



PLANNING COMMITTEE

Minutes of the Meeting held on 26th October 2009 at 8.00pm in the Parish Office

Present: Cllrs A Keeler (in the Chair), D Bolwell, H Clacy, J Thomson, M Wood

In attendance: Mrs E Blyth, Assistant Clerk

104 Chairman of the meeting

In the absence of both the Chairman and Vice-Chairman of the Committee, it was unanimously agreed that Cllr Keeler be appointed as chairman for the meeting.

105 Apologies for absence

Apologies were received and accepted from Cllrs A Allen, S Berlyn, S Freeman, M Telling, Mr J Alexander and Mr P Watts.

106 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 Thomson declared an interest in the application at Woodpeckers, Mill Lane, by virtue of being acquainted with one of the Trustees of the charity making the application.

107 Public Question Time

No members of the public were present.

108 Minutes

RESOLVED: that the minutes of the meeting held on 5th October 2009 be approved and signed as a correct record.

109 Planning applications and decisions

109.1 Seven applications were considered and responses agreed. A number of planning decisions was received. In respect of the application at 27 Hyde Lane, the Assistant Clerk was asked to check details of the apparent incorporation of highways land into the curtilage.

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;
- c) that the position regarding land at 27 Hyde Lane be investigated.

109.2 The Committee discussed the need to back up its comments on planning applications with references to the LDF Core Strategy & Development Control Policies. The Assistant Clerk agreed to look at the document for the sections most likely to be relevant.

RESOLVED: that the Assistant Clerk draw up a suggested list of paragraphs in the Core Strategy to be used in commenting on planning applications.

110 Trees

Several applications for work to trees in the conservation area or protected by a TPO were considered. The Committee agreed to consider one application received too late for inclusion in the agenda (09/05220/TPO).

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

111 CBC Planning Committee There were no matters to report.

112 Outdoor advertising signs

A report from Mr James Stubbs on actions taken by CBC Enforcement since his visit to the Planning Committee on 5th October was received. Members agreed that Mr Stubbs' visit had been useful and were pleased at his prompt response to the points raised. Regarding advertisements placed on the verge on the south side of the Main Road at Eves Corner, it was agreed that enquiries be made as to the extent of Highways ownership of the land.

RESOLVED: that steps be taken to establish how much of the grass verge beyond the hedge bordering Dawson Memorial Field at the front of the Sports & Social Centre was owned by ECC Highways.

[NB: Since the meeting it has been confirmed from Parish Council records (Land Registry, 2006) that all the land beyond the hedge belongs to ECC Highways.]

113 CBC Training session: Permitted Development Rights

Further to the report made at the last meeting, instructions on how to access the 'Interactive House' on the new CBC Planning Portal had been circulated. The information was provided by Cllr Bolwell who had found the website helpful.

RESOLVED: that the information be noted.

114 CBC Parish Councils' Forum

The next meeting would take place on Tuesday 17th November 2009 at 7pm in the Council Chamber and details had been circulated. Cllr Allen had already indicated that he hoped to attend, and Cllrs Clacy and Keeler added their names.

RESOLVED: that further requests to attend be notified to the Parish Office by 12th November 2009.

115 Draft Danbury Planning Framework

On 12th October Jenny Robinson of the CBC Planning Design Team had visited Danbury and met with the Chairman of Planning, the Council Chairman, the Clerk and Assistant Clerk. A written report of the meeting was received. Mrs Robinson had been updated on the history of the Framework's preparation over several years (originating from the Parish Plan 2003), and a way forward was discussed which

might allow the Framework to be adopted by CBC as a Supplementary Planning Document within the Local Development Framework.

Mrs Robinson subsequently emailed the Parish Council indicating that she would be meeting with other CBC officers on 29th October and would update the Parish Council again after that meeting.

RESOLVED: that the information be noted.

116 EALC Planning Committee

Cllr Telling had attended the inaugural meeting of this new committee on Friday 9th October at Great Saling and his report was received. In discussion members felt that Danbury should continue to be represented on the Committee, which would next meet on Friday 29th January 2010.

RESOLVED: that a delegate to attend the meeting be appointed nearer the time.

117 CBC LDF: Site Allocations Document

Consultation on this document commenced on 27th October and closed on 21 December. It was expected that the document would be available for the next meeting. A paper from CBC had been circulated listing forthcoming consultations and details of where to see documents and how to submit comments.

RESOLVED: that the information be noted.

118 Consultation: East of England Plan Review to 2031

118.1 Public Consultation Event: Details of a public meeting to be held on Tuesday 3rd November 2009 at 7pm at Foakes Hall, Great Dunmow, had been circulated to all members of the Council, who could book directly with EERA if they wished to attend.

