



PLANNING COMMITTEE

Minutes of the Meeting held on 15th March 2010 at 8.00pm in the Parish Office

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

Additional Members: Mr J Alexander; Mr P Watts (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

209 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn and M Wood.

210 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 Freeman declared an interest in the application at 74 Main Road by virtue of living opposite the property.

211 Public Question Time

No members of the public were present.

212 Minutes

RESOLVED: that the minutes of the meeting held on 22nd February 2010 be approved and signed as a correct record.

213 Planning applications and decisions

213.1 10/00102/FUL – Danecroft: As requested, Cllr Kingsley had asked for this application to be determined by the CBC Planning Committee (unless officers were minded to refuse it) and had given this action his support;

213.2 Planning 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 these applications need be referred to the local Ward Members;

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

214 Trees

One application for work to a tree protected by a TPO was received (Appendix C).

RESOLVED: that the Committee had no comments to make on the application.

215 CBC Planning Committee

The agenda for the meeting held on 9th March 2010 had no items relating to Danbury. The next meeting was scheduled for 7th April.

RESOLVED: that the information be noted.

216 National Trust: Registration of Land (minute 201 refers)

The Land Registry had now confirmed that the registration of land at Danbury Common, Lingwood Common and High Common had been completed.

RESOLVED: that the information be noted.

217 Draft Danbury Planning Framework

Documents had at last been received from CBC proposing a way forward which would enable the Framework to be adopted as a Supplementary Planning Document. A working group would meet to discuss the proposals and make a recommendation to Parish Council in due course. The Committee had been asked to put forward one or two members to join the working group, which would also include Cllr Berlyn and the Clerk from the original Parish Plan group.

RESOLVED: that the Chairman and Cllr Keeler be nominated for the working group.

218 Danbury Palace

A report that a window was missing on the upper floor of the Palace had been raised with the CBC Conservation Officer. After inspecting the site, the Conservation officer had told the Parish Council that the window was in a sheltered area and he believed the opening might be helping the building to dry out following repairs to leaks in the roof. He therefore did not propose any remedial action at present.

RESOLVED: that the information be noted.

219 ECC Consultation: Developers' Guide to Infrastructure Contributions

This consultation, which would close on 5th April, was a review of the first edition of the Guide published in May 2008. The Guide, which was likely to be adopted by Essex County Council as Supplementary Planning Guidance, described how the planning contributions required from developers were assessed in relation to infrastructure (schools, transport, care of the elderly, community services etc).

The consultation document was available online at the following address:

www.essex.gov.uk/developersguide/consultation

RESOLVED: that members look at the consultation online and send any comments to the Parish Office prior to the deadline.

220 Danbury Times

In the absence of the Editor no report was made.

221 EALC Planning Committee

The Chairman reported that he had not yet received the minutes of the January 2010 meeting of this committee.

RESOLVED: that the information be noted.

222 Correspondence

No items had been received.

223 Planning Enforcement

Heathcote School advertising sign: As agreed by the Committee (minute 206 refers) a letter had been sent to Heathcote School, with a copy to Church & Hawes, regarding the large temporary sign at Eves Corner. No response had been received.

RESOLVED: that the information be noted.

224 Planning matters for report (for information only)

224.1 A car advertised for sale was reported as parked on the verge in Littlefields near the junction with Maldon Road;

224.2 Poultons had at last installed a dropped kerb at their premises in Maldon Road. However the adjacent grass verges were in need of further restoration;

224.3 A surveyor and a digger had been seen at work in a field adjacent to Hulls Lane. It was thought that the Clerk at Sandon Parish Council might be able to shed some light on this.

225 Forthcoming meetings

Meetings scheduled for: 12th April, 10th May, 7th June and 28th June 2010.

Business having been concluded, the Chairman closed the meeting at 9.34pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00230/FUL	14	Landisdale	Infill roof extension to front elevation, single storey side and rear extensions and new front porch. Alterations to fenestration and new window to first floor side elevation and extension of 2 metre fence to side of property	15/03/10	No comments
10/00232/FUL	74	Main Road	Installation of 3.9kw voltaic system and 6 solar panels on garage roof	15/03/10	No comments
10/00243/FUL	Héronslea House	Horne Row	Loft conversion and associated internal alterations	15/03/10	No comments
10/00258/FUL	Rosedene	Riffhams Lane	Replacement dwelling	15/03/10	1. We have concerns about the effect that the proposed reduction in ground level will have on the adjacent properties in order to accommodate the three storey building; 2. We note the requirement for a tree survey.
10/00271/FUL	1	Danbury Vale	Two storey side extension	15/03/10	No comments
10/00274/CAC	Heathcote School	Little Baddow Road	Single storey rear extension	15/03/10	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00339/FUL	Heathcote School	Little Baddow Road	Single storey rear extension	15/03/10	No comments
10/00301/FUL	17	West Belvedere	Two storey side extension	15/03/10	No comments
10/00302/FUL	Wildfell	Southview Road	Conversion and extension to existing attached garage with new roof over	15/03/10	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01662/LBC	The Griffin	Main Road	Retrospective application for fenestration alterations including insertion of French windows to side elevation and velux windows, and internal alterations	01/02/10	We support the comments of the Conservation Officer.	Approved 12/02/10
09/01797/FUL	8	Mill Lane	Two storey front extension, part single, part two storey side/rear extension. Dormer window to front and three dormer windows to rear. conversion of garage to habitable accommodation	01/02/10	No comments	Approved 08/02/10
09/01816/FUL	Barrowfield	Copt Hill	Single storey garage to side and two storey side extension to rear of garage. Demolition of existing garage and outbuilding	01/02/10	No comments	Refused 02/03/10
10/00003/FUL	Brook Bros Timber Yard	Twitty Fee	Installation of extract filter to south end of Mill 1	01/02/10	No comments	Approved 24/02/10

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05029/TPO Mr P Elliott	2007/002	10A	Hyde Lane	T3 Oak close to junction of Cherry Garden and Hyde Lanes, crown reduce by 2m max	15/03/10	No comments