



PLANNING COMMITTEE

Minutes of the Meeting held on 19th July 2010 at 8.00pm in the Parish Office

Present: Cllrs M Telling (Chairman), D Bolwell, Mrs A Chapman, A Keeler, J Thomson, M Wood

Additional Members: Mr P Watts (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

53 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn, Cllr Mrs Y Burton, Cllr H Clacy, Cllr S Freeman and Mr J Alexander.

Cllr Mrs Burton had chosen not to attend the meeting as she had a prejudicial interest in one of the planning applications to be considered.

54 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 presentation on Danbury Mission's redevelopment plans under Public Question Time, by virtue of being a member of the Mission.

Cllr Wood declared an interest in the application at 20 Runsell Lane/Rear of 46 Hopping Jacks Lane by virtue of living in Hopping Jacks Lane.

55 Public Question Time

Several members of the public were present:

A resident who was standing for co-option to the Council attended as an observer.

Mr T Green and Mr K Ward, representing Danbury Mission, gave a short presentation of plans to demolish and rebuild the Mission building in order to enlarge the worship space and improve other facilities. The footprint of the new building would be similar to the current footprint. Work was expected to begin early in 2011 provided that planning approval was received. Mr Green and Mr Ward answered questions from members and were thanked for their presentation. They then left the meeting.

Six members of the public attended to express their objections to application 10/00828/FUL for a new property on land south of Shaftmoor, Horne Row. They all lived in close proximity to the proposed development. Their objections included the following points:

- The infill would set a precedent and would be out of keeping with the area;

- The site would be very crowded and adjacent properties had already been extended significantly. The location plan was misleading in this respect;
- The unmade, unlit road was narrow (a designated footpath) and unsuitable for access to a property at the point proposed;
- Traffic sight-lines would be restricted because of the new cart lodge at Shaftmoor, causing risks to pedestrians and other road users;
- The protected Scots Pine near the proposed cart lodge would be put at risk;
- Construction lorries would cause damage to the narrow and pot-holed road and would have difficulty turning onto the property;
- Damage was likely to be caused to nearby land owned by the National Trust;
- The local infrastructure, eg drainage, sewage, electricity supply, was already inadequate, with frequent power cuts, leaks etc.

After giving their views and answering questions from the Committee, the members of the public were thanked for their comments. They remained at the meeting until after the Committee had determined its response to the application.

56 Minutes

RESOLVED: that the minutes of the meeting held on 28th June 2010 be approved and signed as a correct record.

57 Planning applications and decisions

Planning applications were considered and responses agreed. At the appropriate time representations from residents and from the National Trust were taken into account in relation to the application for a new property on land south of Shaftmoor, Horne Row.

Several planning decisions were received.

RESOLVED:

- a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;
- b) that application 10/00828/FUL (Land south of Shaftmoor, Horne Row) be referred to the local Ward Members for determination by the CBC Planning Committee unless officers were minded to refuse it;
- c) that the planning decisions shown in Appendix B be noted.

58 Trees

No applications for work to trees had been received.

RESOLVED: that the information be noted.

59 CBC Planning Committee

The meeting scheduled for Tuesday 20th July 2010 to consider the Runwell Hospital application (10/00130/EIA) had been cancelled as the application had been withdrawn. The next scheduled meetings were on 22nd July and 17th August. There were no items relating to Danbury in the agenda for the meeting on 22nd July.

RESOLVED: that the information be noted.

60 Planning Committee Terms of Reference (2006)

The Committee's Terms of Reference refer to meetings being held every two weeks, as used to be the case. With the approval of Parish Council the Committee now met three-weekly, and it was agreed to recommend to Council that the the Terms of Reference be amended to reflect current practice.

RESOLVED: that Parish Council be asked to amend the Committee's Terms of Reference so that the wording under the heading "How often meetings held" read "Meetings are held once every three weeks with the exclusion of August".