RESOLVED: that the information be noted.

118.2 CBC paper for Development Policy Committee: This document, prepared by CBC Officers, summarised the proposals which were the subject of the consultation. It also gave details of officers grave reservations about some of the alternative proposals and suggested a robust response to be made by CBC. The Committee also received an email from Cllr Allen expressing his own misgivings about the proposals.

After discussion members agreed that the consultation should be considered again at the next meeting and a response agreed in time for the closing date of 24th November 2009.

RESOLVED: that the item be placed on the agenda for the meeting on 16th November 2009.

119 Correspondence

119.1 House naming: CBC had notified the Council that The Gatehouse, Danbury Palace, was to be renamed as 'The Lodge, Danbury Park'.

RESOLVED: that the information be noted.

119.2 Barn near lay-by west of village: The Clerk at Sandon Parish Council had written to Planning Enforcement asking whether the barn and polytunnels erected on farmland adjacent to the lay-by required planning permission.

RESOLVED: that the information be noted.

120 Enforcement

No matters were raised.

121 Planning matters for report (for information only)

Members noted that the fence on the A414 adjacent to Danbury Outdoors was in poor condition and in need of repair by Danbury Outdoors or ECC as appropriate.

122 Forthcoming meetings

Meetings were scheduled for 16th November and 14th December 2009.

Business having been concluded, the Chairman closed the meeting at 10.08pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01338/FUL	Bristol House	Copt Hill	Outdoor 5m x 12m swimming pool to side of property	26/10/09	No comments
09/01340/FUL	98	Main Road	Two storey side extension	26/10/09	No comments
09/01347/REM	1 & 2 Woodpeckers & 78	Mill Lane	Reserved matters application for development of 14 retirement apartments and associated infrastructure - appearance, landscaping and scale	26/10/09	We object to this development. The bulk, scale, massing and landscaping are incongruous in this area of individual residential dwellings.
09/01350/FUL	27	Hyde Lane	Side conservatory	26/10/09	No comments
09/01361/FUL	9	Simmonds Way	Conversion of existing integral garage into a playroom	26/10/09	No comments
09/01374/FUL	Heronlea House	Horne Row	Two storey front/side and single storey side extension	26/10/09	No comments
09/01388/FUL	Sovereign House	Woodhill Road	New dwelling and garage (minor amendments to permission 04/01642/FUL)	26/10/09	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/00742/FUL	Danbury Park School	Well Lane	Construction of a 1.82m high wire mesh fence	07/09/09	No comments	Approved 15/09/09
09/01023/FUL	39	Danbury Vale	First floor side extension and single storey front extension	10/08/09 (Delegated, Vice Chairman)	No comments	Approved 09/09/09
09/01038/FUL	1	Mildmays	Single storey front extension and front conservatory	07/09/09	1. We are concerned about the side windows and overlooking as a result of the height difference between properties; 2. We understand that a porch has been built on the front elevation which may not have received planning permission; 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.	Approved 02/10/09
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)	Approved 09/09/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Strong objections - see file	Approved 21/09/09
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.	Approved 22/09/09
09/01041/FUL	23	Maldon Road	Double car port to front of property	07/09/09	1. If minded to approve we request removal of permitted development rights; 2. The green screening to Maldon Road should be retained in perpetuity in order to maintain the character of the Conservation Area.	Approved 17/09/09

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05213/TPO	1989/018	6	The Hawthorns	T2 Oak in rear garden, reduce lateral spread over no. 5 by 3m	26/10/09	No comments
09/05216/TPO	1987/029	Woodlands, 14	Runsell Lane	T3 Oak on roadside: reduce extended laterals by 4-5m and remaining crown by 2m; G2 & G3 Oaks on roadside boundary: reduce extended laterals over the road; crown clean	26/10/09	No comments
09/05210/TPO	2000/015	6	Danbury Vale	T1 Oak in rear garden, dead wood; crown reduce max 30% reducing overhang to no. 18; T2 Oak in rear garden, dead wood; crown reduce max 30%	26/10/09	No comments
09/05591/CAT	N/A	79	Main Road	Conifer and Crab apple on western boundary, fell; Mulberry in centre of lawn, clean out dead wood	26/10/09	No comments
09/05595/CAT	N/A	Greenacre	Mayes Lane	Oak in rear garden, crown reduce by 30%	26/10/09	No comments
09/05220/TPO	2007/044	48	Barley Mead	G1, Oak on boundary with 7 Hyde Green, crown reduce and crown clean	26/10/09	No comments