



PLANNING COMMITTEE

Minutes of the Meeting held on Mon 7 June 2010 at 8.00pm at the Parish Office

Present: Cllrs M Telling (Chairman), S Berlyn, Mrs A Chapman, H Clacy, S Freeman, A Keeler, J Thomson

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

In attendance: Mrs E Blyth, Assistant Clerk

21 Apologies for absence

Apologies were received and accepted from Cllr D Bolwell, Mrs Y Burton and M Wood.

22 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 S Berlyn declared an interest in the application at Little Gables by virtue of being acquainted with the applicant.

23 Public Question Time

No members of the public were present.

24 Minutes

RESOLVED: that the minutes of the meeting held on 10th May 2010 be approved and signed as a correct record.

The Chairman of the Council pointed out to members that information in the minutes of meetings should not be shared with other organisations until the minutes had been approved at the next meeting of the Committee. The published minutes remained a draft until they had been approved.

RESOLVED: that the information be noted.

25 Planning applications and decisions

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

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.

26 Trees

26.1 Applications for work to trees protected by TPOs were considered and responses agreed.

RESOLVED: that the responses to tree applications shown in Appendix C be submitted to Chelmsford Borough Council.

26.2 10/05054/TPO Patmel House, Southview Road: The CBC Tree Officer had apologised for omitting to consult the Parish Council about this application. The work involved the crown reduction of 3 oaks and reducing the lateral spread of 6 others by up to 2.5m.

RESOLVED: that the information be noted.

26.3 TPO/2010/018 The Gatehouse, Danbury Palace: CBC had reviewed this new tree preservation order and decided to allow it to lapse at the end of the 6 month provisional period on 27th July 2010. This was because the trees which had not been removed by the new owners were either diseased, leaning, or in close proximity to overhead cables. It appeared that some replanting and landscaping was taking place on the site.

RESOLVED: that the information be noted.

27 CBC Planning Committee

The extraordinary meeting scheduled for 27th May to consider the Runwell prison application had been cancelled as changes had been made to the plans which required further consultation. The next scheduled meeting date was Tuesday 22nd June 2010.

RESOLVED: that the information be noted.

28 Chelmer Housing Partnership – Dockwra Lane proposal

CHP had identified a garage site in Dockwra Lane as a potential location for two new 'affordable' houses and had asked for preliminary views. Members received and considered the draft plans. After discussion the Committee agreed to submit the comments below.

RESOLVED: that CBC be informed that the Council had no objection in principle to the proposal but was concerned about the increase in on-street parking which would result from the additional properties and the loss of the garages. The Council would comment further when the considering the full planning application.

29 CBC Parish Councils' Forum

Cllr Telling reported on the Forum held on Wednesday 26th May 2010 at the Civic Centre. Updates had been provided on the the progress of the Local Development Framework, in particular the Draft Site Allocations Document. Some changes and clarifications to existing regulations were also reported.

RESOLVED: that the information be noted.

30 CBC Consultation: Site Allocations Development Plan Document – Potential Options

CBC had reported that 452 respondents had raised over 1000 comments on this document during the consultation period which ended in December 2009. These

were being analysed and a report would be submitted to the meeting of Chelmsford Borough Council in July 2010. A revised Site Allocations document would be published for public consultation in late Autumn 2010.

RESOLVED: that the information be noted.

31 Draft Danbury Planning Framework

The Working Group met on Wednesday 12th May at the Parish Office with two members of CBC Planning Department in attendance. The suggested revisions to the document were discussed and a draft revised version of the Framework would be produced for further consideration. The Group reported that the CBC Officers had been very positive in their approach.

RESOLVED: that the information be noted.

32 Danbury Times

A meeting of the Publicity Group had been arranged for 9th June to take forward plans for future editions.

RESOLVED: that the information be noted.

33 Correspondence

33.1 Mr Arthur Allen had written a letter of thanks to the Council for the presentation to him of an engraved tankard at the Annual Parish Meeting.

RESOLVED: that the letter be noted.

33.2 The Danbury Society had copied to the PC its letters to CBC objecting to the applications for change of use to a take-away at two shops in Danbury (10/00289/FUL and 10/00506/FUL);

RESOLVED: that the information be noted.

34 Planning Enforcement

34.1 Storage containers at Danbury Park School: ECC had determined that retention of the containers did not require planning permission as the size fell within permitted development rights. The school had been advised to provide screening for the containers and to remove wood and other items stored outside them.

