nearby.

200 Public Question Time No members of the public were present.

201 Minutes

The minutes of the meeting on 15th December 2008 were amended to show that Cllr Clacy had declared an interest in the application at 78 Main Road and not number 74 as shown.

RESOLVED: that, with the this amendment, the minutes of the meeting held on 15th December 2008 be approved and signed as a correct record.

202 Planning applications and decisions

Several applications 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 that none of the these applications need be referred to the local Ward Members;

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

203 CBC Planning Committee

The agenda for the meeting on Tuesday 13th January 2009 contained no items relating to Danbury.

RESOLVED: that the information be noted.

204 Trees

204.1 No applications for works to trees had been received.

204.2 Trees in Moores Bridge Lane (minute 188 refers): 08/05265/TPO – Various works including the felling of an oak tree:

As agreed at the last meeting, the Groundsman had visited the site and confirmed that the oak tree was not on Parish Council land. The tree was on the opposite side of the lane from the property owned by the applicant. The following comment was submitted to CBC in response to the consultation: "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."

RESOLVED: that the information be noted.

204.3 'Nutters', 34 Hopping Jacks Lane: Neighbours had reported concerns about the trees on this property following the death of the owner. CBC Tree Officers had visited and details of a new TPO on two oak trees had just been received (to be reported formally at the next meeting). An officer would be making a further visit to the property in the next few days.

RESOLVED: that the information be noted.

205 Planning Appeal

08/01436/FUL: 44 Main Road – Detached house and garage in existing garden.

The applicant had appealed to the Planning Inspectorate against refusal of planning permission. The appeal was to be decided on the basis of an exchange of written statements and a site visit by the Inspector. The Parish Council had strongly objected to the application on the grounds that it would be back-land development in the Conservation Area and was not complementary to the local character and landscape.

RESOLVED: that no additional comments be sent to the Planning Inspectorate.

206 CBC Consultation: North Chelmsford Area Action Plan – Preferred Options

Chelmsford Borough Council had published the Draft North Chelmsford Area Action Plan Development Plan Document (DPD) for consultation until 16th February 2009. The document was based on the Preferred Options document and proposed new residential areas and infrastructure in north Chelmsford to meet future housing requirements.

After discussion the Committee agreed to defer consideration to the next meeting on 2nd February to allow members time to study the document in the Parish Office.

RESOLVED: that the item be deferred to the next meeting to allow members time to study the document.

207 Draft Danbury Planning Framework

Derek Stebbing had not yet been able to comment on the consultation plan. The Chairman and the Clerk were pursuing the matter.

RESOLVED: that the information be noted.

208 Opening of Chelmer Housing properties

In December 2008 Cllr Wood represented the Parish Council at the official opening by the Mayor of the re-developed Chelmer Housing Association properties in Mill Lane. The local Borough Councillors were also present. Cllr Wood reported that he had been pleased with the high standard of the development. The Parish Council, which had supported the scheme, had received favourable mention.

RESOLVED: that the information be noted.

209 Correspondence

There were no items to report.

210 Enforcement

210.1 Bakers Arms sign boards: The empty advertising frame was still in place and this would be pursued with CBC Enforcement. The new sign (minute 194.1 refers) had now been installed in the car park.

RESOLVED: that the information be noted.

210.2 Farm shop roadside advertisements: It was understood that the advertising had now ceased as the shop was not operating at the current time. Members agreed to ask CBC to seek assurances from the owners that they would abide by the planning regulations in future.

RESOLVED: that CBC be approached as agreed.

210.3 Signs at Cook Shop near Griffin Pub: There was nothing further to report. The Chairman offered to contact Mr John Bowen in an attempt to find a photograph of the former Flower Shop sign to assist the CBC Enforcement Officer.

RESOLVED: that the Chairman speak to Mr Bowen as discussed.

210.4 Fence at 1 Mildmays: CBC had advised the owner that he must either submit a retrospective planning application for the fence or put forward a written case to support his assertion that the new fence was a straightforward replacement of a previous fence.

RESOLVED: that the information be noted.

210.5 Flower sales on A414, Sandon: It was noted that a flower stall had been operating for some time in a bus shelter on the north side of the A414 at Sandon, and that advertising signs were placed on the verge. Signs were sometimes left in place when the stall was closed. Members felt that this was unsightly and could also be distracting for drivers. They agreed that Cllr Ian Wright and Sandon Parish Council be asked for their views.

RESOLVED: that Cllr Ian Wright and the Clerk at Sandon Parish Council be asked for their views on the A414 flower sales in Sandon.

211 Planning matters for report (for information only)

Mr Watts had heard reports of a proposal to extract minerals from land east of Cherry Garden Lane towards Oak Corner. The Assistant Clerk reported that notification of an ECC minerals consultation had been received by email that day and she would look into the matter.

212 Forthcoming meetings

2nd and 23rd February 2009

Business having been concluded, the Chairman closed the meeting at 9.10pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01954/FUL	Brocks Farm	Twitty Fee	Single storey side extension	12/01/09	No comments
08/01955/LBC	Brocks Farm	Twitty Fee	Single storey side extension	12/01/09	No comments
08/02027/FUL	28	Main Road	Replacement dwelling	12/01/09	No comments
08/02130/FUL	21	The Avenue	Two storey rear extension, single garage to the side and new front porch	12/01/09	No comments
08/02133/FUL	2B	The Avenue	Single storey rear garden room extension with hipped roof	12/01/09	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01441/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.	Approved 15/12/08
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.	Approved 10/12/08
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	Approved 16/12/08
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.	Approved 20/11/08
08/01789/FUL	Dawson Memorial Field	Main Road	Installation of a youth shelter	N/A	N/A	Approved 10/12/08