



## **PLANNING COMMITTEE**

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

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

In attendance: Mrs E Blyth, Assistant Clerk

#### **35 Apologies for absence**

Apologies were received and accepted from Mr J Alexander, Cllr A Keeler and Mr P Watts.

#### **36 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.

No declarations were made.

#### **37 Public Question Time**

No members of the public were present.

#### **38 Minutes**

RESOLVED: that the minutes of the meeting held on 22<sup>nd</sup> June 2009 be approved and signed as a correct record.

#### **39 Planning applications and decisions**

Several planning applications were considered and responses agreed. Two 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.

#### **40 Trees**

Applications for work to trees were considered and responses agreed. A new TPO at 20 Hyde Lane was noted (2009/018).

RESOLVED: that the responses to tree applications shown in Appendix C be submitted to Chelmsford Borough Council.

#### **41 CBC Planning Committee**

No papers had been received.

#### **42 Planning Appeal decisions**

Two appeal decisions were noted as follows:

- 08/01124/FUL Hut Cottage, Colemans Lane: Replacement bungalow (renewal of approval 05/01590/FUL). The appeal was against planning condition 5 (requirement to build to a minimum of Level 3 of the Code for Sustainable Homes). The appeal was dismissed;
- 08/01147/FUL Orchard End, Sporhams Lane: Retention of agricultural building and associated hard standing. The appeal against refusal of planning permission was dismissed.

RESOLVED: that the information be noted.

#### **43 Draft Danbury Planning Framework – paper attached**

The Committee received a letter sent to CBC Sustainable Communities Department following a decision taken by the Committee at its last meeting (min 28 refers). The letter confirmed the Parish Council's wish to continue discussions with a view to having the Framework accepted in due course by CBC as a Supplementary Planning Document. The Chairman confirmed that discussions with Derek Stebbing were continuing.

RESOLVED: that the information be noted.

#### **44 CBC Training – Permitted Rights Developments**

It was reported that CBC was to hold a training session at the Civic Centre on Thursday 24<sup>th</sup> September 2009 in the afternoon. The main topic would be changes in permitted development rights. Details would be available nearer the time.

RESOLVED: that the information be noted.

#### **45 CBC Strategic Housing Land Availability Assessment (SHLAA)**

Comments had been invited, by 3<sup>rd</sup> August 2009, on CBC's Draft Methodology and Project Plan for the SHLAA. Papers were circulated, and the document was available on the CBC website at [www.chelmsford.gov.uk/ldf](http://www.chelmsford.gov.uk/ldf).

RESOLVED: that members study the document and bring any comments to the next meeting at which a response to the consultation will be considered.

#### **46 Parish Council Three-Year Plan**

It was reported that Resources Committee, at its meeting on 23<sup>rd</sup> June, had agreed to ask all Council Committees to identify projects to be included in a three year forecast. This information would be taken to Parish Council in September to be considered in relation to a Strategic Plan.

In discussion the Draft Danbury Planning Framework was raised as an item which might require inclusion in forward planning. Members noted that matters such as training and IT resources for the office were not the responsibility of Planning.

RESOLVED: that Parish Council be asked to ensure that adequate resources were included in any Strategic Plan to cover the cost of meeting CBC requirements and the subsequent publication in the village of the Draft Danbury Planning Framework.

#### **47 Correspondence – paper attached**

Flower trader in bus shelter, Maldon Road, Sandon: A letter from the Little Baddow Conservation Society to the ECC Director of Environment, Sustainability & Highways was received regarding the flower trader using the bus shelter on the A414 at Sandon. Following discussion, the Committee agreed to send a letter to Mr Overall supporting moves by the Little Baddow Conservation Society to have the trading stopped. The Committee's objections to the unauthorised trader were that it took trade from flower shops in Danbury, it raised safety concerns for the young people manning the stall alone, it caused the bus layby to be blocked by customers and the trader erected unsightly notices along the roadside.

