



PLANNING COMMITTEE

Minutes of the Meeting held on 12th April 2010 at 8.00pm in the Parish Office

Present: Cllrs M Telling (Chairman), D Bolwell, H Clacy, J Thomson

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

Cllr Mrs Y Burton

Cllr Mrs A Chapman

226 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn, S Freeman, A Keeler, M Wood and Mr P Watts. Cllr Wood was representing the Council at the Annual Parish Meeting of Woodham Walter Parish Council.

227 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 Clacy declared an interest in the application from Kelly Turkey Farms by virtue of being acquainted with the applicant.

Cllr Bolwell declared an interest in a matter he wished to raise regarding 1 Mildmays by virtue of living nearby (see minute 237.2 below).

228 Public Question Time

No members of the public were present. New Parish Councillors Mrs Y Burton and Mrs A Chapman attended as observers.

229 Minutes

RESOLVED: that the minutes of the meeting held on 15th March 2010 be approved and signed as a correct record.

230 Planning Applications

Several planning applications were considered and responses agreed. A number of 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.

231 Trees

One application for work to trees in the Conservation Area was considered and a response agreed (Appendix C).

RESOLVED: that the response be sent to Chelmsford Borough Council.

232 CBC Planning Committee

The meeting scheduled for 7th April 2010 included no items relating to Danbury. The meeting had subsequently been cancelled after one item of business was withdrawn. The next meeting was scheduled for 4th May 2010.

RESOLVED: that the information be noted.

233 Draft Danbury Planning Framework

The Working Group would meet shortly to consider the proposals from CBC and make a recommendation to Parish Council. The Group consisted of the Chairman of Council, the Clerk, and Cllrs Telling and Keeler (nominated by Planning Committee).

RESOLVED: that the information be noted.

234 ECC Consultation: Developers' Guide to Infrastructure Contributions

No comments were received from members to be submitted in response to this consultation.

RESOLVED: that the information be noted.

235 Danbury Times

The Spring issue was with the printer and was due to be delivered to the Parish Office on 14th April.

RESOLVED: that the information be noted.

236 Correspondence

236.1 Bradwell: A letter had been received from EDF Energy regarding the possible new power station at Bradwell-on-Sea was received. The company was progressing proposals to build new nuclear power stations at Hinkley Point in Somerset and at Sizewell in Suffolk. It was not currently taking forward plans for Bradwell, although the site remained one that the company and the Government believed was 'credible' for a new nuclear power station by 2025. The site would be subject to further rigorous assessment before any planning application could be submitted.

Members were reminded that a speaker from EDF Energy would be making a short presentation at the Annual Parish Meeting on 21st April.

RESOLVED: that the information in the letter be noted.

236.2 CBC Planning Forum: Details were circulated of a Forum to be held at the Council Chamber on Wednesday 26th May at 7pm. Topics included an update on the Site Allocations Development Plan Document. Members were asked to let the Parish Office know if they wished to attend.

RESOLVED: that the information be noted.

237 Planning Enforcement

237.1 Digger in field adjacent to Hulls Lane: (Minute 224.3 refers) The Clerk at Sandon Parish Council had indicated that this field suffered from drainage problems in heavy rain and work was required from time to time to deal with flooding.

RESOLVED: that the information be noted.

237.2 Fence at 1 Mildmays: It was reported that a final section of fencing had been completed. In discussion it was agreed that CBC Planning Enforcement be asked to check that all the fencing was in accordance with planning approval.

RESOLVED: that the matter be checked with Planning Enforcement.

238 Planning matters for report (for information only)

It was noted that the improvement to CBC’s online planning system expected by March 2010 had not yet been implemented.

A member reported an item in Essex County Council’s newsletter ‘Making the Links’ indicating that the Minerals Preferred Approach consultation would not now take place until the Autumn.

239 Forthcoming meetings

10th May, 7th June, 28th June, 19th July 2010.

No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.40pm.

