



PLANNING COMMITTEE

Minutes of the Meeting held on 22 June 2009 at 8.00pm in the Parish Office

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

Additional members: Mr J Alexander, Mr P Watts

In attendance: Mrs E Blyth, Assistant Clerk

21 Apologies for absence

Apologies were received and accepted from Cllr S Freeman.

22 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 Bolwell declared an interest in the application at 1 Mildmays by virtue of living nearby.

Cllr Thomson declared an interest in the application at Pine Cottage, Mill Lane, by virtue of being acquainted with the applicant.

23 Public Question Time

23.1 A member of the public was present in connection with his letter to the Council which had been circulated. The matter concerned a piece of open land between Capons Lane and Gay Bowers Lane which he said had been used by residents over many years as recreational space. In May 2005 the resident had applied to ECC to have the land declared a 'Village Green'. No decision had yet been made on the application, which he had been told would require a non-statutory public inquiry. The land (7 acres) had now been advertised for sale by the owner, and the resident was concerned that the land might be lost as a public open space. He requested the support of the Parish Council in his application for Village Green status.

23.2 The Committee agreed that discussion of this item be brought forward on the agenda (from Item 12, Correspondence). Members noted that the land in question was outside the defined settlement of the village and that they would therefore not expect development to be permitted. The land was also crossed by a public footpath. It was felt that the delay by ECC in determining the village green application was not acceptable. After further discussion members agreed to ask Parish Council to make a policy decision regarding support for the village green application.

RESOLVED: that Parish Council be asked to determine whether to act in support the application to have the land between Capons Lane and Gay Bowers Lane designated as a village green.

24 Minutes

RESOLVED: that the minutes of the meeting held on 18th May 2009 be approved and signed as a correct record.

25 Planning applications and decisions

Five 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.

26 Trees

Two applications for work to trees protected by TPOs were considered. The Assistant Clerk reported that CBC had been unable to grant a further extension of time in relation to three other applications, at 1 South Hill Close, Little Oaks, and 26 Little Baddow Road.

A variation to a TPO at 1-5 South Hill Close, correcting the description of a tree, was noted.

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

27 CBC Planning Committee

It was reported that the agenda for the meeting on 23rd June contained no items relating to Danbury.

RESOLVED: that the information be noted.

Cllr Berlyn left the meeting at this point to take a phone call.

28 Draft Danbury Planning Framework

The minutes of the CBC Cabinet meeting on 7th April 2009 had now been published and an extract showing Cabinet's comments on the Draft Planning Framework (minute 5.3) was noted.

The Chairman reported that he and the Clerk had met with Derek Stebbing at the Parish Office on Thursday 18th June 2009 to discuss how to proceed following the Cabinet meeting. A written report of part of the meeting was received. The Chairman said that it had been a fruitful meeting and that he would be having further discussions with Mr Stebbing in order to respond to comments on some details of the Draft Framework made by the Planning Department.

The meeting on 18th June had recommended that Parish Council continue its efforts to have the Draft Planning Framework adopted by CBC as a Supplementary Planning Document, and that to this end the document should be changed in line with CBC guidance and should follow the SPD consultation process. The PC should ask CBC to carry out the necessary consultation on its behalf as the cost was likely to be over £3,000. The Parish Council would need to be involved in some aspects of the consultation, including a display in the village and a public meeting.

The Committee received and discussed the report of the meeting and resolved as follows:

RESOLVED: that CBC be asked to carry out the required consultation on behalf of the Parish Council to enable the Draft Danbury Planning Framework to be adopted by CBC as a Supplementary Planning Document.

Cllr Berlyn returned to the meeting.

29 CBC Pre-Application planning advice

As reported following the Parish Councils' Forum in May (minute 14 of 18th May 2009 refers) CBC had introduced charges for some pre-application advice by planning officers. Guidance Notes provided by CBC indicated that there was no charge for advice on house extensions and alterations, for listed building advice, or for advice relating to TPOs or trees in Conservation Areas.

RESOLVED: that the information be noted.

30 Posting of outdoor advertisements (Mins 18.3/18.4 of 18th May 2009 refer) CBC Enforcement had responded to the Committee's request for further information by providing copies of the booklet *Outdoor advertisements and signs: a guide for advertisers*, a Government document. This was intended to assist the Council in deciding which advertisements were in breach of planning law. The Committee noted that advertisements with 'deemed consent' would still require the permission of the landowner.

It was reported that a large freestanding sign had recently been erected at Eves Corner advertising an event at Crix, Hatfield Peverel. There was also concern that advertising banners for the Sports & Social Centre had again been left in place for a long period.

