



PLANNING COMMITTEE

Minutes of the Meeting on 13 December 2010 at 8.00pm in the Parish Office

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

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

In attendance: Mrs E Blyth, Assistant Clerk

150 Mr P Walton

Mr Walton was formally welcomed as a member of the Committee following his formal appointment by Parish Council on 24th November 2010.

151 Apologies for absence

Apologies were received and accepted from Cllrs H Clacy and S Freeman.

152 Declarations of Interest

Members were reminded that they were required to declare any personal or prejudicial interests they knew they might have in items of business on the meeting's agenda and that they should repeat their declaration at the appropriate point in the meeting and leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllrs D Bolwell, A Keeler, J Thomson and M Wood declared an interest in the application at 10 Hopping Jacks Lane by virtue of being acquainted with the applicant.

Cllr S Berlyn declared an interest in the application at 10 Hopping Jacks Lane by virtue of being acquainted with the applicant and living nearby.

Cllrs Y Burton, A Keeler and M Telling declared an interest in the appeal at Watroak, Ludgores Lane, by virtue of being acquainted with the applicant.

Mr J Alexander, though not required to declare interests, mentioned that he was acquainted with the applicant at 10 Hopping Jacks Lane and lived in the area of Beech Cottage, Cherry Garden Lane.

153 Public Question Time

No members of the public were present.

154 Minutes

The last sentence of minute 131 relating to Mr Walton was amended to read: 'His nomination by the Danbury Society would be considered by Parish Council at its meeting on 24th November.'

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

155 Planning Applications

Several planning applications were considered and responses agreed.

RESOLVED: 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.

156 Planning decisions

RESOLVED: that the planning decisions shown in Appendix B be noted.

157 Trees

Two applications for work to trees in the Conservation Area were considered.

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

158 CBC Planning Committee

The agenda for the meeting held on 7th December 2010 did not include any items relating to Danbury.

RESOLVED: that the information be noted.

159 Planning Appeals

New appeal 10/00510/FUL: Watroak, Ludgores Lane: Construction of a 4 bedroomed detached dwelling and double garage.

The owner had lodged an appeal against refusal of this application. The appeal was to be determined on the basis of an exchange of written statements and a site visit by the Planning Inspector.

RESOLVED: that no comments on the application need be added to those already made, which would be seen by the Planning Inspector.

160 CBC Consultation: Draft Danbury Planning Framework SPD

The Exhibition held at Danbury Library on the evening of Tuesday 23rd November was disappointing in terms of numbers. A small number of library users took away information about the consultation but no-one came specifically for the exhibition. However, the evening served CBC's purpose as one of the public consultation opportunities offered.

The consultation closed on 1st December, and CBC reported that 7 individuals had submitted a total of 19 comments on the Planning Framework. CBC were preparing a report on the responses and would liaise with the Parish Council regarding any changes to the Draft document.

RESOLVED: that the information be noted.

161 CBC Planning Contributions

On 24th November CBC had asked the Parish Council at short notice to identify a project for which a planning contribution could be requested on behalf of the Council in relation to a particular planning application. Details of Phase 3 of the Drainage & Car Parks project were provided. This information was reported to Parish Council at its meeting on 24th November 2010.

RESOLVED: that the information be noted.

162 ECC Consultation: Minerals Development Document – Preferred Approach

The consultation documents were now available in the Parish Office and would be considered by Environment Committee at its meeting on 9th February 2011. The consultation would close on 17th February 2011.

RESOLVED: that the information be noted.

163 Danbury Times

Issue 27 had now been published and was being delivered around the village. The front cover featured the winning entry in the schools Christmas Card Competition.

As agreed at the last meeting of the Committee, an article about the Interactive House on the CBC website, would be put forward for a future edition of Danbury Times. Cllr Bolwell was thanked for providing information on how to access the Interactive House site.

RESOLVED: that the information be noted.

164 Correspondence

There were no items to report.

165 Planning Enforcement

165.1 Woodside Cottage, Moores Bridge Lane: Two retrospective planning applications had now been received and were considered under item 155 above;

165.2 55 Belvedere Road: CBC Planning Enforcement had looked into reports of a car business operating from these premises and had asked the owner of the property to contact them;

165.3 Flat 1, The Spinney, Main Road: CBC Planning Enforcement had investigated reports of a business operating from the owner's garage and had asked him to submit a planning application;

165.4 08/01070/ENFB - Old Chase Farm: (Min 66.1 of 19th July 2010 refers) No further information was available on enforcement action to remove caravans at this site;

165.5 St John's School: (Minute 105.5 of 4th October 2010 refers) A response was still awaited from Planning Enforcement and Essex County Council regarding the portable buildings erected on the site;

165.6 Danbury Park School: (Minute 105.7 of 4th October 2010 refers) A response was awaited from the school regarding screening for the containers in the grounds and removal of piles of bricks;

165.7 Land behind Gay Bowers Lane: (Minute 125.7 of 25th October 2010 refers) Planning Enforcement were attempting to discover the owner of the land on which the stables had been built and a response was awaited as to whether planning permission should have been obtained;

RESOLVED: that the reports under items 165.1 to 165.7 above be noted.

