



PLANNING COMMITTEE

Minutes of the Meeting held on 11th January 2010 at 8.00pm in the Parish Office

Present: Cllrs A Allen (Chairman), M Telling (Vice-Chairman), D Bolwell, A Keeler, J Thomson

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

160 Apologies for absence

Apologies were received and accepted from Cllrs S Berlyn, H Clacy, S Freeman, M Wood and Mr P Watts.

161 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 Telling declared an interest in the application at St John's School by virtue of being a governor of the school;

Cllr Allen declared a prejudicial interest in the application at St John's School by virtue of a close relative being employed by the applicant, Danbury Pre-Schools. He left the meeting while the item was discussed.

162 Public Question Time

No members of the public were present.

163 Minutes

RESOLVED: that the minutes of the meeting held on 14th December 2009 be approved and signed as a correct record.

164 Planning applications and decisions

164.1 Applications were considered and responses agreed. Several planning decisions were received;

164.2 When application 09/01613/FUL, St John's School, was discussed, Cllr Allen again declared his prejudicial interest and withdrew from the meeting. The Vice-Chairman, Cllr Telling, took the chair for this item. When the Committee had agreed its response to the application Cllr Allen resumed the chairmanship of the meeting.

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.

165 Trees

RESOLVED: that no comments be made on the applications for work to trees shown in Appendix C.

166 CBC Planning Committee

There were no items relating to Danbury on the agenda for the CBC Planning Committee meeting on 12th January 2010.

RESOLVED: that the information be noted.

167 Draft Danbury Planning Framework

The Parish Council was still awaiting a letter from CBC.

RESOLVED: that CBC be contacted in an attempt to hasten its response.

168 Danbury Times

The Spring 2010 edition would include an follow-up item by the Chairman on the regulations governing outdoor advertisements.

RESOLVED: that the information be noted.

169 CBC Consultation: Site Allocations Document

The Parish Council's response to the consultation had been submitted via the online Planning Portal and had been acknowledged.

RESOLVED: that the information be noted.

170 EALC Planning Committee

The second meeting of this new committee was scheduled for Friday 29th January 2010 and members had previously agreed to send a representative. However no-one present at the meeting was able to attend.

RESOLVED: that no representative be sent to the meeting on 29th January unless a member of the Committee who was not present was able to go.

171 Correspondence

There were no items not covered elsewhere on the agenda.

RESOLVED: that the information be noted.

172 Enforcement – paper attached

1 South View Road (09/00401/ENFB): An email was received from CBC Planning Enforcement regarding the velux window in the extension built under Permitted Development Rights at this property. Members were concerned that the velux window was not of obscured glass, as required by planning regulations, and that CBC had decided not to take enforcement action. There was concern that a precedent had been set, though members recognised that Planning Enforcement had discretion in deciding which cases to pursue.

After discussion the Chairman proposed that a response be sent to CBC expressing disappointment that enforcement action had not been taken in view of the clarity of the PDR regulations and requesting information on how CBC proposed to ensure that the regulations were in future adhered to by developers. There was no seconder for the proposal. Cllr Keeler then proposed that the Committee write to Planning

Enforcement on the lines of the first part of Cllr Allen’s proposal, expressing disappointment that enforcement had not been pursued in the light of the regulations. This was seconded by Cllr Thomson and agreed unanimously.

RESOLVED: that CBC Planning Enforcement be informed that the Parish Council was disappointed that enforcement action had not been taken regarding the velux window at 1 South View Road in view of the clarity of the PDR regulations.

173 Planning matters for report (for information only)

No matters were raised.

174 Forthcoming meetings

Next three meetings: 1st February, 22nd February, 15th March 2010.

It was reported that the list of meeting dates previously circulated included an error. The Planning Committee meeting on 17th May should be deleted. The meeting on 10th May was correct.

RESOLVED: that the information be noted.

Business having been concluded, the Chairman closed the meeting at 10.02pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01560/FUL	1 Kiln Cottages	Horne Row	Single storey front extension	11/01/10	No comments
09/01613/FUL	St John's C of E Primary School	Little Baddow Road	Timber build building for use as classroom for pre-school	11/01/10	No comments
09/01693/FUL	12 (land to rear)	Little Baddow Road	Construction of detached dwelling (amendment to application 07/01351/FUL)	11/01/10	We strongly support the suggestion that the relocated velux window be of frosted glass
09/01696/FUL	Rosedene	Riffhams Lane	Replacement dwelling	11/01/10	1 We have strong concerns about the effect that the proposed reduction in ground level will have on the adjacent properties in order to accommodate the proposed 3 storey building; 2 We believe that the proposed building will be out of character with the prevailing street scene.
09/01714/FUL	82	Maldon Road	Replace existing flat roofs to side and front with pitched roofs	11/01/10	No comments
09/01727/FUL	Héronsfield	Copt Hill	Demolish existing garages. Two storey side extension, two storey rear orangery extension, roof clock tower, 3 dormer windows to rear elevation and extend raised terrace and staircase	11/01/10	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
ECC Planning Application (Sandon):					
ESS/55/09/CHL	Sandon Quarry	Southend Road, Sandon	Continuation of use of in-vessel composting facility without compliance with condition 25 of ESS/30/06/CHL (cessation of operation by 31 December 2009 and removal of all plant etc by 31 March 2010) to extend end date to require cessation by 31 December 2013 and removal of plant etc by 31 March 2014.	11/01/10	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01359/FUL	Old Mission	The Common	Demolition of existing building and outbuildings and construction of chalet bungalow and garage	16/11/09	No comments	Approved 11/12/09
09/01359/FUL	Old Mission	The Common	Demolition of existing building and outbuildings and construction of chalet bungalow and garage	16/11/09	No comments	Approved 11/12/09
09/01374/FUL	Heronlea House	Horne Row	Two storey front/side and single storey side extension	26/10/09	No comments	Approved 23/11/09
09/01388/FUL	Sovereign House	Woodhill Road	New dwelling and garage (minor amendments to permission 04/01642/FUL)	26/10/09	No comments	Approved 01/12/09

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
09/05272/TPO	2005/063	33B	Maldon Road	T1 Pine in rear garden - fell to ground. Replace with two Scots Pines.	11/01/10	No comments
09/05267/TPO	2007/099	75	Hopping Jacks Lane	T1 Oak adj driveway - crown reduce; G2 Redwood in drive, fell and replace; G2 Oak near house, reduce overhang to roof; W1 Oak adj drive, reduce height by 4-5m.	11/01/10	No comments
09/05266/TPO	2007/100	Somerwood, 73	Hopping Jacks Lane	T1 Oak adj rear of house, reduce overhang to roof; G1 Oak near no 71: shorten back to previous storm damage; G1 Oak near garage, shorten back to clear garage roof; G1 Oaks x 8, clean out dead wood; Twin stem Oak under cable not protected by TPO - fell.	11/01/10	No comments