



PLANNING COMMITTEE

Minutes of the Meeting held on 7 September 2009 at 8.00pm in the Parish Office

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

66 Apologies for absence

Apologies were received and accepted from Cllr H Clacy and Mr P Watts.

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

68 Public Question Time

No members of the public were present.

69 Minutes

RESOLVED: that the minutes of the meeting held on 27th July 2009 be approved and signed as a correct record.

70 Planning applications and decisions

Two applications to which responses were determined during the recess by the Vice-Chairman as previously agreed (minute 65 refers) were noted. Nine further applications were considered and responses agreed. Several planning decisions were received.

In discussion of application 09/00742/FUL for a wire mesh fence at Danbury Park School along the A414 school boundary, it was suggested that a footpath was needed alongside the main road at that point to allow users of Footpath 8 to walk safely to the pedestrian crossing near Well Lane. However, members felt that this was not a point which could be addressed in response to the planning application.

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.

71 Trees

Applications for work to trees were considered. A new TPO, ref 2009/040, on a Horse Chestnut tree at Mayesfield, Mayes Lane was received. The owner had applied for Conservation Area Consent to fell the tree but the application was withdrawn by CBC following the imposition of the TPO. An application for TPO consent would now be required for any work to the tree.

RESOLVED: that the new TPO be noted, and that no comments be made on the applications for work to trees shown in Appendix C.

72 CBC Planning Committee

09/00814/FUL Park & Ride, Sandon: The application to extend the Park & Ride was approved by the CBC Planning Committee on 18th August 2009. In the report to the Committee, the Planning Officer's response to the PC's request for a later opening time for part of the car park was that this was a management decision for the operators, not a planning consideration.

RESOLVED: that the Committee's request for later opening of part of the car park be raised with the appropriate authorities.

73 CBC Site Allocations Document

A special meeting of the CBC Development Policy Committee would be held on 15th September to consider this document, which was due to be published shortly for public consultation. CBC had invited the Parish Council to send a representative to the meeting, but the Committee agreed to wait for the consultation document to be published.

RESOLVED: that the information be noted and that the Committee did not wish to send a representative to the meeting.

74 New Planning Appeal

09/00272/ENF Land adjacent to Orchard End, Sporhams Lane: *Retention of agricultural building and associated hard standing [for mobile home]*

Application 08/01147/FUL for the above was refused on 21st August 2008, and an appeal was dismissed on 15th June 2009. CBC subsequently issued an enforcement notice, and the applicant had now appealed against this notice. The Planning Inspector was to hold a local inquiry at a date to be announced.

RESOLVED: that the information be noted and that the Committee did not wish to submit any comments to the Planning Inspectorate.

75 CBC Training session – Permitted Development Rights

Members were reminded about the training session to be held at the Civic Centre on 24th September 2009, commencing at 2pm.

RESOLVED: that CBC be informed that Cllrs Allen, Bolwell, Keeler, Telling, and the Assistant Clerk would be attending.

76 Draft Danbury Planning Framework

The Chairman reported that a meeting was to be held with representatives of CBC to discuss the way forward.

RESOLVED: that the information be noted.

77 CBC – House numbering

Notification of the house number of a property in Nursery Lane was received.

RESOLVED: that the information be noted.

78 CPRE journal ‘Fieldwork’: Conservation Areas

An article on taking care of Conservation Areas from the September edition of Fieldwork was circulated.

RESOLVED: that the information be noted.

79 EALC: ‘New Statutory Planning Committee’

EALC had requested expressions of interest in a new committee dedicated to Planning which would ‘look at the needs of Parish and Town Councils’. Queries had been raised with EALC regarding the purpose of the committee and a response was awaited. Cllr Telling offered to attend if a meeting was arranged.

RESOLVED: that EALC be informed that Cllr Max Telling would represent the Parish Council if the new committee was formed.