166 Planning matters for report (for information only)

No matters were raised.

167 Forthcoming meetings

Meetings are scheduled for 10th January, 31st January and 28 February 2011.

Business having been concluded, the Chairman closed the meeting at 9.15pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01661/FUL	The Old Mill House	58 Maldon Road	Two storey side extension, alterations to sitting room fireplace and repairs to chimney stack	13/12/10	No comments
10/01662/LBC	The Old Mill House	58 Maldon Road	Two storey side extension, alterations to sitting room fireplace and repairs to chimney stack (Listed Building Consent)	13/12/10	No comments
10/01737/FUL	Woodside Cottage	Moore's Bridge Lane	Retrospective application for groundworks for the introduction of replacement ground drainage to land southeast of main house, and associated soil movements	13/12/10	Please ensure that the discharge into the pond is unpolluted.
10/01738/FUL	Woodside Cottage	Moore's Bridge Lane	Retrospective application for a brick wall	13/12/10	No comments other than that we support the observations of the Tree Officer
10/01743/FUL	4	Daen Ingas	Single storey side extension	13/12/10	No comments
10/01750/FUL	10	Hopping Jacks Lane	Part two-storey, part single-storey side extension and conversion of existing house to form two dwellings	13/12/10	No comments
10/01765/FUL	86	Maldon Road	Front dormer window and new first floor side window	13/12/10	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01770/FUL	Sovereign House	Woodhill Road	New window to gable on rear elevation	13/12/10	The window will overlook 3 properties in Southview Road and we share the concerns raised by a neighbour. Should the Borough be minded to approve the application we recommend the window be glazed with obscure glass to avoid visual intrusion.
10/01781/FUL	Beech Cottage	Cherry Garden Lane	Part single, part two-storey front/side/ rear extension with dormer window to front	13/12/10	No comments
10/01799/FUL	Site of Old Mission	Danbury Common	Retrospective application for engineering operations for changes to levels in rear garden area and retaining wall	13/12/10	No comments
10/01827/FUL	Poplar Farm	Bicknacre Road	First floor rear extension and reconstruction of conservatory to solid construction with flat roof	13/12/10	No comments
10/01835/FUL	6A	Eves Corner	Installation of 1 no. external floor mounted air conditioning unit.	13/12/10	No comments
10/01867/FUL	43	Maldon Road	Catslide roof to small section of existing roof on side elevation	13/12/10	No comments
10/01870/FUL	Meadowside	B1418 Maldon Road	Continuation of post and rail fencing to remainder of frontage. (Planting of mature laurels to screen existing wooden fence)	13/12/10	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01364/FUL	Danbury Mission	Maldon Road	Part demolition of existing church building and construction of new building with ancillary car parking and enclosure of external courtyard	04/10/10	<p>1. We feel that the proposal conflicts with policy DC45 para ii, in that the scale, form, massing, materials, details and appearance would be out of keeping with the area;</p> <p>2. The proposed building is seen as overbearing and an over-development of the site;</p> <p>3. We support the comments of the Highways Department regarding the need to comply with the 2009 Parking Standards Regulations to avoid on-street parking in adjacent streets;</p> <p>4. We have a strong concern about the height of the new building, and the extra-high roof appears unnecessary;</p> <p>5. The new building would be much closer to the road;</p> <p>6. There are concerns about the increase in noise levels, especially in view of the amount of glass in the design.</p>	Approved 09/11/10
10/01465/FUL	53	Mill Lane	Single storey rear extension	25/10/10	No comments	Approved 12/11/10
10/01479/FUL	60	St Clere's Way	Single storey front/side extension	25/10/10	No comments	Approved 16/11/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01543/FUL	Rascals	Horne Row	Flat roof infill dormer window between existing front dormer windows.	25/10/10	We object to this flat roof infill which conflicts with CBC's Guidelines on residential roof extensions (section 3) and is unsympathetic to the design of the house.	Refused 24/11/10
10/01610/FUL	Manor Farm	Gay Bowers Road	Formation of manege for personal use with new access	25/10/10	<ol style="list-style-type: none"> 1. We object to any lighting in this rural location; 2. The manege should be restricted to the personal use of the owner; 3. A condition should be imposed to ensure that the proposed driveway remains shingle/ scalpings as specified in the application. 	Approved 29/11/10

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05599/CAT	N/A	80	Main Road	Red oak on boundary with no 82: crown reduce by 2.5m and crown lift to 4m; Red oak and Cherry on same boundary: fell to ground and remove; Silver Birch, same boundary, crown lift to crown break; Goat Willow, same boundary: pollard at 2m-2.5m; Oak, same boundary: fell to ground and remove stump; Walnut in rear garden: selectively remove smaller lateral and sub-lateral growth by 1m-1.5m; Poplars x 4 on boundary with no 84: fell to ground.	13/12/10	No comments
10/05604/CAT	N/A	The Bell	Main Road	Purple plum in car park and Sycamore in beer garden: reduce lateral spread by 1.5m and crown clean	13/12/10	No comments