



PLANNING COMMITTEE

Minutes of the Meeting held on 2nd February 2009 at 8.00pm in the Parish Office

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

Additional members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

213 Apologies for absence

Apologies were received and accepted from Cllrs S Freeman, M Telling, M Wood, and Mr P Watts.

214 Declarations of Interest

Members were reminded that they were required to declare any personal or prejudicial 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.

Cllrs H Clacy and J Thomson declared a prejudicial interest in the ECC Minerals consultation (item 218 below) by virtue of living close to the proposed extraction site at Tyndales Farm.

215 Public Question Time

No members of the public were present. Cllr Clacy exercised his right to make a statement as a member of the public. He urged the Parish Council to be as proactive as possible in opposing ECC's proposal for mineral extraction at Tyndales Farm. Cllr Thomson, also speaking as a member of the public, endorsed Cllr Clacy's comments.

216 Minutes

RESOLVED: that the minutes of the meeting held on 12th January 2009 be approved and signed as a correct record.

217 Planning applications and decisions

Nine 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 the applications need be referred to the local Ward Members;

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

218 ECC Minerals & Waste Development Framework Minerals Development Document: Further Issues and Options Paper

Having declared a prejudicial interest, Cllr Clacy and Cllr Thomson took no part in this item.

218.1 It was reported that this consultation paper included four possible additional sites for mineral extraction, one of which was land at Tyndales Farm to the east of the village. The consultation would close on 12th March 2009.

Parish Council, at its meeting on 28th January, had agreed to hold an Extraordinary meeting to determine its response to the consultation, and this had been arranged for 8pm on Monday 23rd February at Danbury Mission. Essex County Council and the Contractor interested in using the site would provide speakers, and there would be extended time for public questions and comments before the Council considered its response to the consultation.

218.2 The Committee discussed the strong expressions of public concern received about the Tyndales Farm proposal. These concerns included the increase in heavy lorries passing through the village, noise, dust pollution and other health issues, and damage to the environment. The possibility of involving the press to publicise the concern of the village was discussed, and it was agreed that this be raised with the Clerk. Members authorised the Chairman to put together a recommendation to Parish Council that it strongly oppose the extraction of minerals at Tyndales Farm.

RESOLVED:

a) that the Clerk be consulted regarding the use of the press to publicise concerns about the proposed mineral extraction at Tyndales Farm;

b) that the Chairman compose a recommendation from the Planning Committee to Parish Council that the extraction of minerals at Tyndales Farm be strongly opposed.

218.3 It was reported that CBC's Development Policy Committee on 5th February would consider a report by officers on the Minerals Consultation document. Officers' view was that the site at Tyndales Farm was unsuitable for mineral extraction as it was close to residential properties and remote from 'the strategic road network'.

RESOLVED: that the information be noted.

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

The Committee discussed this document for which the consultation period ended on 16th February 2009. The Draft Development Plan Document was based on the earlier Preferred Options document, and proposed new residential areas and infrastructure in north Chelmsford to meet future housing requirements. Members endorsed the document in principle but wished to comment on some details as they affected the relationship of the proposed developments to Danbury.

RESOLVED: that the following comments be included in the response to CBC:

- The Parish Council supports in principle the proposals set out in the NCAAP to meet the additional housing requirements for the Borough to 2021 by means of developments in North Chelmsford;
- The infrastructure for the new neighbourhoods should be in place in time to support the new housing developments;
- We would like confirmation that the processing/washing of the minerals extracted on the line of the NE bypass will not come to St Clere's Pit in Danbury;

- We believe that the preservation of views of Danbury Ridge advocated in the document would best be achieved by designating a 'green wedge' between Danbury and Boreham. This would protect the views in both directions.

220 CBC Planning Committee

The agenda for the meeting on 3rd February 2009 did not include any Danbury items. (Note: The meeting was subsequently cancelled due to the adverse weather and rearranged for 10th February.)

221 Trees

An application for work to an Oak tree in the Conservation Area by the Parish Council was reported and noted.

Two new TPOs were reported as follows:

- TPO 2009/001: 34 Hopping Jacks Lane – 2 Oak trees. It was understood that Cllr Wood had met with a CBC Tree Officer on site regarding other trees at the property;
- TPO 2009/003: Hollie Oaks, Capons Lane – 5 Oak trees on the roadside boundary of the property.

RESOLVED: that the information be noted.

222 Draft Danbury Planning Framework

The Draft Framework had been published for the required 6 weeks of public consultation in the village from 12th January to 2nd March 2009. Advice on the procedures and the wording of the public notice had been received from Derek Stebbing. No responses had so far been received.

RESOLVED: that the information be noted.

