



PLANNING COMMITTEE

Minutes of the Meeting held on 27th April 2009 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), D Bolwell, H Clacy, A Keeler, M Telling, J Thomson, M Wood

Additional member: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk
Cllr A Pemberton

273 The Chairman welcomed Cllr Pemberton, recently co-opted to the Parish Council, to the meeting.

274 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn, Cllr S Freeman and Mr P Watts.

275 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, J Thomson and A Pemberton declared a personal interest in the item relating to the ECC Minerals consultation by virtue of living near the proposed quarry site;

Cllr M Wood declared a personal interest in the application for work to trees at 34 Hopping Jacks Lane by virtue of living nearby.

276 Public Question Time

No members of the public were present.

277 Minutes

RESOLVED: that the minutes of the meeting held on 6th April 2009 be approved and signed as a correct record.

278 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.

279 Trees

279.1 Work to trees: Applications were considered and responses agreed. The Committee agreed to consider 09/05529/CAT (53 Main Road) which was not on the agenda as the time limit for comments expired before the next meeting.

RESOLVED: that responses to applications for work to trees be submitted to Chelmsford Borough Council as shown in Appendix C.

279.2 Felling of trees in Dockwra Lane: Chelmer Housing Partnership's response to the query about the trees had been circulated (minute 262 of last meeting refers). Members expressed the need for more information and, if possible, a copy of the tree consultant's report. They regretted that the Parish Council had not been informed of the intended work beforehand.

RESOLVED: that CHP be asked to provide more detail of the reasons for the felling of the trees, if possible in the form of the Consultant's report, and that they be asked to inform the Parish Council in advance when future tree works were planned at CHP properties in Danbury.

280 CBC Planning Committee

The Agenda for the meeting on 28th April 2009 included no items relating to Danbury.

281 Draft Danbury Planning Framework

The Draft Planning Framework had been considered by the Borough Cabinet on Tuesday 7th April. Cllr Telling had attended on behalf of the Parish Council.

The Chairman of Cabinet praised the Framework as an excellent piece of work and congratulated the Parish Council. Cabinet had not, however, been able to adopt the Framework as a Supplementary Planning Document (SPD) at this stage. This was understood to be because the consultation process as laid down by Government for SPDs had not been fully completed. Cllr Telling felt that CBC had only recently realised this. The Parish Council was now awaiting details from CBC of the further steps which were needed and what action, if any, needed to be taken by the Parish Council.

RESOLVED: that the information be noted.

282 Consultation: Nuclear power stations: Strategic Siting Assessment

The Government's consultation on the siting of new nuclear power stations began 15th April and would close on 14th May. As expected, the list of potential sites for new nuclear power stations included Bradwell-on-Sea. Following the consultation the Government would prepare a draft Nuclear National Policy Statement which would include a list of potential sites. There would be further consultation on this draft policy in the Autumn of 2009.

In discussion the Committee reiterated the views made at the meeting of 6th March 2009 (minute 253) regarding the lack of appropriate road infrastructure for a new power station and the likely impact on the already very busy A414. Members agreed to object to the proposal on these grounds.

RESOLVED: that the Parish Council objects to the proposal to build a new nuclear power station at Bradwell on Sea on the grounds that the roads to the site are inadequate and there is no scope to upgrade the roads without damage to important environmental areas.

283 ECC Consultation: Parking Standards – Design and Good Practice

ECC had agreed to a short extension to allow the Committee to formulate its comments on this document, which was considered at the last meeting (minute 269 refers).

The Committee looked particularly to section 3.4 relating to Residential Parking Design. Members agreed in principle with the aims outlined in para 3.4.1, especially in relation to the safe movement of emergency and refuse vehicles. Concern was expressed that para 4.1.16, which specified a minimum size for a garage to be counted as a parking space, was too prescriptive.

RESOLVED: that ECC be informed that the Council agreed in principle with the aims of the Residential Parking Design section, but believed that specifying a minimum size to allow a garage to count as a parking space was unnecessary and that flexibility should be allowed.

284 CBC Parish Councils' Forum - reminder

Members were reminded of the Forum to be held on Thursday 7th May 2009 at 7pm in the Council Chamber. The Chairman and Cllr Keeler hoped to attend, and Cllr Bolwell asked for his name to be added to the list.

RESOLVED: that CBC be informed that Cllrs Allen, Bolwell and Keeler planned to attend the meeting on 7th May.

285 ECC Minerals Consultation

There was no further information to report. The Committee agreed that concerns about the excessive length of time involved in the process of site selection be referred to Parish Council with the request that action be taken. This issue had been raised at the public meeting in February and at the recent Annual Parish Meeting in relation to the stress caused to all those affected.

RESOLVED: That Parish Council be asked to take appropriate action regarding the excessive length of time involved in the statutory process to decide on quarry sites.

286 Correspondence

No items of correspondence had been received other than those already included in the agenda.

RESOLVED: that the information be noted.

287 Enforcement

287.1 Illuminated advertisement at the Cook Shop, Main Road: Following refusal of the application for retrospective planning permission, the CBC Conservation Officer had written explaining the next steps that the Enforcement team would be taking to ensure that the sign was either removed or replaced by one which complied with advertising regulations.

RESOLVED: that the information be noted.

287.2 Old Chase Farm: An update from CBC regarding enforcement issues at this site was received.

RESOLVED: that the information be noted.

288 Planning matters for report (for information only)

No matters were raised.

289 Forthcoming meetings

18th May, 15th June, 6th July, 27th July 2009

Members were asked to note the correct dates for meetings in July as the first date had appeared incorrectly in previous agendas and minutes.

Business having been concluded, the Chairman closed the meeting at 9.31pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00001/FUL	Brook Bros Timber Yard	Twitty Fee	Timber storage building within existing timber yard and 43 car parking spaces	27/04/09	No comments
09/00359/FUL	The Old Bakery	Runsell Green	First floor rear extension and pitched roof to existing flat roof. Single storey rear projection	27/04/09	No comments
09/00407/FUL	33	Maldon Road	Single storey front, side and rear extension to replace existing two storey side extension, with internal alterations.	27/04/09	No comments
09/00462/FUL	Whinlatter	Well Lane	Two storey front extension to join house with existing garage	27/04/09	No comments
09/00464/FUL	New House	Woodhill Road	Retention of a single storey side extension (amendment to 07/00316/FUL)	27/04/09	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/00103/FUL	67	Main Road	Single storey rear extension to replace existing conservatory and outbuilding	24/02/09	No comments	Approved 16/03/09
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.	Approved 24/03/09
09/00156/LBC	Old Rectory, 53	Main Road	Installation of four solar collector panels on the rear roofslope of existing outbuilding	16/03/09	No comments	Approved 03/04/09
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.	Approved 27/03/09

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05048/TPO	2009/001	34	Hopping Jacks Lane	T2 - Oak adjacent to side of property - fell	27/04/09	We object strongly to the felling of this healthy tree, which was only recently protected by a TPO. The tree should be allowed to remain, as a feature of the garden and part of the semi-rural character of the area.
09/05526/CAT	N/A	The Bell	Main Road	Hawthorn/Field Maple x 15 along boundary with 124 Main Road - reduce height to 3m	27/04/09	No comments
09/05529/CAT	N/A	53	Main Road	Lime adj to front of house and access to garages - pollard; Sycamore adj to stables - crown lift and rebalance canopy	27/04/09	No comments