



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 1<sup>st</sup> February 2010 at 8pm in the Parish Office**

**Present:** Cllrs M Telling (Chairman), S Berlyn, D Bolwell, H Clacy, A Keeler, J Thomson, M Wood

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk  
Miss Natasha Jackson, First Danbury Scouts

**175** In view of the resignation of Arthur Allen from the Parish Council, the meeting was chaired initially by the Vice-Chairman.

#### **176 Election of Chairman of Committee**

176.1 Cllr Berlyn proposed that Cllr Telling be elected as Chairman. This was seconded by Cllr Clacy and agreed unanimously.

RESOLVED: that Cllr M Telling be elected as Chairman of the Planning Committee for the remainder of the Municipal Year 2009/10.

176.2 The election of Cllr Telling created a vacancy for Vice-Chairman. No nominations were made and it was agreed that the appointment be deferred.

RESOLVED: that the election of a Vice-Chairman be deferred.

#### **177 Apologies for absence**

Apologies were received and accepted from Mr P Watts (Danbury Society).

#### **178 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.

No declarations were made.

#### **179 Public Question Time**

The Chairman welcomed Natasha Jackson of the First Danbury Scouts. Miss Jackson explained that she was attending in connection with the Chief Scout's Gold Award. The award also required participation in a community project and along with three other scouts she had recently worked on repairing and renovating the Scott Slaughter Bench on Dawson Memorial Field. Members of the Committee congratulated her and her colleagues on the excellent appearance of the restored bench.

### **180 Minutes**

RESOLVED: that the minutes of the meeting held on 11<sup>th</sup> January 2010 be approved and signed as a correct record.

### **181 Planning applications and decisions**

Planning applications were considered and responses agreed. Several planning decisions were received. A question was raised regarding the conditions of the approval of 09/01521/FUL (The Lodge, Danbury Palace) in relation to the removal of trees prior to the submission of the application. It was agreed that further information from the officer's report be brought to the next 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;
- c) that further details of planning approval 09/01521/FUL be brought to the next meeting.

### **182 Trees**

Applications for work to trees were considered and responses agreed.

A new TPO, ref 2010/006, at Old Hare Wood, Main Road, Danbury (adjacent to gravel workings at St Clere's Pit) was received. The new order replaced the old ECC order TPO 1949/11 and included some trees which had been planted or had grown naturally since that time.

RESOLVED: that responses to applications for work to trees be submitted to Chelmsford Borough Council has shown in Appendix C, and that the new TPO at Old Hare Wood be noted.

### **183 CBC Planning Committee**

There were no items relating to Danbury on the agenda for the meeting to be held on 9<sup>th</sup> February 2010.

RESOLVED: that the information be noted.

### **184 Draft Danbury Planning Framework**

The matter was being pursued with Chelmsford Borough Council.

RESOLVED: that the information be noted.

### **185 Danbury Times – Spring 2010**

The next edition of the newsletter would include the Council's Annual Report. A report on the proceedings of the Planning Committee would be required from the Chairman. Members discussed the proposed follow-up article on outdoor advertisements which was to have been written by Cllr Allen, and agreed that this should not be pursued.

RESOLVED: that no article on outdoor advertisements be written for the Spring 2010 edition of Danbury Times.

**186 EALC Planning Committee**

No-one had come forward to attend the meeting on Friday 29<sup>th</sup> January 2010. Cllr Telling reported that the minutes would be sent to him in due course.

RESOLVED: that the information be noted.

**187 Park & Ride, Sandon – opening hours**

It was reported that the extension of the car park had been completed and that some areas did not open until 10am. The Committee had requested later opening in its response to the planning application to ensure that spaces were available for later travellers.

RESOLVED: that the Committee was pleased to note this information.

**188 Correspondence**

Restoration of St Clere’s Hall Pit: ESS/30/09/CHL: The agents for the pit operator had informed the Council that this application had been withdrawn for technical reasons and that a revised planning application would be submitted shortly.

RESOLVED: that the information be noted.

**189 Enforcement**

The matter of outdoor advertisements, discussed at previous meetings, was raised – minutes 130 of 16/11/09, 112 of 26/10/09 and 85 of 5/10/09 refer. After discussion it was agreed to take no further action at present other than to monitor the on-going use of advertisements in the village.

RESOLVED: that no further action be taken at present and that the use of outdoor advertisements continue to be monitored.

**190 Planning matters for report (for information only)**

No matters were raised.

**191 Forthcoming meetings**

22<sup>nd</sup> February, 15<sup>th</sup> March, 12<sup>th</sup> April and 10<sup>th</sup> May 2010.

Business having been concluded, the Chairman closed the meeting at 9.37pm.

Signed: ..... Chairman

Date: .....