RESOLVED: that the Assistant Clerk approach the Centre Manager and the organisers of the event at Crix to request that the advertisements be removed.

31 Enforcement

31.1 Old Chase Farm: There was nothing further to report;

31.2 The Griffin (listed building): The lease had recently been taken over by a new tenant and the pub had closed for refurbishment until 3rd July. CBC Planning Enforcement hoped that this work would reassure the Council regarding the condition of the listed building.

31.3 Danbury Palace: The Conservation Officer had confirmed that he last visited the site on 27th May 2009 and had found the Palace to be 'watertight and secure'. Since that date Essex Police had visited and reported problems at the newer blocks which had been referred to CBC.

31.4 Fox's Farm Shop: The farm shop in the lay-by on the A414 on the western boundary of the village had reopened and advertising signs were again being placed along the highway on Sundays. A container had been installed in the shop enclosure and members queried whether this required planning permission.

RESOLVED: that the above information be noted, and that CBC be asked whether planning consent was required for the container at Fox's Farm Shop.

32 Correspondence

Letters regarding land between Gay Bowers Lane and Capons Lane had been dealt with under Public Question Time (see minute 23 above). There were no other items to report.

RESOLVED: that the information be noted.

33 Planning matters for report (for information only)

There were no items to report.

34 Forthcoming meetings

6th July, 27th July, 7th September 2009

Business having been concluded, the Chairman closed the meeting at 10.10pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00485/FUL	1	Mildmays	Retention of fence	22/06/09	No comments
09/00715/FUL	Pine Cottage	Mill Lane	Single storey side extension	22/06/09	No comments
09/00741/FUL	Winstanley House	Fitzwalter Lane	Single storey rear extension	22/06/09	No comments
09/00792/FUL	12	Barley Mead	Single storey front extension and part single, part two storey rear extension with rooms in roof	22/06/09	1. We strongly object to the application as an over-development of the site; 2. We object to the roof lights as being inconsistent with the established character of Barley Mead; 3. We support the comments from neighbours concerning the windows overlooking their premises; 4. We would also draw attention to the comment made by one neighbour regarding access.
ESS/30/09/CHL	St Clare's Hall Pit	Main Road	Town and Country Planning Act 1990 (as amended) 1. Infilling of existing void with inert waste (eg bricks, concrete, sand) and restoration to woodland and grassland; 2. Retrospective application for sand and gravel extraction; 3. Recycling of inert waste materials to recover secondary aggregates and soil.	22/06/09	1. Please ensure that the proposed total number of lorry movements per day, as quoted, includes recycling traffic and lorries from Royal Oak Quarry, ie there are no additional movements; 2. Infilling must be 100% inert waste with top-soil cap, with no progression to general waste; 3. Steps should be taken to prevent both noise and dust from spreading to the village; 4. There should be a requirement that lorries are washed before leaving the site and that the main road is swept regularly; 5. All lorries movements should be to and from the A12, not through the village; 6. Please ensure that the disposal of water is carried out in an environmentally friendly and safe manner;

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 26/05/09
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	Approved 21/05/09
09/00462/FUL	Whinlatter	Well Lane	Two storey front extension to join house with existing garage	27/04/09	No comments	Approved 26/05/09
09/00464/FUL	New House	Woodhill Road	Retention of a single storey side extension (amendment to 07/00316/FUL)	27/04/09	No comments	Approved 01/06/09

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05080/TPO	2005/063	33B	Maldon Road	T1 Scots Pine - fell to ground and grind stump. Replace with Scots Pine or Ginkgo Biloba.	22/06/09	No comments
09/05081/TPO	2005/063	33B	Maldon Road	T1 Scots Pine - crown clean and reduce extended laterals. (Reasons as application above)	22/06/09	No comments
09/05084/TPO	2003/049	1	South Hill Close	T1 Oak and T2 Sweet Chestnut - crown reduce by 2.5m max, clean out dead wood	22/06/09	Already determined - no further extension of time possible
09/05086/TPO	2002/175	Little Oaks	South View Road	T2 & T3: Oaks in rear garden - reduce height to 3.5m. Lightly crown thin to allow more light to garden at 1 South Hill Close, clean out dead wood.	22/06/09	Already determined - no further extension of time possible
09/05092/TPO	2005/042	26	Little Baddow Road	T4 London Plane at front to left of drive - fell and grind stump. Replanting to be advised. (Tree appears to have suffered from construction compaction)	22/06/09	Already determined - no further extension of time possible
Variation of TPO	2003/49	1 to 5	South Hill Close	Variation of Order: T2 is incorrectly recorded as Oak; it is in fact Sweet Chestnut. Schedule 1 to be amended accordingly.	22/06/09	Noted