RESOLVED: that the information be noted.

34.2 10/00118/ENFB: 1 Mildmays – porch and fence:

An update from CBC Enforcement regarding the porch and a further section of fence was awaited.

RESOLVED: that the information be noted.

34.3 Decking at 53 Hoynors: A resident had written to the Parish Council regarding new decking at this property which overlooked her rear garden. A planning enforcement officer was looking into the matter and had reported that planning permission was required as some of the decking exceeded the 300mm height which qualified as permitted development.

RESOLVED: that the information be noted.

35 Planning matters for report (for information only)

It was reported that work was taking place to an oak tree protected by a TPO in Hyde Lane/Cherry Garden Lane. The information was noted for checking with recent applications for work to protected trees.

36 Forthcoming meetings

28th June and 19th July 2010.

No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.52pm.

Signed: Chairman

Date:

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**Appendix A
Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00696/FUL	27	St Cleres Way	Front garage extension to enclose existing canopy	07/06/10	No comments
10/00702/FUL	44	Pedlars Path	Loft conversion with rear dormer window and front porch	07/06/10	The rear of the building does not appear to conform to CBC Design Guidance for roof extensions in that the flat roof and the dormers should be below the height of the ridge.
10/00720/FUL	17	West Belvedere	Part single, part two storey side extension	07/06/10	No comments
10/00749/FUL	Little Gables	Bicknacre Road	Two storey side and rear extension	07/06/10	No comments
10/00834/FUL	Gorseland	The Common	Raising of roof to provide additional first floor accommodation with dormer windows to front and rear	07/06/10	This property is outside the defined settlement. We object to the proposal, which conflicts with policy DC47B in that it is disproportionate to the existing building and out of keeping with neighbouring properties and the rural area.

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**Appendix B
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
04/02182/ETL	Grangewood	Hyde Lane	Conversion of existing garage to form granny annex	16/11/09	No comments	Approved 02/12/09
04/02484/ETL	Danecourt	Copt Hill	Erection of free standing single storey buildings to house swimming pool, associated changing rooms, plant, sauna, sun room and garage. Demolition of existing annex building	16/11/09	No comments	Approved 07/12/09
05/00338/ETL	Danecourt	Copt Hill	Glazed link between house and swimming pool	16/11/09	No comments	Approved 07/12/09
06/02263/ETL	Riffhams	Riffhams Lane	Single storey extension in existing courtyard as a garden room	14/12/09	No comments	Approved 11/01/10
06/02264/ETL	Riffhams	Riffhams Lane	Single storey extension in existing courtyard as a garden room	14/12/09	No comments	Approved 13/01/10
10/00015/FUL	Mayesfield	Mayes Lane	Alterations to existing granary, including renovation of existing lean-to with a new pitched roof and new dormer windows and doors to front elevation to provide accommodation ancillary to the main house.	12/04/10	We note that the site of the proposal is within the Conservation Area and outside the defined settlement. Also, although the application refers to ancillary accommodation, the plans appear to show the granary as a separate, fenced property.	Approved 21/05/10
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.	Approved 17/05/10

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05073/TPO	2007/170	Kinvara Lodge	Tyndales Lodge	W1 Oaks x 6: Fell to ground and replace; Hawthorn Hedge: coppice/lay as appropriate to facilitate new boundary fence being installed	07/06/10	We object to the felling of the 6 oak trees which we don't believe is justified by the creation of a new boundary fence.
10/05077/TPO	2004/015	10	Hay Green	T2 Oak in Hopkirk Close: reduce lateral spread towards 9 Hay Green by 1.5m	07/06/10	No comments
10/05078/TPO	2008/108	Tile Barn	Plumptre Lane	T1 Oak in front garden: crown reduce 2m	07/06/10	No comments
10/05080/TPO	2007/118	12	Runsell Close	G1 Sweet Chestnut: recoppice two stems	07/06/10	No comments
10/05089/TPO	1983/042	Nine Oaks, 36	Runsell Lane	Oak near driveway: reduce lateral overhanging drive; Oak adj front door: reduce spread towards property, crown clean; Oak overhanging garage of no. 34 Runsell Lane: lift canopy over garage, crown clean.	07/06/10	No comments
10/05094/TPO	2001/123	Bay Lodge	Mill Lane	T3 Horse Chestnut: fell dead stem, coppice stem over road, reduce spread on remaining stem; T10 and T11, Yew x 2: crown lift.	07/06/10	No comments