



PLANNING COMMITTEE

Minutes of the Meeting held on 18th May 2009 at 8.00pm in the Parish Office

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

Additional member: Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

1 Election of Chairman for 2009-10

Cllr Telling nominated Cllr Allen to serve as Chairman and this was seconded by Cllr Keeler. There were no further nominations and Cllr Allen was elected unanimously.

RESOLVED: that Cllr Arthur Allen be elected to serve as Chairman of the Committee for the municipal year 2009-10.

2 Election of Vice-Chairman for 2009-10

Cllr Allen nominated Cllr Telling to serve as Vice-Chairman and this was seconded by Cllr Clacy. There were no further nominations and Cllr Telling was elected unanimously.

RESOLVED: that Cllr Max Telling be elected to serve as Vice-Chairman of the Committee for the municipal year 2009-10.

3 Additional members of Committee

Mr Watts indicated that he was willing to continue representing the Danbury Society, and the Chairman thanked him for his contribution to the work of the Committee.

RESOLVED: that Mr P Watts, representing the Danbury Society, and Mr J Alexander be confirmed as additional members of the Committee for 2009-10.

4 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn, S Freeman and M Wood, and from Mr J Alexander.

5 Declarations of Interest

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

Cllr Clacy declared an interest in the application for works to trees at 141 Main Road by virtue of knowing the owner.

6 Public Question Time

No members of the public were present.

7 Minutes

Minute 282: It was agreed that the words 'and rail' be added to a sentence in the second paragraph so that it read 'the lack of appropriate road and rail infrastructure'.

RESOLVED: that, with the above amendment, the minutes of the meeting held on 27th April 2009 be approved and signed as a correct record.

8 Planning applications and decisions

One planning application was considered and a response 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.

9 Trees

9.1 An application for work to trees in the Conservation Area was considered.

RESOLVED: that no comments be made on the application shown in Appendix C;

9.2 Felling of trees in Dockwra Lane: Chelmer Housing Partnership had responded to the Council's request for further information on the reasons for the felling of the trees by saying that it would obtain a copy of the consultant's report and contact the Council again.

RESOLVED: that the information be noted.

10 CBC Planning Committee

The agenda for the meeting to be held on Tuesday 26th May had been received and there were no items relating to Danbury.

RESOLVED: that the information be noted.

11 Draft Danbury Planning Framework

Both the Clerk and the Chairman had spoken to Derek Stebbing. However, written details of the actions needed to enable the Framework to be adopted by CBC as a supplementary planning document were still awaited.

RESOLVED: that the information be noted.

12 CBC Local Development Framework: Planning Contributions SPD

This document was formally adopted by CBC on 7th April 2009.

RESOLVED: that the information be noted.

13 CBC Core Strategy & Development Control Policies, adopted Feb 2008

This document had now been published in its final format and the Council had received a complimentary copy.

RESOLVED: that the information be noted.

14 CBC Parish Councils' Forum held on 7th May 2009

The Chairman, Cllr Bolwell and Cllr Keeler reported that they had found the meeting useful, though it had not been well attended. The following were among the issues discussed:

- Site Allocations SPD: A site-specific document designating boundaries for land uses throughout the borough. Draft Preferred Options document to be published for consultation later this year;
- 'My Space Planning': A new area on the CBC website to allow public input to identify local infrastructure requirements;
- Planning documents on the web: New system to be introduced in August 2009 which should improve the facilities available to Parish Councils. CBC to look at giving a better indication of what has changed in amended plans;
- Permitted Development Rights: Councils were asked to express an interest in a training session on the recent changes to legislation relating to PDR;
- Appeals: Changes to the way appeals are handled by the Planning Inspectorate. Parish Councils will need to give more details when identifying objections;
- Pre-application process: Applicants to be offered, for a fee, a formal consultation with a planning officer.

Members agreed that they were interested in the possibility of training on updated permitted development rights.

