



PLANNING COMMITTEE

Minutes of the Meeting held on 22nd February 2010 at 8pm in the Parish Office

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

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

In attendance: Mrs E Blyth, Assistant Clerk

192 Cllr Derick Hawkins

The Chairman referred to the recent, unexpected death of Cllr Hawkins, and the meeting commenced with a minute's silence in his memory.

193 Apologies for absence

Apologies were received and accepted from Cllr S Freeman and Cllr A Keeler.

194 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.

Cllrs S Berlyn, J Thomson and M Wood declared an interest in the planning application at 16 St Clere's Way by virtue of being acquainted with the applicant;

Cllrs S Berlyn and H Clacy declared an interest in the two applications involving Danecroft, Woodhill Road, by virtue of being acquainted with the owner of the property.

195 Public Question Time

Three members of the public were present in connection with application 10/00102/OUT at Danecroft, Woodhill Road. They lived near to the proposed site for the development of four houses and raised a number of objections. These included:

- Destruction of an area of open landscape;
- Destruction of wildlife habitat, already adversely affected by the construction of one new house nearby;
- Overshadowing of existing properties, especially as the ground level rises;
- Increase in noise in a currently peaceful area;
- Possible flooding risk caused by the loss of trees;
- Highway safety issues in relation to access to and from Woodhill Road.

The Chairman thanked the members of the public for attending and sharing their concerns, and said that these would be taken into account when the Committee discussed the planning application.

196 Minutes

It was agreed that the name of Cllr Berlyn be removed from Apologies for Absence (minute 177). Cllr Berlyn was correctly recorded as present at the meeting.

RESOLVED: that, with the above amendment, the minutes of the meeting held on 1st February 2010 be approved and signed as a correct record.

197 Planning applications and decisions – paper attached

197.1 09/01521/FUL: Trees at Main Lodge, Danbury Palace (min 181 of last meeting refers). The officer's report on this application answered the Parish Council's request for the replacement of felled trees by referring to the Tree Officer's comments.

These had not been available when the Committee considered the application. The conditions requested by the Tree Officer form part of the notice of Planning Permission and include the requirement to submit a programme of new tree planting.

RESOLVED: that the information be noted.

197.2 Planning applications were considered and responses agreed. When the application at Danecroft was discussed, the verbal and written comments of members of the public were taken into account.

Two of the members of the public left the meeting after discussion of the application at Danecroft.

Several planning decisions were received by the Committee.

RESOLVED:

a) that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council;

b) that application 10/00102/OUT at Danecroft, Woodhill Road, be referred to Cllr Kingsley of Chelmsford Borough Council with the request that, unless Planning Officers were minded to refuse it, the application be determined by the CBC Planning Committee.

c) that the planning decisions shown in Appendix B be noted.

198 Trees

Applications for work to trees in the Conservation Area or protected by a TPO were considered and responses agreed.

Two new Tree Preservation Orders were received, at Riffhams Wood (2010/008) and The Gatehouse, Danbury Palace (2010/018). The Committee was disappointed that the TPO at The Gatehouse had not been applied until after many trees had been felled.

RESOLVED: that responses to applications for work to trees shown in Appendix C be submitted to Chelmsford Borough Council and that the new TPOs be noted.

199 CBC Planning Committee

The next meeting was scheduled for 9th March 2010. The agenda had not yet been published.

RESOLVED: that the information be noted.

200 CBC Street Numbering – Hay Green

Notification had been received that the new house to the rear of 12 Little Baddow Road would have the address: 15 Hay Green.

RESOLVED: that the information be noted.

201 National Trust – Registration of Land

The Land Registry had consulted the Parish Council regarding the application by the National Trust to register formally its land at Danbury Common, Lingwood Common and High Common. The Clerk had requested the Planning Committee to look at the maps provided and give its views, and the maps were circulated.

RESOLVED: that the Clerk be informed that to the best of members' knowledge and belief the plans provided showed accurately the extent of land owned by the National Trust.

202 Draft Danbury Planning Framework

CBC had promised that the expected guidance would reach the Parish Office by the end of the current week.

RESOLVED: that the information be noted.

203 Danbury Times

The Chairman's report on the work of the Planning Committee had been received by the Editor, and Cllr Wood congratulated Cllr Telling on dealing with the matter so speedily.

RESOLVED: that the information be noted.

204 EALC Planning Committee

Cllr Telling expected to receive the minutes of the last meeting, which he had been unable to attend, from the EALC and he would then bring them to the Committee.

RESOLVED: that the information be noted.

205 Correspondence

There were no items to discuss.