Signed: Chairman

Date:

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**Appendix A
Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01841/FUL	Land NW of Danbury Palace	Main Road	Retrospective application for agricultural polytunnel	12/04/10	No comments
10/00015/FUL	Mayesfield	Mayes Lane	Alterations to existing granary, including renovation of existing lean-to with a new pitched roof and new dormer windows and doors to front elevation to provide accommodation ancillary to the main house.	12/04/10	We note that the site of the proposal is within the Conservation Area and outside the defined settlement. Also, although the application refers to ancillary accommodation, the plans appear to show the granary as a separate, fenced property.
10/00289/FUL	72	Maldon Road	Change of use from A1 (Retail) to A5 (take-away)	12/04/10	<p>The Parish Council is opposed to this application. There would be an unacceptable increase in traffic congestion and noise from patrons and vehicles and in the dropping of litter and food waste in neighbouring roads. The takeaway would act as a meeting point with attendant problems of noise, litter and smell compounding the current problems from existing outlets.</p> <p>If the Council is minded to approve the application, we request the following conditions:</p> <ol style="list-style-type: none"> 1 The use of fruit and entertainment machines and music sources should be prohibited; 2 Specifically prohibit Sunday trading and impose restrictions on opening hours, eg 11am-10pm, Monday to Friday; 3 Fire and health & safety regulations must be complied with regarding the increased fire risk; 4 We endorse the recommendations of Environmental Protection in relation to the installation of appropriate systems to control smells and noise.

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00336/FUL	Willow Cottages	Gay Bowers Road	Demolition of existing dwelling and construction of a five bedroom detached dwelling with detached triple garage (amendments to permission ref 08/01668/FUL)	12/04/10	No comments
10/00345/FUL	The Hyde	Hyde Lane	New entrance gates and brick side screen walls and alterations to existing kerb	12/04/10	No comments
10/00358/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 (amendment to permission ref 09/01797/FUL)	12/04/10	No comments
10/00387/OUT	74	Main Road	New 3 bed detached house	12/04/10	We object to this application and we support the comments of the Conservation Officer. The proposal would detract from the conservation area contrary to policy DC17 and would be prejudicial to the adjacent public amenity area of Griffin Meadow. The site of the proposed new house also appears to be outside the defined settlement area.
10/00392/FUL	Danbury Park Farm	Woodhill Road	Retrospective application for change of use of farm buildings to storage/office use	12/04/10	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00453/FUL	72	Mill Lane	Two storey rear extension and single storey side extension to form garage	12/04/10	No comments
10/00455/FUL	25	The Avenue	First floor side extension and new hipped roof over existing porch	12/04/10	No comments
10/00486/FUL	142	Main Road	First floor rear extension	12/04/10	No comments

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**Appendix B
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/00022/FUL	3	The Hawthorns	Front porch extension and single storey rear extension	01/02/10	No comments	Approved 24/02/10
10/00081/FUL	7	Pedlars Path	Retrospective application for wall to rear of property	22/02/10	No comments	Approved 15/03/10
10/00084/FUL	10	Daen Ingas	Raising of roof to create first floor accommodation with 4 dormer windows to rear	01/02/10	On the drawings the new dormers appear to stretch up to the roofline, contrary to CBC design guidelines for roof extensions which specify a minimum 0.3m gap.	Approved 02/03/10
10/00085/FUL	4	Runsell View	Front porch	22/02/10	No comments	Approved 03/03/10
10/00102/OUT	Danecroft	Woodhill Road	Construction of four detached dwellings with garages and associated landscaping	22/02/10	Strong objections (see file)	Refused 190310
10/00103/FUL	Danecroft/ Lyndhurst	Woodhill Road	Realignment and upgrade of existing access to serve Danecroft and alterations to parking arrangements of neighbouring Lyndhurst	22/02/10	We have objected to the application for backland development at Danecroft (10/00102/OUT) and refusal would make this application unnecessary. This proposal does not remove our objections on highway safety grounds to the outline application.	Approved 19/03/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/00124/FUL	17	The Avenue	Single storey side extension for use as a garage	22/02/10	No comments	Approved 03/03/10

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05531/CAT	N/A	Pantiles	Copt Hill	Eucalyptus in front garden: fell; Holly in front garden: fell; Silver Birch in front garden: fell; Holm Oak, west flank: annual prune; Apple tree, west flank: reduction to hedge height	12/04/10	We note that there appears to be no specific reason for the destruction of several trees on this property.