



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 6<sup>th</sup> April 2009 at 8.00pm in the Parish Office**

**Present:** Cllrs A Allen (Chairman), S Berlyn, S Freeman, A Keeler, M Telling, J Thomson, M Wood

Additional members: Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

#### **257 Apologies for absence**

Apologies were received and accepted from Cllrs D Bolwell and H Clacy, and Mr J Alexander.

#### **258 Declarations of Interest**

Members were reminded that they must 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 leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllrs A Allen, S Berlyn, S Freeman, A Keeler, M Telling, J Thomson and M Wood declared a personal interest in the application for work to trees at Woodcote, Little Baddow Road, by virtue of being acquainted with the applicant.

#### **259 Public Question Time**

One member of the public was present in connection with an application for work to trees at his property. He explained why the work was needed and described the measures to be taken, which had been discussed with the CBC Tree Officer.

#### **260 Minutes**

A question was asked regarding the breaches of planning control at Old Chase Farm (minute 254.2 refers) and it was agreed that further information be sought from the Enforcement Officer.

RESOLVED:

- a) that the minutes of the meeting held on 16<sup>th</sup> March 2009 be approved and signed;
- b) that an update on the planning enforcement issues at Old Chase Farm be sought from CBC.

#### **261 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.

## **262 Trees**

Applications for work to trees were considered and responses agreed. At the appropriate time, account was taken of information provided by the member of the public who was present.

The Committee noted a letter from a resident about the felling of trees in Dockwra Lane. The resident had been asked to take the matter up with CBC, and the Committee wished the case to be followed up.

RESOLVED:

- a) that no comments be made on the applications for work to trees;
- b) that the felling of trees in Dockwra Lane be pursued with CBC and the Chelmer Housing Partnership.

## **263 CBC Planning Committee**

The agenda for the meeting on 6<sup>th</sup> April 2009 contained no items relating to Danbury.

RESOLVED: that the information be noted.

## **264 CBC Parish Councils' Forum**

CBC had arranged a meeting for Parish Councils on Thursday 7<sup>th</sup> May 2009 at 7pm in the Council Chamber (tea and coffee to be served from 6.30pm). Subjects to be covered included an update on the Local Development Framework (including the site allocations document), electronic consultations, and a Development Control update. Parish Councils were invited to suggest additional topics. The Chairman and Cllr Keeler expressed an interest in attending.

RESOLVED: that the information be noted, and that any further members of the Committee wishing to attend advise the Parish Office by the end of April.

## **265 RCCE Seminar: "Introducing Community-Led Planning"**

Details were circulated of an event to be held on Tuesday 14<sup>th</sup> May, 10am–12.30pm, at the RCCE offices at Threshelfords Business Park, Feering. The Committee felt that much of the business would not be of interest as Danbury had already prepared its planning document.

RESOLVED: that the information be noted, and that any members wishing to attend should contact the Parish Office as soon as possible.

## **266 Draft Danbury Planning Framework**

The Draft Planning Framework was to be considered by the Borough Cabinet on Tuesday 7<sup>th</sup> April. Cllr Telling would be attending on behalf of the Parish Council.

RESOLVED: that the information be noted.

## **267 ECC Minerals Consultation: Further issues and Options Paper**

It was reported that approaching 150 objections to the proposal for a quarry at Tyndale's Farm had been copied to the Parish Office. There was nothing to report on the outcome of the consultation.

RESOLVED: that the information be noted.

## **268 CBC: House naming and numbering**

268.1 6 Kiln Cottages, Horne Row: CBC had informed the Council that the owner wished to name the house 'Fern Hollow'.

RESOLVED: that the Council had no objection.

268.2 Land adjacent to 33 Parkdale: CBC have sent a house numbering scheme for two new houses at this site (rear of Airlie, Riffhams Lane).

RESOLVED: that the information be noted.

## **269 Correspondence**

### ECC Consultation: Parking Standards – Design and Good Practice

This document provided advisory parking standards for new development, including vehicle parking standards for different use classes and guidance for parking layout and best practice. Following the consultation the document would be adopted by Essex County Council as Supplementary Guidance. The part of the document relating to residential parking had been circulated to members.

The Committee agreed that members should consider the whole document, which was available in the Parish Office and on the County Council website. Comments on any part of the document should be sent to the Parish Office before the next Planning meeting on 27<sup>th</sup> April. An extension of time for the Council's response would be requested.