206 Enforcement

Heathcote School Open Day – sign at Eves Corner: A complaint had been received from a member of the public about this large advertising sign for an event on 5th March. It was thought unlikely that permission had been sought from ECC Highways, owners of the land. Also the sign appeared to be larger than was permitted under the regulations for 'deemed consent'. After discussion it was agreed that a letter be sent to the school, copied to Church & Hawes who sponsored the sign, explaining that the regulations should be complied with to avoid enforcement action.

RESOLVED: that a letter be sent on the lines discussed above.

207 Planning matters for report (for information only)

Cllr Berlyn noted that a letter from the Danbury Society to CBC regarding a planning application was written by the Chairman of the Society in the first person. Mr Watts

agreed to suggest to the Chairman that letters should in future be written as from the Society as a whole.

208 Forthcoming meetings

Meetings scheduled for 15th March, 12th April, 10th May and 7th June 2010.

Business having been concluded, the Chairman closed the meeting.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00081/FUL	7	Pedlars Path	Retrospective application for wall to rear of property	22/02/10	No comments
10/00085/FUL	4	Runsell View	Front porch	22/02/10	No comments
10/00102/OUT	Danecroft	Woodhill Road	Construction of four detached dwellings with garages and associated landscaping	22/02/10	<p>We strongly object to this proposal:</p> <ol style="list-style-type: none"> 1. This backland development outside the defined settlement represents creeping urbanisation and will detract from the rural character of the area contrary to policy DC12; 2. The loss of habitat will have adverse effects on local wildlife, which includes foxes, badgers, squirrels, bats and many species of birds; 3. There will be a loss of visual amenity and privacy of neighbouring residents, contrary to policy DC4, especially as the land rises towards the proposed building location; 4. The soakaway is likely to be inadequate leading to an increased risk of flooding, especially if trees are removed; 5. The increase in traffic at a junction which already presents problems is contrary to policy DC43. The proposal under 10/00103/FUL will not resolve the issue.

Ref no	Property	Street name	Proposal	Committee date	Comments
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.
10/00124/FUL	17	The Avenue	Single storey side extension for use as a garage	22/02/10	No comments
10/00157/FUL	Kinvara Lodge	Tyndales Lane	Two-storey front and two-storey rear extensions. Car port and garage to side of property	22/02/10	We note that this property is outside the defined settlement area.
10/00194/FUL	16	St Clere's Way	First floor front extension	22/02/10	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01560/FUL	1 Kiln Cottages	Horne Row	Single storey front extension	11/01/10	No comments	Approved 05/02/10
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	Approved 26/01/10
09/01629/FUL	Hydewood	Maldon Road (B1418)	Rear conservatory and detached ancillary pool building	14/12/09	No comments	Approved 08/01/10
09/01651/FUL	Pantiles	Copt Hill	Single storey rear extension	01/02/10	No comments	Approved 12/02/10
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	Approved 05/02/10
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.	Withdrawn 19/01/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01714/FUL	82	Maldon Road	Replace existing flat roofs to side and front with pitched roofs	11/01/10	No comments	Approved 28/01/10
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	Approved 29/01/10

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05014/TPO	1986/011	Beech Cottage	Cherry Garden Lane	T3 Beech adjacent to western elevation of property, crown lift away from building and over roof to 1.5m clearance; remove lowest lateral extending over garden back to main trunk; clean out dead wood.	22/02/10	No comments
10/05016/TPO	2006/005	32	Runsell Lane	T1 Oak on western front boundary to Nursery Lane, crown reduction by 25-30% and crown thinning	22/02/10	No comments
10/05019/TPO	2007/097	42	Runsell Lane	W1: Oak adjacent northern corner of dwelling, crown reduce by 1.5m; Oak (leaning) adjacent northern corner of garage, fell to ground	22/02/10	In order to ensure that the tree at the northern corner of the garage needs to be felled, we ask that the Tree Officer examine it before a decision on the application is made.
10/05508/CAT	N/A	10	Eves Corner	Holly within curtilage, reduce height by 1/3 and trim sides; Salix within curtilage, crown reduce by 30%	22/02/10	No comments

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
New TPO	2010/008	Riffhams Wood	Riffhams Lane	Wood on land at junction of Riffhams Lane, Riffhams Chase and Graces Lane: Woodland mixture of soft and hard woods	22/02/10	Noted
New TPO	2010/018	The Gatehouse	Danbury Palace	All trees of whatever species within the curtilage of the property	22/02/10	Noted, though the Council is disappointed that the TPO was not applied before so many trees were felled.