80 Outdoor Advertisements (min 61 refers)

James Stubbs, an Enforcement Officer at CBC, had agreed to attend the Planning Committee meeting on Monday 5th October. He had indicated that he would be happy to discuss any enforcement issues members wished to raise, not simply those relating to advertisements. Mr Stubbs had asked for questions on outdoor advertisements to be sent to him in advance, if possible, so that he could research his response. A number of ideas were suggested, and members were asked to send further suggestions to the Assistant Clerk.

RESOLVED: that the Assistant Clerk compile a list of questions notified by members and forward these to Mr Stubbs.

81 Correspondence

The July 2009 issue of the Tree Warden Newsletter had been received and was available for consultation in the Parish Office.

RESOLVED: that the information be noted.

82 Enforcement

82.1 Flower Seller in lay-by: (min 47 of 6th July 2009 refers)

ECC’s response to the Committee’s letter had been received and circulated.

82.2 Old Chase Farm – caravan storage etc: A further update from the CBC Enforcement Officer was reported, indicating that the breaches of planning control at this site were still being pursued.

82.3 Danbury Tennis Club: In response to the Committee’s questions regarding the floodlighting (minute 63.5 refers), the Council had been informed that the required deflectors had already been fitted to the lights on the lower courts. Electrical works were to be carried out shortly, including lowering the lights on the other courts. An answer was being sought regarding the timer controlling the floodlights.

82.4 Development in Southview Road: Building work appeared to be taking place at a property in Southview Road and a query had been raised with CBC Planning Enforcement.

82.5 Music noise from The Griffin: A member of the Committee reported that he had received complaints from residents about noise emanating from the Griffin on Saturday nights and about an A-frame advertisement positioned so as to obstruct the pavement. The noise issue had been taken up with CBC Environmental Health, who had asked that the complainants contact them directly so that they could take action.

82.6 Cottage at Colemans Lane: It was reported that a cottage in the Conservation Area on Colemans Lane near the junction with the main road appeared to have had a pvc window installed. Members agreed that this be raised with CBC.

RESOLVED: that the information in points 82.1 to 81.6 above be noted, and that the concern regarding a window in Colemans Lane be raised with CBC Enforcement.

83 Planning matters for report (for information only)

No matters were raised.

84 Forthcoming meetings

Meetings were scheduled for 5th October, 26th October and 16th November 2009.

Business having been concluded, the Chairman closed the meeting at 9.52pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
09/00859/FUL	32	Pedlars Path	Two storey side extension with 2 no. dormer windows	10/08/09 (Delegated action - Vice Chairman)	1. The size of this extension seems large in proportion to the house itself and is out of keeping with adjacent properties; 2. The side window will overlook the adjacent property at no 34. If minded to approve the application, please impose a condition that opaque glass be used for this window; 3. Overall these proposals will not be in keeping with the street scene.
09/01023/FUL	39	Danbury Vale	First floor side extension and single storey front extension	10/08/09 (Delegated action - Vice Chairman)	No comments
09/00742/FUL	Danbury Park School	Well Lane	Construction of a 1.82m high wire mesh fence	07/09/09	No comments
09/01008/FUL	The Bell	Main Road	Relocate side entrance door, new side window and internal alterations	07/09/09	No comments
09/01009/LBC	The Bell	Main Road	Relocate side entrance door, new side window and internal alterations (listed building consent)	07/09/09	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01038/FUL	1	Mildmays	Single storey front extension and front conservatory	07/09/09	<p>1. We are concerned about the side windows and overlooking as a result of the height difference between properties;</p> <p>2. We understand that a porch has been built on the front elevation which may not have received planning permission;</p> <p>3. We strongly recommend a visit by the planning officer with a view to becoming fully acquainted with the impact of development at this site on neighbouring properties and the established character and landscape at Mildmays, particularly regarding height differences.</p>
09/01042/FUL	23	Maldon Road	Double car port to front of property	07/09/09	<p>1. If minded to approve we request removal of permitted development rights;</p> <p>2. The green screening to Maldon Road should be retained in perpetuity in order to maintain the character of the Conservation Area.</p>

