



PLANNING COMMITTEE

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

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

51 Apologies for absence

Apologies were received and accepted from Cllrs A Allen, S Berlyn and Mr P Watts.

52 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.

53 Public Question Time

No members of the public were present.

54 Minutes

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

55 Planning applications and decisions

Planning applications were considered and responses agreed. One planning decision was 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 decision shown in Appendix B be noted.

56 Trees

One planning application for work to trees was considered.

RESOLVED: that no comments be made on the application for work to trees shown in Appendix C;

57 CBC Planning Committee

The agenda for the meeting on 21st July 2009 contained no Danbury items.

RESOLVED: that the information be noted.

58 LDF: Site Allocations Development Plan Document – Potential Options Consultation Document – for information

The CBC Development Policy Committee, at its meeting on 20th July 2009, was asked to approve this document for public consultation, subject to finalisation of some items. The finalised document was likely to be published for 8 weeks public consultation commencing in August 2009.

RESOLVED: that the information be noted.

59 Draft Danbury Planning Framework

Derek Stebbing of CBC would be meeting with the Clerk on 7th August for to discuss the way forward.

RESOLVED: that the information be noted.

60 CBC Strategic Housing Land Availability Assessment (SHLAA): Draft Methodology and Project Plan

This item had been carried forward from last meeting. Members discussed whether to make any comments on this consultation, which closed on 3rd August 2009.

RESOLVED: that no comments be made.

61 Outdoor Advertisements

The CBC Enforcement Officer had responded to the Committee's request that he attend a meeting by saying that he preferred to receive questions in writing so that he could carry out any necessary research before replying. Members agreed that they would prefer the officer to come to a meeting, and that they would like to receive an overview of the regulations from him as well as discussing questions which arose.

RESOLVED: that the Enforcement Officer be asked to attend a forthcoming meeting to give a short presentation on the regulations regarding outdoor advertisements and to discuss queries with members.

62 Correspondence

62.1 Land near Water Tower and mast

Details had been circulated of the sale by auction of 0.086 acres of land at this location. The land was offered for sale by ECC, but had subsequently been withdrawn from the auction. Cllr Clacy reported that the conditions of sale stated that no development of the site could take place for 25 years and that the land could be used only for storage in that period. Members felt that the land might be of interest to the Parish Council as a public space if it were to become available.

RESOLVED: that ECC be approached for more information about the possible sale of the land.

62.2 Parish Council Training

Details of the CBC training session at 2pm on Thursday 24th September 2009 had been received and circulated. The session would take place in the Council Chamber of the Civic Centre, and would concentrate on providing an understanding of recent changes to Householder Permitted Development Rights.

RESOLVED: that members be asked at the meeting on 7th September 2009 to indicate whether they wished to attend the training.

62.3 CBC notification: House address change

It was reported that the street address of Thatched Cottage had been changed from Bicknacre Road Plumtre Lane.

RESOLVED: that the information be noted.

63 Enforcement – papers attached

63.1 Container at Fox's Farm Shop

It was reported that the shop had not opened the previous Sunday and that the large container had been removed from the site.

RESOLVED: that the information be noted.

63.2 Bike sales at Danbury Outdoors:

As requested by the Committee, the CBC Enforcement Officer had put his response on this issue in writing, confirming the points reported verbally at the last meeting. He indicated that his view had been supported by a Principal Planning Officer.

The Committee discussed the information received, together with written comments from Cllr Allen who was unable to be present at the meeting. Members agreed that they valued the activities offered by Danbury Outdoors. No strong reservations about the sale of bicycles were expressed. Cllr Freeman proposed that the information from the Enforcement Officer be noted and that the Committee take no further action. The proposal was seconded by Cllr Wood and agreed unanimously.

RESOLVED: that the information be noted and that no further action be taken.

63.3 Old Chase Farm – caravan storage etc: A further report had been received from the Enforcement Officer indicating that the matter was still being pursued.

RESOLVED: that the information be noted.

63.4 Flower seller in layby, Sandon: The letter sent to ECC following the last meeting (minute 47 refers) had been acknowledged and ECC had promised a response shortly. A letter from Cllr Norman Hume to Sandon Parish Council was received. This indicated that ECC Highways was unable to act as the flower sales were not seen by the Police as causing an obstruction or safety hazard. Cllr Hume was now exploring what action might be taken by CBC Planning Enforcement.

RESOLVED: that the information be noted and that the Clerk to Sandon Parish Council be asked to keep Danbury PC informed of developments.

63.5 Danbury Tennis Club

The Committee received a letter from a resident to CBC Enforcement regarding problems with the floodlighting at the tennis courts. The resident claimed that the lights were often left on beyond the permitted time in the evening, and that the deflectors required by CBC for the lights on the lower courts had not been fitted.

RESOLVED: that a letter be sent to the Tennis Club asking for information about the timer switches on the floodlights and about the fitting of the deflectors.

63.6 Fitness Suite advertisements

It was reported that the issue of advertising signs displayed almost permanently on the main road verge at the front of the Sports & Social Centre was to be raised with the DCA.

RESOLVED: that the information be noted.

63.7 Parking on pavement outside new flats

It was reported that cars and vans were regularly parked on the pavement in front of the new flats on Main Road near to The Spinney causing an obstruction for pedestrians. It was believed that this issue had been raised in the past with ECC Highways who had been unable to take any action.

RESOLVED: that previous correspondence with ECC on this matter be investigated.

64 Planning matters for report (for information only)

No matters were raised.

65 Forthcoming meetings

Meetings were scheduled for 7th September and 5th October 2009.

The Assistant Clerk reported that three new applications had been received too late for the current meeting. CBC had agreed to an extension of time to 8th September in one case but was not able to do so for the others. The Committee considered whether to hold an additional meeting during August, but did not wish to take this option. Instead it was agreed that members send their comments to the Parish Office and that the Vice-Chairman (and the Chairman, if available in time) be delegated to determine the Parish Council’s comments by the CBC deadline.

RESOLVED: that the Vice-Chairman (with the Chairman, if available) determine the responses to CBC on the basis of their own views and any comments received from members of the Committee.

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

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00807/FUL	Thatched Cottage	Plumptre Lane	Raising of roof and two storey rear extension	27/07/09	1. We understand that this building dates from the time of the Napoleonic Wars and is linked with military personnel stationed in Danbury at that time. It is one of the few remaining cottages in the village from this era; 2. As the building is not listed we strongly recommend that it be considered for listing; 3. Raising the roof would alter the historic character of the building and for this reason we also prefer the roof to be thatched.
09/00935/FUL	28	Maldon Road	Demolition of existing glass house. New conservatory and alterations to main house. 1 no pitched-roof dormer to detached garage	27/07/09	No comments
09/00936/LBC	28	Maldon Road	Demolition of existing glass house. New conservatory and alterations to main house. 1 no pitched-roof dormer to detached garage	27/07/09	No comments
09/00982/FUL	1	Runsell View	Two storey extension and catslide roof over existing front dormer	27/07/09	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/00485/FUL	1	Mildmays	Retention of fence	22/06/09	No comments	Approved 08/07/09

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05554/CAT	N/A	8	Main Road	Golden Leyland Cypress, Holly and Cherry in rear garden: fell to ground and treat stumps	27/07/09	No comments