RESOLVED: that a letter making the above points be sent to the ECC Director of Sustainability & Highways.

#### **48 Enforcement**

48.1 Container at Fox's Farm Shop: CBC had been asked whether this structure required planning permission and a response was awaited.

RESOLVED: that the information be noted.

48.2 Bike sales at Danbury Outdoors: The verbal response of a CBC Enforcement Officer to the Committee's enquiry was reported. His view was that, as the sale of bicycles was carried out from an existing building and as the sales were mainly ancillary to the approved activities at the site, planning permission was not required.

RESOLVED: that the officer concerned be asked to confirm this information in writing.

48.3 Outdoor advertising signs: The sign advertising an event at Crix, Hatfield Peverel, had been removed promptly after the Assistant Clerk contacted the organisers (minute 30 refers). There was further discussion of recent issues. The guidance document supplied by CBC was helpful, but members felt it would be useful to raise queries in person with a member of Enforcement staff.

RESOLVED: that the CBC Enforcement team be invited to send an officer to the next meeting of the Planning Committee to answer questions from members regarding outside advertisements.

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

Members noted that advertising by the The Griffin referred to an extension of its licence to 2am on 'entertainment nights'. It was noted that, following a change in legislation a few years ago, the Parish Council was no longer informed of licensing applications.

#### **50 Forthcoming meetings**

27<sup>th</sup> July, 7<sup>th</sup> September 2009

Business having been concluded, the Chairman closed the meeting at 9.35pm.

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 6 July 2009**

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

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00710/FUL	Lee House	Eves Corner	Continuation of use of portakabin on grassed area for admin staff	06/07/09	We would like any extension of time to end no later than 31 December 2010.
09/00714/FUL	6	Pedlars Path	Single storey rear extension	06/07/09	We object strongly to this application: 1. The proposal continues an unacceptable incremental increase in the overall bulk of the property following earlier approved applications. If this is permitted, the end result would appear to be very similar to the proposal which was refused in 2000 (00/00750/FUL); 2. Our observations on the 2000 application still apply; 3. The proposal involves a hotchpotch of roof-lines.
09/00759/FUL	Lingard	Colemans Lane	Two storey rear extension with Juliette balcony	06/07/09	No comments
09/00767/FUL	Meadowlands	South View Road	Loft conversion with one dormer window to front elevation	06/07/09	No comments
09/00814/FUL	Park & Ride Terminus	Maldon Road, Sandon	Extension to existing car park to provide an additional 500 parking spaces with associated landscaping and lighting	06/07/09	In order to control long-stay parking and increase availability for other users during the day, we strongly encourage the provision of a two stage car park, part of which would not open until 9am.
09/00822/FUL	46	Pedlars Path	New pitched roof over existing front porch and new flat roof dormer window to rear	06/07/09	We object to the provision of the box dormer as we believe it does not satisfy the requirements of the CBC document "Residential Design Guidance - Roof Extensions".

**DANBURY PARISH COUNCIL  
Planning Committee Minutes: 6 July 2009**

**Appendix B  
Planning Decisions**

<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>
09/00001/FUL	Brook Bros Timber Yard	Twitty Fee	Timber storage building within existing timber yard and 43 car parking spaces	27/04/09	No comments	Approved 10/06/09
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.	Approved 17/06/09

**DANBURY PARISH COUNCIL**  
**Planning Committee Minutes: 6 July 2009**

**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>
09/05099/TPO	2002/094	2	Dilston	T6 Box Elder: fell to ground	06/07/09	No comments
09/05112/TPO	2005/009	94	Main Road	G1: Monterey Cypress in rear garden, fell to ground and remove stump; Pine in rear garden, lift canopy by 1.5m	06/07/09	No comments
09/05114/TPO	2005/119	8A	South View Road	T1: Ash in rear garden, reduce lateral spread towards 9 S View Rd by 2m; crown clean	06/07/09	No comments