223 East of England Plan Review: Gypsy and Traveller Accommodation Panel Report from the Examination in Public

The Panel had proposed adjustments to the required number of pitches in some areas, but there was no change to the requirement for Chelmsford to increase its pitches by 46 to a total of 81 pitches. Two new policy requirements had been added: to provide a network of Traveller transit provision across the region, and to provide for the accommodation requirements of Travelling Showpeople.

The Panel Report gave guidance for the preparation of Local Development Frameworks in relation to this issue, and provided for monitoring of delivery and a policy review in 2011.

RESOLVED: that the information be noted.

224 Correspondence

224.1 St Clere's Pit – Restoration: Agents for the owner had written to brief the Parish Council on a forthcoming planning application to ECC for the restoration of the eastern part of the pit. The long-term plan was to restore most of the land to woodland.

RESOLVED: that no comments be made until the formal application was received.

224.2 Proposed property name: An application has been received by CBC to name a new property at the rear of Walnut Tree Cottage/Cotswold. The proposed name is Sovereign House.

RESOLVED: that the information be noted.

225 Enforcement

225.1 Farm shop roadside advertisements: Emails from CBC Enforcement and from the Clerk to Sandon Parish Council were received and noted.

RESOLVED: that no further action be taken at the present time.

225.2 Cook Shop sign near Griffin: CBC had reported that a planning application had been received for the sign and the Parish Council would be consulted in the usual way.

RESOLVED: that the information be noted.

225.3 Garden at 15 Hopping Jacks Lane: The condition of the garden at this empty property had been looked at by an Enforcement Officer at CBC who had confirmed that no action would be taken. CBC could act only in relation to the areas visible from the public highway (ie the front garden) and then only if there was a health or safety issue, which was not the case at the former Hopping Jacks Hall.

RESOLVED: that the information be noted.

225.4 Sports & Social Centre recruitment signs: Members were concerned that the advertising signs adjacent to the main road had been in place longer than the statutory period.

RESOLVED: that the matter be raised with the Centre .

226 Planning matters for report (for information only)

It was reported that the lease at the Griffin public house was being advertised for sale. Members expressed concern about the condition of the listed building and whether it was being adequately maintained.

227 Forthcoming meetings

As a consequence of the Extraordinary Parish Council meeting taking place on Monday 23rd February, the Planning Committee meeting arranged for that date had been moved to Tuesday 24th February. Forthcoming meetings were therefore as follows:

- Tuesday 24th February
- Monday 16th March
- Monday 6th April

RESOLVED: that the information be noted.

Business having been concluded, the Chairman closed the meeting at 9.46pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee Minutes: 2 February 2009

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01930/FUL	12 (land to rear)	Little Baddow Road	Erection of a detached dwelling - amendment to application 07/01351/FUL (block plan)	02/02/09	No comments
08/02027/FUL	28	Main Road	Replacement dwelling	02/02/09	No comments
08/02125/FUL	113	Main Road	Single storey side extension	02/02/09	We have no comment subject to the concerns of the neighbouring resident regarding emergency access being given full consideration.
08/02141/CLOPUD	Hanwood, 26	Little Baddow Road	Erection of a 2 metre fence (Cert of Lawfulness of Proposed Use or Development)	02/02/09	If officers determine that the proposal is lawful, we would like a condition imposed that the vegetation between the fence and the road be retained in the future to safeguard the visual amenity of the existing street scene.
09/00010/FUL	The Old Stores	Penny Royal Road	Reconstruction of detached store to create a utility room with garden toilet/shower	02/02/09	If officers are minded to approve, please impose a condition prohibiting future use as a habitation.
09/00011/CAC	The Old Stores	Penny Royal Road	Demolition of detached store	02/02/09	No comments
09/00024/FUL	68	Maldon Road	Siting of a single recycling unit	02/02/09	No comments
09/00042/FUL	Kinvara Lodge	Tyndales Lane	Replacement dwelling including part basement	02/02/09	No comments
09/00072/FUL	93	Mill Lane	Single storey front extension	02/02/09	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01631/FUL	24	Butts Lane	Demolition of existing buildings and erection of 12 sheltered flats, car parking and landscaping	03/11/08	<p>We generally endorse the provision of this kind of accommodation and at the application site, however we have the following concerns:</p> <ol style="list-style-type: none"> 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. 	Approved 09/01/09
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.	Approved 09/01/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 15/12/08
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	Approved 08/12/08
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.	Approved 20/01/09

DANBURY PARISH COUNCIL
Planning Committee Minutes: 2 February 2009

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05006/TPO Danbury Parish Council	1985/052	Path rear of 39	Danbury Vale	T7 Oak: Crown reduce by 30% to suitable growing points	02/02/09	Noted