61 Planning Applications: Records Retention Policy (2006)

The existing policy indicates that planning applications will be retained in '*email*' format for '*5 years, the same as Chelmsford Borough Council*', and in hard copy for 5 years '*if the Council wishes to save [them]*'. The five year period reflected the statutory time-scale within which approved developments must be begun at the time the Policy was written. This period was reduced to three years during 2006. Chelmsford Borough Council now kept all planning applications in digital format and it was understood that these would be retained indefinitely.

After discussion the Committee agreed that digital records be kept for at least 5 years. In view of space limitations in the Parish Office, hard copies of applications would be kept for 3 years. Not all applications were now received in hard copy as many were submitted to CBC online.

RESOLVED: that Parish Council be asked to amend its Record Retention Policy on the lines agreed.

[Note: A form of words for the recommendation to Parish Council will be brought to the next meeting of the Committee on 6th September 2010 for approval.]

62 CBC Local Development Framework

North Chelmsford Area Action Plan, Proposed Submission Document

CBC had submitted this document to the Secretary of State and it would be subject to Independent Examination in accordance with Regulation 30 of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008. The Examination timetable had not yet been announced. A full copy of the Proposed Submission Document was available in the Parish Office.

RESOLVED: that the information be noted.

63 Draft Danbury Planning Framework

The working group met on 23rd June to review the revised draft of the Framework. Further minor amendments were agreed. CBC had offered to assist by supplying up-to-date mapping for the Framework. CBC would also be responsible for carrying out the required public consultation after approval by CBC Cabinet.

Amendments to the Draft Framework might be necessary as a result of the current Parish Plan Review and any matters raised during the CBC consultation.

RESOLVED: that the information be noted.

64 Danbury Times

The next meeting of the Publicity Group would be held on Tuesday 31st August 2010 at 2pm to begin designing the next issue. The Editor would send a reminder to members of the group nearer the time.

RESOLVED: that the information be noted.

65 Correspondence – Nuclear new builds

A letter from the Environment Agency had been circulated with details of its consultation on two new designs for nuclear reactors. The letter gave details of how to respond to the consultation, and indicated that the key issues raised in the consultation would be published before the end of the year.

RESOLVED: that the information be noted and that the Committee did not wish to make any comments.

66 Planning Enforcement

66.1 08/01070/ENFB - Old Chase Farm: Following approval of the change of use application, 10/00639/FUL (see Appendix B attached), the CBC Enforcement Officer had written to the site owner requesting that the caravans used as offices and the decking in between be removed within three months.

66.2 The Sanctuary, Southwood Chase: (minute 49 of 28th June 2010 refers) The information submitted anonymously to the Chairman regarding the addition of extensions to this property had been referred to CBC Enforcement for investigation.

66.3 Decking at 53 Hoynors: (Minute 34.3 of 7th June 2010 refers) Planning Enforcement had asked the owners to submit a planning application and had given a time limit for this. They hoped to receive an application shortly.

RESOLVED: that the information under items 66.1 to 66.3 above be noted.

67 Planning matters for report (for information only)

The problem of hedges overgrowing public footpaths, especially on the north side of Main Road east of The Griffin, was raised. This was thought to be a matter for Environment Committee and would be discussed with the Clerk.

68 Forthcoming meetings

No meetings in August.

6th September, 4th October and 25th October 2010.

Business having been concluded, the Chairman closed the meeting at 9.50pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00828/FUL	Land south of Shaftmoor	Horne Row	New 5 bed detached dwelling with detached cart lodge	19/07/10	We object strongly to this proposal on the following grounds: 1. This infill would detract from the large open gardens and well-spaced properties of the area and set an unacceptable precedent; 2. The proposal is overbearing and too wide for the plot, and would result in over-looking of neighbours; 3. The location plan is misleading in not showing the current size of neighbouring properties. 4. Access from the narrow, unmade road would be difficult and dangerous; 5. We endorse the comments of the National Trust regarding erosion of their boundaries in the vicinity; 6. We endorse the comments of the Tree Officer regarding the protected Scots Pine and the position of the cart lodge; 7. The services infrastructure is inadequate, especially drainage which is soakaway.
10/00900/FUL	Car park rear of 1-4	Eves Corner	Installation of 2 lamp posts to provide lighting to car park between dusk and 9pm	19/07/10	No comment
10/01054/FUL	Little Gibcracks	Moor Hall Lane	Use of domestic outbuilding as residential accommodation ancillary to main dwelling house	19/07/10	If minded to approve, please impose a condition that the use of the outbuilding remains ancillary to the main property.

