



## **PLANNING COMMITTEE**

### **Minutes of Meeting held on 16<sup>th</sup> November 2009 at 8.00pm in the Parish Office**

**Present:** Cllrs A Allen (Chairman), M Telling (Vice-Chairman), D Bolwell, H Clacy, A Keeler, J Thomson, M Wood

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

#### **123 Apologies for absence**

Apologies were received and accepted from Cllr S Berlyn, Cllr S Freeman and Mr P Watts (Danbury Society)

Members understood that Mr Watts had been ill for some time. It was agreed that a card and the Committee's good wishes be sent to him.

#### **124 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 a prejudicial interest in application 09/05235/TPO (3 Hyde Lane) by virtue of being the applicant. He left the meeting while the item was discussed.

**125 Public Question Time** No members of the public were present.

#### **126 Minutes**

RESOLVED: that the minutes of the meeting held on 26<sup>th</sup> October 2009 be approved and signed as a correct record.

#### **127 Planning applications and decisions**

127.1 27 Hyde Lane – incorporation of land: (Min 109 of last meeting refers)

It was reported that application 04/00954/FUL to erect a boundary fence (incorporating land) at this property was withdrawn. However a report on the CBC Planning website indicated that the land to be incorporated was not part of the highway and that this was not an issue in the application.

127.2 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 the applications need be referred to the local Ward Members;

b) that the planning decisions shown in Appendix B be noted.

### **128 Trees**

Cllr Thomson repeated his declaration of interest in his own application (3 Hyde Lane) and left the meeting at this point.

Two applications for work to trees in the Conservation Area or protected by a TPO were considered and it was agreed that no comments be made.

RESOLVED: that no comments be made on the applications shown in Appendix C.

Cllr Thomson returned to the meeting.

### **129 CBC Planning Committee**

The meeting on 10<sup>th</sup> November 2009 included application 09/01219/FUL (3 Highfield Close). This was referred to the committee for determination as the applicant was related to an officer of CBC.

RESOLVED: that the information be noted.

### **130 Outdoor advertising signs**

130.1 CBC Enforcement: A verbal update from Enforcement Officer Wayne Jewell was reported as follows:

- The Fitness Suite and Heathcote School signs had been removed. The DCA had indicated that it might apply for advertising consent for a sign on PC land;
- Banners at Excel Hairdressers and The Griffin had been removed;
- The Cookshop had been warned about the A-frame sign blocking the pavement. The new, compliant wall sign had replaced the sign which was refused planning consent;
- The Mews Fashion A-frame at Eves Corner had been removed (this was not raised by PC);
- Danbury Outdoors' cycle shop sign had been removed and the organisation was to submit an application for advertising consent;
- CBC Enforcement was looking again at the issue of the cycle shop.

RESOLVED: that the information be noted.

130.2 Verge on A414 adjacent to Dawson's Field: (min 112 refers)

According to Land Registry records, the boundary of PC-owned land was along the line of the hedge bordering Pitch 1. Enquiries were in hand to confirm that all of the verge beyond the hedge belonged to ECC Highways.

The use of the verge by local organisations to advertise their events was discussed, and a suggestion was made that ECC Highways be asked to devolve control of advertisements at this site to Parish Council. Members appreciated that this would add to the workload of the Parish staff. If advertisements were to be allowed they should comply with the regulations regarding size and the length of time displayed. Cllr Wood proposed that in the first instance a follow-up article on the regulations regarding outdoor advertisements be published in the Spring issue of Danbury Times, and that in the meantime the use of the verge be monitored. The proposal was agreed.

RESOLVED: that a further article on outdoor advertisements be included in the Spring 2010 edition of Danbury Times and that the use of the verge for advertisements be monitored.

### **131 CBC Parish Councils' Forum – Tuesday 17<sup>th</sup> November 2009**

Cllr Clacy indicated that he was no longer able to attend the Forum. Cllrs Allen, Bolwell and Keeler hoped to be present.

RESOLVED: that the information be noted.

### **132 Draft Danbury Planning Framework**

The Parish Council was waiting to hear the outcome of an internal meeting at CBC held on 29<sup>th</sup> October. It was hoped that a letter would be received in time to be reported to Parish Council at its meeting on 25<sup>th</sup> November 2009.

RESOLVED: that the information be noted.

### **133 CBC consultation: LDF: Site Allocations Development Plan Document**

This and other consultation documents had now been received in the Parish Office and were also available online. The closing date in all cases was 21<sup>st</sup> December 2009. Information about the consultations and of a number of public events arranged by CBC had been circulated for information.

CBC had organised staffed exhibitions for Parish and Town Councils at the Marconi Room, Civic Centre, on Thursday 3<sup>rd</sup> December from 4pm to 7pm and on Friday 4<sup>th</sup> December from 10am to 1pm. Two places in total were available for each Council. Cllr Clacy volunteered to attend the Friday session.

The Assistant Clerk had begun studying the Site Allocations document which covered a number of types of proposed land use up to 2021. Several of the allocations affected Danbury. In view of the implications she requested that all members also study the document, either in the Parish Office or online, and bring their views to the next meeting of the Committee at which a response would need to be agreed.

RESOLVED: that Cllr Clacy attend the CBC consultation exhibition on Friday 4<sup>th</sup> December, and that members be prepared to agree their response to the Site Allocations document at the meeting on 14<sup>th</sup> December 2009.

### **134 Consultation: East of England Plan Review to 2031**

The Committee considered its response to the consultation which was first considered at the last meeting. Members had before them the report to the CBC Development Policy Committee meeting held on 15<sup>th</sup> October 2009 which had been considered at the previous meeting (the minutes were not yet available) together with comments circulated by the Chairman, Cllr Allen.

