



PLANNING COMMITTEE

Minutes of the Meeting on 14th December 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

141 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn, Cllr S Freeman and Mr P Watts.

142 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.

Cllrs Allen, Bolwell, Clacy, Keeler, Thomson and Wood declared an interest in the application at 2 Runsell Green by virtue of being acquainted with the applicant.

143 Public Question Time No members of the public were present.

144 Minutes

RESOLVED: that the minutes of the meeting held on 16th November 2009 be approved and signed as a correct record.

145 Planning applications and decisions

Applications were considered and responses agreed. Several planning decisions were noted. Two of the planning applications were for Extension of Time Limit (ETL) which was a new category. The Assistant Clerk was asked to ascertain from CBC the types of comment the Council could validly make in these cases.

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 enquiries be made regarding commenting on ETL applications;
- c) that the planning decisions shown in Appendix B be noted.

146 Trees

Two applications for work to trees were considered.

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

147 CBC Street Naming & Numbering

The following were reported:

- Main Lodge, Danbury Park: to be known as 'The Gatehouse, Danbury Palace';
- New property to rear of 23 Maldon Road: to be known as '23A Maldon Road'.

RESOLVED: that the information be noted.

148 CBC consultation: Site Allocations Development Plan Document – Potential Options

The Committee received a written summary from the Assistant Clerk of the 17 Topics covered in the document and how they affected Danbury. The Assistant Clerk and Cllr Clacy reported on the exhibition for Parish and District Councils at the Civic Centre which they had attended on 4th December, and other members of the Committee had attended the exhibition held in Danbury Library on 10th December.

Discussion centred on the implications for Danbury of Topic 2 Defined Settlements, Topic 7 Protected Lanes, and Topic 11 Affordable Housing. Members felt strongly that there should be no new defined settlement area on Little Baddow Road/The Ridge and no extension to the Danbury settlement. The consultation carried out for the Parish Plan had made it clear that residents did not wish the village to expand.

Members were pleased that additional Protected Lanes were proposed in Danbury. They noted that Sporehams Lane appeared as Protected on the Danbury map but was not mentioned in the Final Report on Protected Lanes and agreed that this should be mentioned in the response to the consultation.

The Committee agreed it had no objection to further affordable housing but this should not be outside the current settlement boundary, as proposed, and should preferably not be at the eastern edge of the village where significant affordable housing already existed.

Cllr Clacy pointed out that a proposal in earlier consultations for development in Boreham south of the A12 had been removed from the current document.

RESOLVED: that the Committee's agreed comments on Topics 2, 7 and 11 of the Site Allocations Development Plan Document be submitted in response to the consultation (see Appendix D).

149 CBC Planning Committee and Development Policy Committee

There were no matters to report.

RESOLVED: that the information be noted.

150 ECC Minerals & Waste Development Framework – Statement of Community Involvement

This document had been formally adopted by Essex County Council in October 2009 and a copy had been received at the Parish Office.

RESOLVED: that the information be noted.

151 CBC Parish Councils' Forum – 17th November 2009

The Chairman and Cllr Bolwell and Cllr Keeler had attended the Forum. The Chairman had been concerned at a report that planning authorities were no longer obliged to consult on what they considered to be minor changes to planning applications. It had also been announced that CBC was to introduce a new online

planning system in March/April 2010 with new features which should be helpful to Parish Councils.

RESOLVED: that the information be noted.

152 Outdoor advertising signs

Verge on A414 adjacent to Dawson's Field (min 112 refers): ECC had confirmed that the verge and footpath in this location belonged to the Highways Department.

RESOLVED: that the information be noted.

153 Draft Danbury Planning Framework

The Parish Council was still awaiting a letter from CBC.

RESOLVED: that the information be noted.

154 Danbury Times

Cllr Wood reminded members that there was a tight schedule for production of the Spring issue of the newsletter in order to publish before the Annual Parish Meeting. The Chairman was to write a further article on the regulations governing outdoor advertisements.

RESOLVED: that the information be noted.

155 EALC Planning Committee

There was nothing further to report at this stage. The next meeting of the committee was scheduled for Friday 29th January 2010.

RESOLVED: that the information be noted.

156 Correspondence

There were no matters to report.

157 Enforcement

CBC had notified the Parish Council that a complaint had been received about advertising signs adjacent to the A414 for Foxes Farm Shop. Members were not clear whether the barn was being used as a shop, which was not covered by the planning permission.

RESOLVED: that the information be noted, and that the site be monitored in case trading was taking place from the barn.

158 Planning matters for report (for information only)

RCCE had arranged a training session, 'Introducing Community Led Planning' on the morning of Thursday 28th January at their offices at Feering, Essex. The Clerk had arranged for Cllr Arthur Pemberton to attend in relation to his work on the review of the Parish Plan.