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**Appendix A**  
**Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
09/01651/FUL	Pantiles	Copt Hill	Single storey rear extension	01/02/10	No comments
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.
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
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
10/00003/FUL	Brook Bros Timber Yard	Twitty Fee	Installation of extract filter to south end of Mill 1	01/02/10	No comments
10/00022/FUL	3	The Hawthorns	Front porch extension and single storey rear extension	01/02/10	No comments
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.

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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01347/REM	1 & 2 Woodpeckers & 78	Mill Lane	Reserved matters application for development of 14 retirement apartments and associated infrastructure - appearance, landscaping and scale	26/10/09	We object to this development. The bulk, scale, massing and landscaping are incongruous in this area of individual residential dwellings.	Approved 10/12/09
09/01389/FUL	120	Maldon Road	Single storey rear extension. Raising of roof to create additional first floor accommodation with dormer windows to front and rear	14/12/09	No comments	Approved 21/12/09
09/01409/LBC	The Cottage	Copt Hill	Dismantle existing attached greenhouse and replace with single storey garden room extension	16/11/09	No comments	Approved 03/12/09
09/01464/FUL	61	Maldon Road	Double open-fronted cart lodge	16/11/09	We endorse the comments made by the Highway Authority regarding insufficient space to the front of the opening. We also note that the dimensions of the proposed cartlodge do not conform to the the recommendations of Parking Standards, Sept 2009	Approved 02/12/09

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01521/FUL	Main Lodge, Danbury Park	Main Road	Part single, part two-storey side extension, detached double garage, and rebuild front porch	14/12/09	1. The application form was received by CBC on 29/10/09 and states (Box 7) that no trees or hedges are to be removed. However in early December the garden, hedgerow and shrubbery were extensively cleared; 2. We strongly request that, if the application is approved, a condition be imposed requiring (a) reinstatement of the hedgerow as shown on the plan, and (b) involvement of a CBC Tree Officer to liaise on replanting suitable native species to restore the wooded aspect.	Approved 06/12/09
09/01522/LBC	Main Lodge, Danbury Park	Main Road	Part single, part two-storey side extension, detached double garage, and rebuild front porch	14/12/09	Comments as 09/01521 above	Approved 06/12/09
09/01526/FUL	2	Runsell Close	Two storey side extension	14/12/09	We support the request of the neighbour at 4 Runsell View that obscure glass be required in the windows overlooking his property.	Approved 22/12/09
09/01592/FUL	19	Danbury Vale	Single storey side extension	14/12/09	The adjacent oak trees are on land owned by Danbury Parish Council. We endorse the tree protection measures described and will expect to be immediately informed of any work directly or indirectly affecting the trees.	Approved 08/01/10
09/01678/FUL	2	The Hawthorns	Single storey side extension	14/12/09	No comments	Approved 15/01/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
ESS/30/09/CHL	St Clere's Hall Pit	Main Road	<p>Town and Country Planning Act 1990 (as amended)</p> <p>1. Infilling of existing void with inert waste (eg bricks, concrete, sand) and restoration to woodland and grassland;</p> <p>2. Retrospective application for sand and gravel extraction;</p> <p>3. Recycling of inert waste materials to recover secondary aggregates and soil.</p>	22/06/09	<p>1. Please ensure that the proposed total number of lorry movements per day, as quoted, includes recycling traffic and lorries from Royal Oak Quarry, ie there are no additional movements;</p> <p>2. Infilling must be 100% inert waste with top-soil cap, with no progression to general waste;</p> <p>3. Steps should be taken to prevent both noise and dust from spreading to the village;</p> <p>4. There should be a requirement that lorries are washed before leaving the site and that the main road is swept regularly;</p> <p>5. All lorries movements should be to and from the A12, not through the village;</p> <p>6. Please ensure that the disposal of water is carried out in an environmentally friendly and safe manner</p>	Withdrawn

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**Appendix C  
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05504/CAT	N/A	56	Main Road	Ash west of dwelling: 30% crown reduce, crown thin, remove dead wood	01/02/10	No comments
10/05505/CAT	N/A	115	Main Road	To front: fell 2 Conifers and 1 Pine near road; crown reduce Silver Birch and Rowan. Rear garden: reduce height of row of Conifers to approx 2.5m.	01/02/10	No comments
01/05012/TPO	2008/140	Old Mission	Danbury Common	T1 Blue Cedar on road boundary, reduce spread to north by 2.5m max; T2 Beech on road boundary, reduce lateral spread over proposed new build by 2m approx; T3 Oak on southern boundary, remove lowest lateral overhanging public footpath and proposed new build, selectively lift to provide clearance to scaffolding; crown thin by 10%.	01/02/10	These tree works appear to be solely for the purpose of facilitating construction of the new house. We are concerned that neither the visual impact of the trees nor their health and growth should be adversely affected by these alterations.
<b>New TPO</b>	2010/006	Old Hare Wood	Main Road	W1: Woodland mix of soft and hard woods	01/02/10	Noted