



PLANNING COMMITTEE

Minutes of Meeting on Tuesday 24 February 2009 at 8.00pm in the Parish Office

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

Additional member: Mr P Watts (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

228 Apologies for absence

Apologies were received and accepted from Cllr M Telling, Cllr J Thomson, Cllr M Wood and Mr J Alexander.

229 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 leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllr D Bolwell declared a personal interest in the application at 1 Mildmays by virtue of living in the same road;

Cllr S Freeman declared a prejudicial interest in the application at 67 Main Road by virtue of being the applicant. He left the meeting while the item was discussed;

Cllr H Clacy declared a prejudicial interest in the item relating to the ECC mineral policy consultation by virtue of living close to the proposed extraction site in Danbury. He left the meeting while the item was discussed.

230 Public Question Time

No members of the public were present.

231 Minutes

It was requested that the document giving the views of the Planning Committee on the ECC minerals consultation, prepared by the Chairman as agreed at the last meeting, be circulated with the minutes of this meeting. The document was put to Parish Council at the Extraordinary meeting on Monday 23rd February.

RESOLVED:

- a) that the minutes of the meeting held on 2nd February 2009 be approved and signed as a correct record;
- b) that the recommendations of the Planning Committee to Parish Council regarding the minerals consultation be circulated with the minutes of the present meeting.

232 Planning applications and decisions

Planning applications were considered and responses agreed. Several planning decisions were received.

Cllr Freeman repeated his declaration of a prejudicial interest in the application at 67 Main Road and left the meeting while this matter was discussed.

Cllr Bolwell repeated his declaration of a personal interest in the application at 1 Mildmays and took no part in the discussion of this item.

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.

233 New Planning Appeal

08/01124/FUL Hut Cottage, Colemans Lane: Replacement bungalow

The owner had appealed against one of the conditions of planning approval which required the new building to comply with the Code for Sustainable Homes. The Committee believed this was now a standard requirement for new houses and agreed to write in support of the condition being imposed.

RESOLVED: that the Planning Inspectorate be informed that the Parish Council supported the action of Chelmsford Borough Council in imposing the condition.

234 Trees

No applications for work to trees had been received.

A variation to TPO 2007/050 – Land at Colemans Lane – was reported. The variation was made on 2nd February 2009 to show the correct locations of the protected trees based on aerial photographs.

RESOLVED: that the information be noted.

235 CBC Planning Committee

The meeting scheduled for 24th February 2009 had been cancelled due to lack of business. The next meeting was scheduled for Tuesday 17th March.

Members felt that the lack of business for the meeting might be because fewer planning applications were being submitted due to the relaxing of the law on permitted developments for domestic properties. The Committee felt that, if this was the case, CBC might consider moving some staff to enforcement duties to speed up response times in this area.

RESOLVED: that a suggestion be made to CBC that, if fewer staff were required for a falling number of planning applications, planning staff be redeployed to support enforcement functions.

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

The deadline for responses to this consultation had been extended until 27th February 2009. The Parish Council's response, agreed at the last meeting, had been submitted and acknowledged.

RESOLVED: that the information be noted.

237 Public Meeting – ECC Minerals & Waste Development Framework Minerals Development Document: Further Issues and Options Paper

The Chairman reported on the Extraordinary Parish Council meeting held on 23rd February at Danbury Mission, which had been attended by over 500 people. Thanks were expressed to the staff for the organisation of the meeting and to the Mission for their excellent provision.

Parish Council had formally resolved to oppose the inclusion of Tyndales Farm in the list of proposed sites for mineral extraction, and the response sent to ECC would incorporate the points made at the meeting by councillors and the public.

RESOLVED: that the information be noted.

238 Draft Danbury Planning Framework

The village consultation on the Draft Framework would close on Monday 2nd March 2009. Two responses had so far been received. The Chairman, Clerk and Assistant Clerk would be meeting on 3rd March to discuss whether changes to the document were needed as a result of comments made.

RESOLVED: that the information be noted.

239 Correspondence

239.1 08/02141/CLOPUD – 26 Little Baddow Road: Erection of a 2m fence.

Following the last meeting, a query was raised with CBC regarding the status of the vegetation between the fence and the boundary wall. The Planning Officer had replied that the Certificate of Lawfulness did not override the requirements relating to the trees protected by a TPO. However the local planning authority had no control over shrubs planted by the applicant.

RESOLVED: that the information be noted.

239.2 07/02478/FUL – Land rear of Airlie, Riffhams Lane: A CBC Enforcement Officer had recently visited this site with a Tree Officer and had written to confirm that the work was being carried out in accordance with instructions as regards the trees and the pond.

