



PLANNING COMMITTEE

Minutes of the Meeting held on 10th May 2010 at 8.00pm in the Parish Office

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

Additional Member: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

1 Election of Chairman

Cllr M Wood nominated Cllr M Telling to serve as Chairman and this was seconded by Cllr D Bolwell. There were no further nominations and Cllr Telling was elected unanimously.

RESOLVED: that Cllr M Telling be elected to serve as Chairman of the Committee for the municipal year 2010-11.

2 Election of Vice-Chairman

There were no nominations for the role of Vice-Chairman. It was agreed that in the absence of Cllr Telling a chairman for a meeting be elected as required.

RESOLVED: that if the Chairman were not present for a particular meeting a chairman be appointed on the night.

3 Additional members of Committee

Mr Alexander indicated that he was willing to continue to serve and the Chairman thanked him for his contribution to the work of the Committee. Members hoped that Mr Watts would also be willing to continue.

RESOLVED: that Mr P Watts, representing the Danbury Society, and Mr J Alexander be confirmed as additional members of the Committee for 2010-11.

4 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn and Mr P Watts.

5 Declarations of Interest

Members were reminded that they should declare any personal or prejudicial 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 Clacy declared an interest in the Minerals & Waste item by virtue of living near to the proposed quarry site at Tyndale's Farm;

Cllr Mrs Chapman declared an interest in the planning appeal at Danecroft by virtue of living nearby;

Cllr Bolwell declared an interest in the enforcement item at 1 Mildmays by virtue of living nearby;

Cllr Mrs Burton and Cllrs Freeman and Telling declared an interest in the application at Watroak, Ludgores Lane, by virtue of being acquainted with the applicant.

6 Public Question Time

No members of the public were present.

7 Minutes

The minutes of the meeting held on 12th April 2010 were approved and signed.

8 Planning applications and decisions

Planning applications were considered and responses agreed. Several planning decisions were received and noted.

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.

9 Trees

An application to fell a TPO protected tree on Moores Bridge Lane was considered. The applicant was concerned that the tree had been hit by high-sided vehicles on several occasions. The CBC Tree Officer had informed the Parish Council that the tree was not badly damaged, but he was not opposed to felling the tree as it would help thin a dense area of woodland.

RESOLVED: That no comments be made on the application (Appendix C).

10 Planning Appeals

10.1 10/00102/OUT: Danecroft, Woodhill Road: Construction of 4 detached dwellings with garages and associated landscaping. Refused 19th March 2010. The Planning Inspector was to hold a hearing into this Appeal at a date to be notified.

RESOLVED: that the Committee did not wish to add any comments to the strong objections raised at the time of the application.

10.2 09/01816/FUL: Barrowfield, Copt Hill: Single storey side extension to rear of garage. Demolition of existing garage and outbuilding. Refused 2nd March 2010. The Committee made no comments on this application. The appeal was taking place under the Householder Appeals Service (see 10.3 below) which did not give the opportunity to submit further comments.

RESOLVED: that the information be noted.

10.3 Householder Appeals Service:

According to CBC this fast-track procedure was introduced by the Planning Inspectorate in April 2009. Householder appeals are dealt with mostly electronically, with an unaccompanied site visit by the Inspector. This type of appeal is available only for applications for alterations or extensions to an existing dwelling. An appeal relating to a replacement dwelling or the construction of several dwellings would not be eligible for the fast-track procedure.

RESOLVED: that the information be noted.

11 CBC New online planning system

CBC had confirmed that the new online system, expected in March, had been delayed, but the system was currently being tested and should be in place by the end of May. The Assistant Clerk reported that some changes were already in evidence.

RESOLVED: that the information be noted.

12 CBC Planning Committee

The meeting scheduled for 5th May had been cancelled because of its proximity to the General Election. The next scheduled meeting was on 25th May. An extraordinary meeting would take place on 27th May to consider the Runwell prison application.

RESOLVED: that the information be noted.

13 CBC Parish Councils' Forum

As previously reported, the next Forum would take place on at 7pm on Wednesday 26th May 2010 in the Council Chamber at the Civic Centre. Cllrs Bolwell, Chapman, Keeler and Telling indicated that they wished to attend.

RESOLVED: that CBC be informed of the names of councillors wishing to attend.

14 Draft Danbury Planning Framework

The Working Group had met on 26th April 2010 to consider the proposals from CBC. The Group agreed that it was in the interests of the Parish Council and the village to move towards approval of the Framework as a supplementary planning document. They also agreed that many of the proposed changes would strengthen and clarify the document. The group would be meeting again on Wednesday 12th May with the CBC Planning Officer in attendance to go through the proposed changes in detail.

RESOLVED: that the information be noted.

15 CBC Street naming and numbering

Details of house numbering for the new development of flats in Mill Lane had been received. The addresses would be numbers 1–14 Quinlan Court, 78 Mill Lane.

RESOLVED: that the information be noted.

Post-meeting note: The name of the architect who designed the flats is Quinlan Terry.