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01102/FUL	46	Hopping Jacks Lane (land to rear)	Replacement dwelling at 20 Runsell Close and proposed dwelling r/o 46 Hopping Jacks Lane	19/07/10	<ol style="list-style-type: none"> 1. We object to this backland development, which is over-development of the site. 2. The proposals are not in accordance with Policy DC45 ii in terms of scale, massing and layout in relation to the surrounding area. 3. Access for emergency vehicles to the new property appears to be inadequate. 4. If the trees on site are not already protected by TPOs we request that this be done.

**DANBURY PARISH COUNCIL
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**Appendix B
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 26/04/10
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	Approved 28/06/10
10/00453/FUL	72	Mill Lane	Two storey rear extension and single storey side extension to form garage	12/04/10	No comments	Approved 21/05/10
10/00455/FUL	25	The Avenue	First floor side extension and new hipped roof over existing porch	12/04/10	No comments	Approved 11/05/10
10/00486/FUL	142	Main Road	First floor rear extension	12/04/10	No comments	Approved 13/05/10
10/00506/FUL	21	Maldon Road	Change of use of ground floor retail unit (A1) to takeaway (A5)	10/05/10	Strong objections - see file	Refused 15/06/10
10/00507/ADV	21	Maldon Road	Non illuminated fascia/canopy sign	10/05/10	No comments	Approved 15/06/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/00510/FUL	Wateroak	Ludgores Lane	Construction of a replacement 4 bedroom detached dwelling and double garage	10/05/10	Although the plot is large, the proposed house will be a two-storey building amongst bungalows. The application appears to conflict with policy DC 11 in terms of its size and the nature of the access road.	Refused 21/05/10
10/00568/FUL	Fir Trees	Riffhams Lane	Single storey rear extension	10/05/10	No comments	Approved 18/05/10
10/00596/ CLEUD	Roseneath	Gay Bowers Lane	Use as private garden and recreational area	10/05/10	No comments	Refused 09/06/10
10/00606/ADV	9 (Barclays Bank)	Little Baddow Road	1 x fascia non illuminated sign and 1 x non illuminated projecting sign	10/05/10	No comments	Approved 01/06/10
10/00639/FUL	Old Chase Farm	Hyde Lane	Change of use from agricultural use to B1 use to include light industry and office use	10/05/10	No comments	Approved 25/06/10
10/00640/FUL	2	Runsell Lane	Loft conversion with front dormer windows, conversion of garage to habitable accommodation and single storey front extension	10/05/10	No comments	Approved 07/06/10
10/00677/FUL	Land south of Lower Lodge	Main Road	Agricultural building for livestock	28/06/10	We support the comments of the Tree Officer.	Approved 30/06/10
10/00696/FUL	27	St Clere's Way	Front garage extension to enclose existing canopy	07/06/10	No comments	Approved 16/06/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/00702/FUL	44	Pedlars Path	Loft conversion with rear dormer window and front porch	07/06/10	The rear of the building does not appear to conform to CBC Design Guidance for roof extensions in that the flat roof and the dormers should be below the height of the ridge.	Approved 21/06/10
10/00720/FUL	17	West Belvedere	Part single, part two storey side extension	07/06/10	No comments	Approved 16/06/10
10/00749/FUL	Little Gables	Bicknacre Road	Two storey side and rear extension	07/06/10	No comments	Approved 22/06/10