RESOLVED: that the information be noted.

239.3 Old Chase Farm, Hyde Lane (08/01586/FUL): A neighbour of this property had written to CBC regarding activity at the site which appeared to go beyond the scope of the planning permission. The letters had been copied to the Parish Council. The Committee agreed to add its own request that the matter be investigated.

RESOLVED: that CBC be asked to investigate the possible breach of planning control at Old Chase Farm and report to the Council.

240 Enforcement

240.1 The Griffin, Main Road (minute 226 refers): Following concerns raised at the last meeting about the condition of this listed building, a query had been raised with CBC and a response was awaited.

RESOLVED: that the information be noted.

240.2 08/02058/AG – New barn at Twitty Fee: Queries received from residents and councillors about this construction had been raised with CBC, who confirmed that it was covered by permitted development rights for agricultural purposes. CBC had now checked the building on site and confirmed that it was being constructed in accordance with the plans.

RESOLVED: that the information be noted.

241 Planning matters for report (for information only)

Concerns were raised regarding an advertisement for kick-boxing which had been attached to railings adjacent to the highway at Eves Corner. The concerns were on the grounds of road safety as well as aesthetics.

242 Forthcoming meetings

16th March; 6th April, 27th April, 18th May 2009

Business having been concluded, the Chairman closed the meeting at 9.40pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
08/01963/FUL	12	Mildmays	Single storey rear extension and conversion of roof space. (Amendments to application 07/01610/FUL)	24/02/09	No comments
08/02125/FUL Amended	113	Main Road	Single storey side extension	24/02/09	We have no comment subject to the concerns of the neighbouring resident regarding emergency access being given full consideration.
09/00130/FUL	13	Hyde Lane	Two story front extension	24/02/09	No comments
09/00042/FUL Amended	Kinvara Lodge	Tydales Lane	Replacement dwelling including part basement (Basement has been enlarged)	24/02/09	No comments
09/00043/FUL	Hill House, 28	Maldon Road	Demolition of existing glass house. New rear conservatory and new doors to garden room. 2 no pitched roof dormers to detached garage.	24/02/09	If officers are minded to approve, we request a condition preventing the garage being used for habitation.
09/00044/LBC	Hill House, 28	Maldon Road	Demolition of existing glass house. New rear conservatory and new doors to garden room. 2 no pitched roof dormers to detached garage.	24/02/09	If officers are minded to approve, we request a condition preventing the garage being used for habitation.
09/00084/ADV	Cookshop, 62	Main Road	One illuminated sign	24/02/09	1 We totally agree with the comments of the Conservation Officer and strongly object to the illuminated sign for the reasons given; 2 We would not want to see any increase in the illumination.

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00103/FUL	67	Main Road	Single storey rear extension to replace existing conservatory and outbuilding	24/02/09	No comments
09/00118/FUL	1	Mildmays	Single storey front extension and front conservatory	24/02/09	1 We consider that the overall bulk of the proposal is out of keeping with the street scene; 2 The windows of the conservatory will overlook nearby properties affecting their privacy.
09/00164/FUL	59	Maldon Road	Part single, part two storey rear extension with addition of chimney to side. Dormer window to front of garage with access stair	24/02/09	If officers are minded to approve, we would request a condition preventing use of the garage for habitation.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01866/FUL	Ludgores House	Ludgores Lane	Erection of pergola to front of dwelling	24/11/08	No comments	Approved 15/12/08
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	Approved 15/12/08
08/01877/FUL	Yew Tree Cottage	Woodhill Road	Single storey side extension	24/11/08	No comments	Approved 22/12/08
08/01878/FUL	Little Heyrons	Cherry Garden Lane	Replacement dwelling	24/11/08	No comments	Approved 23/12/08
08/01949/FUL	Poulton's Portables, 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	Approved 21/01/09
08/01954/FUL	Brocks Farm	Twitty Fee	Single storey side extension	12/01/09	No comments	Approved 22/01/09
08/01955/LBC	Brocks Farm	Twitty Fee	Single storey side extension	12/01/09	No comments	Approved 22/01/09
08/02004/FUL	5	Hay Green	Pitched roof over existing flat-roofed lobby to front of existing bungalow	15/12/08	No comments	Approved 09/01/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/02027/FUL	28	Main Road	Replacement dwelling	02/02/09	No comments	Approved 16/01/09
08/02021/FUL	162	Main Road	Rear conservatory	15/12/08	No comments	Approved 16/01/09