16 Danbury Times

Following the resignation of Cllr Wood as Editor of the newsletter, Parish Council at its meeting on 5th May 2010 had appointed Cllr Telling to this role. Cllr Freeman was interested in the taking on the work formerly carried out by Chris Tressider and would be talking to Mr Tressider about what this involved.

RESOLVED: that the information be noted.

17 ECC Minerals & Waste Consultation (Tyndales Farm)

The Committee received a letter from the ECC Minerals & Waste Planning Department explaining the process to be followed in terms of the 'Preferred Approach' consultation and the reasons why the next stage of the consultation would not now take place until December 2010.

RESOLVED: that the information be noted.

18 Planning Enforcement

18.1 Storage containers at Danbury Park School: In response to a request from the Parish Council to arrange for the containers to be removed following completion of the building work, the Headteacher had told the Parish Council that the school wished to keep the containers for storage and intended to erect a trellis to provide screening. Comments were awaited from Essex County Council, as owners of the site, regarding the need for planning permission for this proposal. A member of the Committee pointed out that a pile of bricks had also been left near the containers.

18.2 10/00118/ENFB: 1 Mildmays – porch and fence: (minute 237.2 refers)
Following the last meeting this matter was referred to CBC. They have already opened an enforcement case in relation to the porch following a compliance check, and would now look also at the new section of fence.

18.3 08/01070/ENFB: Old Chase Farm, Hyde Lane: A further update had been received from CBC Planning Enforcement reporting receipt of the planning application, ref 10/00639/FUL, now submitted for the change of use of this site.

RESOLVED: that the matters related under items 18.1 to 18.3 above be noted.

19 Planning matters for report (for information only)

Concerns were raised regarding the recent felling of trees on land adjacent to Leonard House, Horne Row.

20 Forthcoming meetings

7th June, 28th June, 19th July 2010.

No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.57pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00205/FUL	114	Maldon Road	New vehicular crossover and installation of a gate	10/05/10	We endorse the comments of the Highways Authority.
10/00506/FUL	21	Maldon Road	Change of use of ground floor retail unit (A1) to takeaway (A5)	10/05/10	<p>The Council strongly objects to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. Unacceptable increase in traffic congestion and noise from patrons and vehicles; 2. Unacceptable increase in litter and food waste in neighbouring roads; 3. The takeaway would act as a meeting point with attendant problems of noise and litter compounding the current problems from existing outlets; 4. Contrary to the claim in the application, the nearby Bakers Arms provides fish and chips to take away and there is a current change of use application at 72 Maldon Rd (10/00289/FUL). <p>If the Council is minded to approve the application, we request the following conditions:</p> <ol style="list-style-type: none"> 1 The use of fruit and entertainment machines and music sources should be prohibited; 2 Specifically prohibit Sunday trading and impose restrictions on opening hours 12 noon - 10pm as in the Planning Statement; 3 Fire and health & safety regulations must be complied with regarding the increased fire risk.
10/00507/ADV	21	Maldon Road	Non illuminated fascia/canopy sign	10/05/10	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
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.
10/00568/FUL	Fir Trees	Riffhams Lane	Single storey rear extension	10/05/10	No comments
10/00596/CLEUD	Roseneath	Gay Bowers Lane	Use as private garden and recreational area	10/05/10	No comments
10/00606/ADV	9	Little Baddow Road	1 x fascia non illuminated sign and 1 x non illuminated projecting sign	10/05/10	No comments
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
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

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Refused 30/03/10
10/00194/FUL	16	St Clere's Way	First floor front extension	22/02/10	No comments	Approved 31/03/10
10/00230/FUL	14	Landisdale	Infill roof extension to front elevation, single storey side and rear extensions and new front porch. Alterations to fenestration and new window to first floor side elevation and extension of 2 metre fence to side of property	15/03/10	No comments	Approved 21/04/10
10/00232/FUL	74	Main Road	Installation of 3.9kw voltaic system and 6 solar panels on garage roof	15/03/10	No comments	Approved 12/04/10
10/00243/FUL	Héronslea House	Horne Row	Loft conversion and associated internal alterations	15/03/10	No comments	Approved 21/04/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/00258/FUL	Rosedene	Riffhams Lane	Replacement dwelling	15/03/10	1. We have concerns about the effect that the proposed reduction in ground level will have on the adjacent properties in order to accommodate the three storey building; 2. We note the requirement for a tree survey.	Approved 19/04/10
10/00271/FUL	1	Danbury Vale	Two storey side extension	15/03/10	No comments	Approved 21/04/10
10/00274/CAC	Heathcote School	Little Baddow Road	Single storey rear extension	15/03/10	No comments	Approved 23/04/10
10/00301/FUL	17	West Belvedere	Two storey side extension	15/03/10	No comments	Withdrawn 31/03/10

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05063/TPO	2008/132	House in the Wood	Little Baddow Road	Oak tree on rear boundary of property bordering Moores Bridge Lane - fell to ground. (Tree is on a bend and has been hit by large vehicles on more than one occasion).	10/05/10	No comments