After discussion, the Committee endorsed the strong objections reported by CBC Officers and the comments of Cllr Allen, and agreed that these points be submitted in response to the consultation. It's concerns related to the unachievable housing allocations proposed in the three of the four scenarios, the absence of assurances of appropriate infrastructure to support the developments proposed, and reservations about some of the assumptions drawn from the evidence used in the proposals.

RESOLVED: that a response be made to the consultation on the lines agreed.

### **135 EALC Planning Committee**

The Committee received EALC's report of the meeting held on 9<sup>th</sup> October attended by Cllr Telling. Also received were an invitation to Workshops on Wednesday 14<sup>th</sup> November 2009 and the EALC paper: *Planning – How to Influence and Work within the Planning System in Essex Effectively*, which had been prepared as a result of the October meeting. No members were able to attend the Workshops.

The Committee felt that the Parish Councils in Chelmsford Borough were ahead of others in that training was provided by CBC along with the regular forums.

RESOLVED: that the information be noted, and that a representative to attend the next meeting of the EALC Planning Committee on Friday 29<sup>th</sup> January 2010 be appointed at the January meeting.

### **136 Licensing Application – Danbury Fine Foods**

Cllr Kingsley had alerted the Council to an application for a licence to sell alcohol by Danbury Fine Foods. The delicatessen business would replace the Antique Shop at Eves Corner and the alcohol to be sold was described as 'wines, ports and champagne'. The maximum opening hours requested were 8am to 6pm Monday to Saturday and 9am to 4pm on Sunday. Under the Licensing Act 2003 the Parish Council was not a consultee in respect of licensing applications, nor were the local Ward members.

Members discussed the application but did not wish to raise any concerns.

RESOLVED: that the information be noted, and that Cllr Kingsley be thanked for bringing the matter to the Council's attention.

### **137 Correspondence**

Street naming/numbering: CBC had informed the Council that the postal address allocated to Danbury Mission was 54 Maldon Road, Danbury, CM3 4QL.

RESOLVED: that the information be noted.

### **138 Enforcement**

138.1 Foxes Farm Produce: new barn (09/01084/AG): It was reported that CBC had determined in August 2009 that prior approval was not required for the construction of the new barn, which was for the storage of machinery, straw, crops and other items associated with the business of growing and selling produce. The Committee considered whether to take the matter further, and after discussion Cllr Wood proposed, seconded by Cllr Clacy, that no further action be taken. This was agreed by 3 votes to 2 with 2 abstentions.

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

138.2 Fence on A414: The Manager at Danbury Outdoors had confirmed that the fence along the boundary with the A414 was scheduled to be repaired, though he was not able to say when the work would be done.

RESOLVED: that the information be noted.

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

No matters were raised.

**140 Forthcoming meetings**

Meetings were scheduled for 14<sup>th</sup> December 2009, 11<sup>th</sup> January 2010 and 1<sup>st</sup> February 2010.

Business having been concluded, the Chairman closed the meeting at 9.26pm.

Signed: ..... Chairman

Date: .....

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**Appendix A  
Planning Applications**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>
04/02182/ETL	Grangewood	Hyde Lane	Conversion of existing garage to form granny annex (Extension of Time Limit)	16/11/09	No comments
04/02484/ETL	Danecourt	Copt Hill	Erection of free standing single storey buildings to house swimming pool, associated changing rooms, plant, sauna, sun room and garage. Demolition of existing annex building (Extension of Time Limit)	16/11/09	No comments
05/00338/ETL	Danecourt	Copt Hill	Glazed link between house and swimming pool (Extension of Time Limit)	16/11/09	No comments
09/01359/FUL	Old Mission	The Common	Demolition of existing building and outbuildings and construction of chalet bungalow and garage	16/11/09	No comments
09/01409/LBC	The Cottage	Copt Hill	Dismantle existing attached greenhouse and replace with single storey garden room extension	16/11/09	No comments
09/01464/FUL	61	Maldon Road	Double open-fronted cart lodge	16/11/09	We endorse the comments made by the Highway Authority regarding insufficient space to the front of the opening. We also note that the dimensions of the proposed cart lodge do not conform to the the recommendations of Parking Standards, Sept 2009

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**Appendix B  
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 30/09/09
09/01192/FUL	3	The Hawthorns	Front porch extension and single storey rear extension	07/09/09	No comments	Approved 16/10/09
09/01235/FUL	33	Parkdale	Conversion of existing garage to habitable accommodation with single storey front extension	05/10/09	If minded to approve, permission should not take effect until the new garage (07/02478/FUL) has been built.	Approved 22/10/09
09/01289/FUL	Balconies	Colemans Lane	Single storey front/side extension	05/10/09	No comments	Approved 26/10/09
09/01292/FUL	Meadowlands	South View Road	Dormer window to front elevation	05/10/09	No comments	Approved 03/11/09
09/01338/FUL	Bristol House	Copt Hill	Outdoor 5m x 12m swimming pool to side of property	26/10/09	No comments	Approved 06/11/09

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**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>
09/05235/TPO	1989/022	3	Hyde Lane	T1 Oak in south east corner of garden - remove storm-damaged branch extending towards house	16/11/09	No comments
09/05599/CAT	N/A	139A	Main Road	Sycamore, front garden: high pollard to gutter height; Sycamore centre of front garden: lightly trim, clean out dead wood; Yew on boundary with 139: fell and replace.	16/11/09	No comments