RESOLVED: that the information be noted.

159 Forthcoming meetings

11th January, 1st February and 22nd February 2010.

Business having been concluded, the Chairman closed the meeting at 9.55pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee Minutes: 14 December 2009

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
06/02263/ETL	Riffhams	Riffhams Lane	Extension of time limit for a single storey extension in existing courtyard as a garden room	14/12/09	No comments
06/02264/ETL	Riffhams	Riffhams Lane	(Listed Building Consent) Extension of time limit for a single storey extension in existing courtyard as a garden room	14/12/09	No comments
09/01389/FUL	120	Maldon Road	Single storey rear extension. Raising of roof to create additional first floor accommodation with dormer windows to front and rear	14/12/09	No comments
09/01521/FUL	Main Lodge, Danbury Park	Main Road	Part single, part two-storey side extension, detached double garage, and rebuild front porch	14/12/09	1. The application form was received by CBC on 29/10/09 and states (Box 7) that no trees or hedges are to be removed. However in early December the garden, hedgerow and shrubbery were extensively cleared; 2. We strongly request that, if the application is approved, a condition be imposed requiring (a) reinstatement of the hedgerow as shown on the plan, and (b) involvement of a CBC Tree Officer to liaise on replanting suitable native species to restore the wooded aspect.

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01522/LBC	Main Lodge, Danbury Park	Main Road	Part single, part two-storey side extension, detached double garage, and rebuild front porch	14/12/09	Comments as 09/01521/FUL above
09/01526/FUL	2	Runsell Close	Two storey side extension	14/12/09	We support the request of the neighbour at 4 Runsell View that obscure glass be required in the windows overlooking his property.
09/01592/FUL	19	Danbury Vale	Single storey side extension	14/12/09	The adjacent oak trees are on land owned by Danbury Parish Council. We endorse the tree protection measures described and will expect to be immediately informed of any work directly or indirectly affecting the trees.
09/01629/FUL	Hydewood	Maldon Road (B1418)	Rear conservatory and detached ancillary pool building	14/12/09	No comments
09/01678/FUL	2	The Hawthorns	Single storey side extension	14/12/09	No comments

DANBURY PARISH COUNCIL
Planning Committee Minutes: 14 December 2009

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01219/FUL	3	Highfield Close	Retrospective application for part of property to be used as a part-time Osteopathy surgery	05/10/09	No comments	Approved 10/11/09
09/01340/FUL	98	Main Road	Two storey side extension	26/10/09	No comments	Withdrawn 09/11/09
09/01350/FUL	27	Hyde Lane	Side conservatory	26/10/09	No comments	Approved 25/11/09
09/01361/FUL	9	Simmonds Way	Conversion of existing integral garage into a playroom	26/10/09	No comments	Approved 16/11/09

DANBURY PARISH COUNCIL
Planning Committee Minutes: 14 December 2009

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05239/TPO	2004/030	2	Mill Lane	T5-T8 Oaks x 4 on roadside boundary - crown lift to 4m, crown clean.	14/12/09	No comments
09/05242/TPO	2001/118	28	Barley Mead	T3 Oak in rear garden, crown reduce by 2.4m max	14/12/09	No comments

CBC Local Development Framework

Site Allocations Potential Options Document: Consultation Autumn 2009

Danbury Parish Council – Response to the Consultation

Comments agreed at Planning Committee meeting held on 14th December 2009.

Topic 2 – Defined Settlements

The Parish Council objects to the proposal to create a new defined settlement area on Little Baddow Road and The Ridge and to any extension of the existing defined settlement, as this would encourage a creeping urbanisation of the currently rural areas. The Council's extensive consultation in connection with the Danbury Parish Plan showed that the large majority of residents do not wish to see any further development of the village.

Topic 7 – Protected Lanes

The Parish Council is pleased to see that Protected Status is proposed for additional historic lanes in Danbury and supports these proposals.

The Council notes that Sporehams Lane, Sandon, is included as a protected lane in the Protected Lanes Study for CBC. Part of Sporehams Lane is in the parish of Danbury and is shown on the Danbury map (no 9) as protected. We would welcome confirmation that the section of Sporehams Lane which is within Danbury will continue to have protected status.

Topic 10 – Affordable Housing

The Parish Council supports the view of Danbury residents as expressed in the Parish Plan that there should be no further development or expansion of the village envelope. The Council is therefore opposed to the proposal for an area of affordable housing outside the settlement boundary adjacent to Little Fields.

The Council further believes that there is already an adequate level of affordable housing at the eastern side of the village. The Council does not object in principle to the development of new affordable housing within the current settlement boundary.

The Council agrees with CBC that the two other sites in Danbury proposed for affordable housing are unsuitable and should be rejected.

Elisabeth Blyth
16th December 2009