RESOLVED: that CBC be informed that Danbury Parish Council would like to take advantage of any training offered on recent changes to permitted development rights.

15 Nuclear power stations: Strategic Siting Assessment

The Parish Council's comments on the proposed site at Bradwell had been submitted (minute 282 of 27 April 2009 refers).

RESOLVED: that the information be noted.

16 Consultation: Maldon District Council Local Development Framework – Core Strategy Development Plan Document

The Committee considered the consultation document, noting that it dealt with general principles rather than specific proposals. Members were concerned that any housing development in and around Maldon was likely to increase the traffic on the A414. After discussion the following response to the consultation was agreed:

RESOLVED: that Danbury Parish Council would expect Maldon DC to make full recognition of the impact of any future expansion of Maldon on traffic flows affecting Danbury and surrounding villages, and to support the raising of the priority of the B1019 upgrade to take traffic from the A414.

17 Correspondence

17.1 Appeal decision 08/001436/FUL: 44 Main Road: Detached house and garage in existing garden (application refused by CBC on 23rd October 2008)

It was reported that the appeal had been dismissed by the Planning Inspector.

RESOLVED: that the information be noted.

17.2 Sandon Park & Ride expansion: Information was received from ECC regarding a forthcoming planning application for an extension to provide an additional 500 car parking spaces. The application was likely to be submitted by the end of May 2009.

RESOLVED: that the information be noted.

17.3 Danbury Palace: The Council had received information which raised concerns about the security and preservation of the listed building. This had been raised with the CBC Conservation Officer.

RESOLVED: that the information be noted.

18 Enforcement

18.1 Illuminated advertisement at the Cook Shop, Main Road: Planning application 09/00573/ADV had been received (minute 8 above and Appendix A refer);

RESOLVED: that the information be noted.

18.2 Old Chase Farm: The Enforcement Officer had confirmed that CBC was still pursuing the owner in relation to breaches of planning control at the site.

RESOLVED: that the information be noted.

18.3 Posting of notices in the village: Concern was raised about the number of notices being posted around the village, some of which were left in place for many weeks. Some of the notices were on land believed to belong to ECC Highways, including on railings adjacent to the road where they might cause a traffic hazard. It was agreed that the Council should clarify the rules on the posting of notices with the appropriate authorities.

RESOLVED: that enquiries be made regarding the regulations on the posting of notices and the information reported back to the Committee.

18.4 Advertisements on public footpath: Reports were received that Excel Hairdressers and the Cook Shop, both in Main Road, were placing A-frame signs on the footpath outside their premises causing a potential hazard to pedestrians. Members agreed that this should be pursued.

RESOLVED: that the placing of advertisement on the public footpath be raised with the appropriate authorities.

19 Planning matters for report (for information only)

No matters were raised.

20 Forthcoming meetings

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

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

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00573/ADV	Cook Shop, 62	Main Road	One illuminated sign	18/05/09	If minded to approve, we request that an additional condition be imposed requiring the light to be turned off no later than 11.30pm.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/00130/FUL	13	Hyde Lane	Two story front extension	16/03/09	No comments	Approved 16/04/09
09/00169/FUL	20	Pedlars Path	two storey rear and front extension with dormer windows	16/03/09	No comments	Approved 09/04/09
09/00200/FUL	25	Pedlars Close	Driveway over greensward and dropped kerb	16/03/09	No comments	Approved 27/04/09
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	Refused 14/04/09
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	Approved 07/05/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved (Unilateral undertaking) 05/05/09
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.	Approved 05/05/09
09/00347/FUL	14	Hay Green	Front porch	06/04/09	No comments	Approved 01/05/09
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 rear extension is not subservient to the host building.	Approved 01/05/09

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05537/CAT	N/A	141	Main Road	Horse Chestnut on drive: re-pollard; Lawson Cypress x 2 in rear garden: reduce height by 3m; Leyland Cypress x 6 adj Mill Lane: reduce height by 4m	18/05/09	No comments