



## **PLANNING COMMITTEE**

### **Minutes of Meeting on Monday 16 March 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 member: Mr J Alexander; Mr P Watts (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

#### **243 Apologies for absence**

All members were present.

#### **244 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.

Cllrs H Clacy and J Thomson declared a prejudicial interest in the item relating to item 252 below by virtue of living close to the proposed quarry site at Tyndales Farm;

Cllr Berlyn declared a personal interest in item 253 below by virtue of his work with the Ambulance Service.

#### **245 Public Question Time (15 minutes allocated)**

No members of the public were present.

#### **246 Minutes**

RESOLVED: that the minutes of the meeting held on 24<sup>th</sup> February 2009 be approved and signed as a correct record.

#### **247 Planning applications and decisions**

247.1 Planning 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.

247.2 08/01579/OUT: 46 Hopping Jacks Lane: It was reported that this application was currently in abeyance. The applicant had until late April to submit more detailed information to allow CBC to determine the application.

RESOLVED: that the information be noted.

### **248 New Planning Appeal**

08/01147/FUL Land adj Orchard End, Sporhams Lane: *Retention of agricultural building and associated hard standing.*

The owner had appealed against refusal of planning permission and the appeal was to be decided on the basis of an exchange of written statements and a site visit by the Planning Inspector. The Committee had made no comments on the application.

RESOLVED: that the Committee did not wish to submit any comments to the Planning Inspectorate.

### **249 Trees**

Two applications for work to trees were received, one in the conservation area and the other involving trees protected by a TPO.

RESOLVED: that no comments be made on the applications for work to trees shown in Appendix C.

### **250 CBC Planning Committee**

There were no items relating to Danbury in the agenda for the meeting to be held on Tuesday 17<sup>th</sup> March 2009.

RESOLVED: that the information be noted.

### **251 Draft Danbury Planning Framework**

The Chairman reported that the public consultation period had closed on 2<sup>nd</sup> March 2009. Two responses had been received and considered, and, as a result, minor changes to the text of one paragraph had been made in the interests of clarity. The Parish Council's report to CBC Cabinet on the consultation had been delivered to CBC on 5<sup>th</sup> March, and it was understood that the Planning Framework and consultation report would be considered by Cabinet at its meeting on 7<sup>th</sup> April.

The Committee considered whether one of its members should attend the Cabinet meeting. The Chairman was unable to attend, but the Vice-Chairman offered to do so provided that the public was permitted to be present.

RESOLVED: that the Assistant Clerk investigate whether members of the public were permitted to attend Cabinet meetings and, if so, that the Vice Chairman attend on behalf of the Committee.

### **252 ECC Consultation: Minerals & Waste Development Document – Further issues and Options Paper**

Cllrs Clacy and Thomson had declared a prejudicial interest in this item, but did not leave the room as the item was for report only.

The Parish Council's comments had been submitted to Essex County Council and would be circulated with the minutes of the Extraordinary Parish Council meeting held on 23<sup>rd</sup> February 2009. Many members of the public had copied to the Parish Council their letters and emails of objection to the proposal for a quarry at Tyndales Farm.

RESOLVED: that the information be noted.

### **253 Site nomination for New Nuclear Build at Bradwell**

EDF Energy had written to inform the Council of its intention to nominate land next to the existing Bradwell power station as a possible site for a new nuclear power station.

The nominations of sites closed at the end of March 2009 and would be followed by a month of public consultation. Nominated sites assessed by the Government as potentially suitable for a nuclear power station would then be included in a Draft Nuclear National Policy Statement. There would be further stages of public consultation and Parliament would also examine the proposals before they were finalised. Once the National Policy Statement was in place, developers would be able to submit planning applications for specific new power stations.

The implications of a new power station at Bradwell were discussed, and members were particularly concerned about the impact on traffic on the A414. The Committee felt there was not the required infrastructure to support a new site, and the Parish Council should raise objections to the proposal during the public consultation unless this issue was addressed.

RESOLVED: that the matter be discussed further and a response made during the public consultation period.

### **254 Enforcement**

254.1 The Griffin Public House, Main Road: A response had been received from the CBC Conservation Officer to the Council's concerns about the condition of this listed building. The Conservation Officer had visited and judged that, although there was a need for "general repair, maintenance and redecoration" the structure was sound and there was no formal action the Borough Council could take.

The Committee was still concerned, particularly as there were apparently tiles missing from the roof, and wished the Conservation Officer to send a progress report once he had spoken to the owners.

RESOLVED: that the matter be pursued with the Conservation Officer.

254.2 Old Chase Farm, Hyde Lane (08/01586/FUL): CBC had confirmed that breaches of planning control had been identified at this site and that Planning Officers were working with the owners to resolve the issues. The Parish Council would be kept informed.

RESOLVED: that the information be noted.

254.3 The Old Tea Rooms (Wickham House), Runsell Green: A question was raised as to whether CBC could take action regarding this building under an Empty Dwelling Management Order (EDMO). It was possible that this had been discussed in the past, and the Assistant Clerk was asked to look into earlier correspondence with CBC.

RESOLVED: that the matter be investigated and a report made to the next meeting.

### **255 Planning matters for report (for information only)**

No reports were made.

**256 Forthcoming meetings**

6<sup>th</sup> April, 27<sup>th</sup> April, 18<sup>th</sup> May and 15<sup>th</sup> June 2009

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

Signed: ..... Chairman

Date: .....

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**Appendix A**  
**Planning Applications**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
09/00130/FUL Amended	13	Hyde Lane	Two story front extension	16/03/09	No comments
09/00156/LBC	Old Rectory, 53	Main Road	Installation of four solar collector panels on the rear roof slope of existing outbuilding	16/03/09	No comments
09/00169/FUL	20	Pedlars Path	two storey rear and front extension with dormer windows	16/03/09	No comments
09/00200/FUL	25	Pedlars Close	Driveway over greensward and dropped kerb	16/03/09	No comments
09/00212/FUL	White Elm Cottage	Hyde Lane	Single storey extension to join house with garage, and create 2 rear dormer windows to existing garage to serve storage area	16/03/09	No comments

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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
08/01930/FUL	12 (land to rear)	Little Baddow Road	Erection of a detached dwelling - amendment to application 07/01351/FUL	02/02/09	No comments	Approved 06/03/09
08/02125/FUL	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.	Approved 03/03/09
08/02130/FUL	21	The Avenue	Two storey rear extension, single garage to the side and new front porch	12/01/09	No comments	Approved 06/02/09
08/02133/FUL	2B	The Avenue	Single storey rear garden room extension with hipped roof	12/01/09	No comments	Refused 16/02/09
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 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.	Approved 24/02/09
09/00011/CAC	The Old Stores	Penny Royal Road	Demolition of detached store	02/02/09	No comments	Approved 24/02/09

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
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.	Withdrawn 04/03/09
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.	Withdrawn 04/03/09

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**Appendix C  
Work to Trees**

<b>Ref no</b>	<b>TPO ref</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
09/05511/CAT	N/A	12	Main Road	4 x Lawson Cypress on driveway - fell; 1x Leyland Cypress in rear garden - fell; 1 Plum adj garage - fell; various other trees: crown thin and/or reduce height	16/03/09	No comments
09/05031/TPO	1980/001	The Third House	Elm Green Lane	W1 Sweet Chestnut x 4 on rear boundary - coppice; Oak x 1 on boundary - reduce overhang of neighbour by 2m	16/03/09	No comments