RESOLVED: that an extension of time be requested from ECC and that members send their comments to the Parish Office prior to the meeting on 27<sup>th</sup> April.

*Note: Comments received by Tuesday 21<sup>st</sup> April will be circulated with the agenda.*

## **270 Enforcement**

270.1 The Griffin, Main Road: The Conservation Officer had confirmed that he had written to the owner and would let the PC know the outcome.

RESOLVED: that the information be noted.

270.2 Old Tea Rooms, Runsell Green (Wickham House) – Empty Homes Legislation: Earlier correspondence on this subject had been reviewed following the last meeting of the Committee (minute 254.3 refers). It was reported that in February 2007, at the request of Cllr Hume, Cllr Kingsley had asked the Borough Council to investigate whether the then new Empty Homes legislation was relevant to this property.

The response of the Empty Homes & Research Officer in March 2007 was that an Empty Dwelling Management Order (EDMO) was not appropriate for the building because of its poor condition; it was unlikely that the Borough Council would be able to recover in rental income the cost of the extensive renovation which would be needed to make the building habitable.

RESOLVED: that the information be noted.

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

It was reported that a further TPO was likely to be served on trees at 34 Hopping Jacks Lane.

**272 Forthcoming meetings**

27<sup>th</sup> April, 18<sup>th</sup> May, 15<sup>th</sup> June, 16<sup>th</sup> July 2009

Business having been concluded, the Chairman closed the meeting at 9.43pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00308/FUL	Roseneath	Gay Bowers Lane	Raising of roof with insertion of two rear dormer windows, two storey side extension with front and rear dormer windows, and single storey rear extension	06/04/09	No comments
09/00347/FUL	14	Hay Green	Front porch	06/04/09	No comments
09/00284/FUL	Old Chase Farm	Hyde Lane	Retention and creation of 2 metre high earth bund around perimeter	06/04/09	If officers are minded to approve, we strongly request that the existence of a bund is not taken as a reason for continuance or mitigation of any unapproved development on the site.
09/00229/FUL	St Cleres Hall Cottage	Main Road	Part single, part two storey rear extension with Juliette-style balcony	06/04/09	The proposed roof plan does not agree with the proposed elevation drawing in that the ridge heights do not match. We would prefer to see the ridge height of the proposed extension in line with the ridge heights of the rear dormers, as the proposed arrangement appears unbalanced.
09/00336/FUL	The Bell	Main Road	Conversion of part of existing residential first floor accommodation to form additional customer dining area and new external steel fire escape staircase	06/04/09	If officers are minded to approve, we are strongly concerned that the proposed development does not adversely affect the listed building or its grounds.

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09/00337/LBC	The Bell	Main Road	Conversion of part of existing residential first floor accommodation to form additional customer dining area and new external steel fire escape staircase	06/04/09	If officers are minded to approve, we are strongly concerned that the proposed development does not adversely affect the listed building or its grounds.
09/00355/FUL	43	Maldon Road	Two storey rear extension with rooms in roof. New porch and detached garage to front of property	06/04/09	1. We strongly support the tree preservation works described in the arboriculturalist's report; 2. We note that the proposed side extension is not subservient to the host building.

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 23/03/09
08/02141/CLOPUD	Hanwood, 26	Little Baddow Road	Erection of a 2 metre fence	02/02/09	If minded to approve, we request that this should be conditional on the vegetation between the fence and the road being retained in the future to safeguard the visual amenity of the existing street scene.	Certificate issued 08/03/09
09/00024/FUL	68	Maldon Road	Siting of a single recycling unit	02/02/09	No comments	Approved 24/03/09
09/00042/FUL	Kinvara Lodge	Tydales Lane	Replacement dwelling including part basement	24/02/09	No comments	Approved 10/03/09
09/00072/FUL	93	Mill Lane	Single storey front extension	02/02/09	No comments	Approved 06/03/09
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.	Refused 12/03/09

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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>
09/05035/TPO	1987/029	14	Runsell Lane	G2: 2 Oaks on boundary - reduce lateral spread by 2.5m max to reduce encroachment on house	06/04/09	No comments
09/05037/TPO	2008/132	Woodcote	Little Baddow Road	W1: Sweet Chestnut adj to dwelling - veteranise; W1 various in woodland south of dwelling - 5 yr coppice	06/04/09	No comments