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01085/OUT	46	Hopping Jacks Lane	Erection of 4 bedroomed detached house (to rear of Appledore): Revised application 08/01579/OUT	07/09/09	We very strongly object to this proposal because: 1. It is backland development within the rural area; 2. The development would be contrary to policy DC45 (A) of the LDF Core Strategy & Development Control Policies adopted in 2008; 3. A four-bedroom house would be significantly greater in massing and scale than the previously approved bungalow and would overlook several adjoining properties; 4. The proposed access is narrow and dangerous with children using the area frequently; 5. We doubt that the access would be acceptable for fire appliances; 6. There would be loss of amenity to existing residents by construction traffic passing over the right of way not designed for such traffic and subsequent passage of vehicles over the right of way.
09/01147/FUL	4	The Heights	First floor rear and side extensions	07/09/09	We strongly object to this application: 1. The roof lines present a hotchpotch; 2. The finished building will be out of proportion and out of character with the established street scene by way of scale and massing; 3. It would be overbearing and visually intrusive consequent upon the differing levels imposed by the local topography of the Heights.
09/01179/FUL	2B	The Avenue	Single storey rear extension	07/09/09	We feel that this application conflicts with policies DC4 and DC47 of the LDF Core Strategy & Development Control Policies adopted in 2008

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01192/FUL	3	The Hawthorns	Front porch extension and single storey rear extension	07/09/09	No comments
Parish Council application: for report only:					
09/01059/CLOPUD	Dawson Memorial Field	Mayes Lane	Surface renovation, drainage and lighting of two car parks. Refurbishment of footpath to Parish Office, Bowls Club and Tennis Club	07/09/09	N/A (PC application)

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 05/08/09
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 hotch-potch of roof lines.	Approved 30/08/09
09/00715/FUL	Pine Cottage	Mill Lane	Single storey side extension	22/06/09	No comments	Approved 16/07/09
09/00741/FUL	Winstanley House	Fitzwalter Lane	Single storey rear extension	22/06/09	No comments	Approved 15/07/09
09/00759/FUL	Lingard	Colemans Lane	Two storey rear extension with Juliette balcony	06/07/09	No comments	Approved 30/07/09
09/00767/FUL	Meadowlands	South View Road	Loft conversion with one dormer window to front elevation	06/07/09	No comments	Refused 10/08/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	<p>1. We strongly object to the application as an over-development of the site;</p> <p>2. We object to the rooflights as being inconsistent with the established character of Barley Mead;</p> <p>3. We support the comments from neighbours concerning the windows overlooking their premises;</p> <p>4. We would also draw attention to the comment made by one neighbour regarding access.</p>	Approved 30/07/09
09/00807/FUL	Thatched Cottage	Plumptre Lane	Raising of roof and two storey rear extension	27/07/09	<p>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;</p> <p>2. As the building is not listed we strongly recommend that it be considered for listing;</p> <p>3. Raising the roof would alter the historic character of the building and for this reason we also prefer the roof to be thatched.</p>	Approved 24/08/09
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.	Approved 18/08/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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".	Approved 28/07/09

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05568/CAT	N/A	Robins Roost, 20	Butts Lane	Holly in SW corner on rear boundary: fell; Holly centre of rear boundary, reduce height by 2.5m max and all sides by 1m, then trim all new growth for 5 years.	07/09/09	No comments
09/05569/CAT	N/A	131	Main Road	Weeping willow in centre of garden, fell to ground	07/09/09	No comments
09/05136/TPO	2007/018	70, Copper Beeches	Hopping Jacks Lane	T1 Blue Atlantic Cedar in front garden - fell to ground and remove stump	07/09/09	No comments
New TPO						
Order dated 15/08/09	2009/040	Mayesfield	Mayes Lane	T1 Horse Chestnut	07/09/09	Noted