



PLANNING COMMITTEE

Minutes of the Meeting held on 28th June 2010 at 8.00pm in the Parish Office

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

37 Apologies for absence

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

38 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 Keeler declared an interest in the application for an agricultural building for livestock (10/00677) by virtue of being acquainted with the applicants;

Cllr Mrs Burton declared an interest in the item relating to land near Leonard House (item 50.1 below) by virtue of living nearby.

39 Public Question Time

No members of the public were present.

40 Minutes

RESOLVED: that the minutes of the meeting held on 7th June 2010 be approved and signed as a correct record.

41 Planning applications and decisions

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

At the appropriate time, Cllr Keeler repeated his declaration of interest in application 10/00677/FUL (construction of a barn). He made a statement from his knowledge of the background to the application and took no further part in discussion.

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.

42 Trees

42.1 Kinvara Lodge, felling of 6 oak trees (10/05073/TPO (Appendix C, 7 June 2010)
Following the Council's objections at the last meeting to the felling of these trees, the CBC Tree Officer had provided further information. The oaks to be felled were young trees. They were "self set/ poor/leaning specimens, and any consent would require 6 replacements to be planted which would be of better quality". Oak trees behind those to be felled would be left and would benefit from more space.

RESOLVED: that the information be noted.

42.2 Tree work applications

An application for work to trees protected by a TPO was considered. Members also considered two applications for work to trees in the Conservation Area which were received too late to be included in the agenda. CBC was unable to grant an extension of time for CAT applications as they have to be decided within two weeks.

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

43 CBC Planning Committee

The agenda for the meeting to be held on Tuesday 22nd June 2010 contained no items relating to Danbury.

RESOLVED: that the information be noted.

44 Planning Appeals – see paper attached

44.1 09/01816/FUL Barrowfield, Copt Hill: Demolition of existing garage and outbuilding; erection of single storey garage and two storey side extension to rear of garage. The appeal was dismissed by the Planning Inspector on 1st June 2010 on grounds of the effect of the development on the character and appearance of the countryside. (Inspector's report attached)

RESOLVED: that the information be noted.

44.2 New appeal: 10/00345/FUL The Hyde, Hyde Lane: New entrance gates and brick side screen walls and alterations to existing kerb. The Committee made no comments at its meeting on 12th April 2010. This appeal was made under the Householder Appeals Service which does not allow further comments.

RESOLVED: that the information be noted.

45 CBC Parish Councils' Forum: General Permitted Development Order

The Forum notes on amendments to Part 8 of the GPDO were circulated at the request of the Chairman. The changes related to Industrial and Warehouse Development. Although this type of development did not often come before the Council the Chairman felt that members should be aware of the changes.

RESOLVED: that the information be noted.

46 CPRE Newsletter June 2010: Planning changes

An article from the recent newsletter was received, in which CPRE took an upbeat approach to possible reforms to the planning system under the new Government.

RESOLVED: that the information be noted.

47 Draft Danbury Planning Framework

The Working Group met on 23rd June 2010 and reviewed the revised draft version of the Framework in detail. There were a few minor suggestions which would be discussed with CBC, but the Group felt that overall the revisions were very positive, making some aspects clearer and emphasizing the policy guidelines.

It was explained that CBC would be responsible for public consultation on the revised Framework in due course, although the Parish Council could be involved through its website etc. The longer-term aim was for the Framework to be accepted as a Supplementary Planning Document within CBC's Local Development Framework so that it would carry weight in determining planning applications.

RESOLVED: that the information be noted.

48 Danbury Times

The Editor, Cllr Telling, reported that the Publicity Group had met on 9th June 2010 and had agreed a way forward and a timetable for future meetings and submission of articles. Cllr Telling was grateful that Cllr Wood, the previous Editor, had offered to advise during preparation of the next issue in November 2010.

It was noted that the Spring 2011 edition would be published earlier than normal because of the local government elections.

RESOLVED: that the information be noted.

49 Correspondence

The Sanctuary, Southwood Chase: An anonymous written complaint had been received by the Chairman regarding work carried out at this property. The building, formerly a fishing lodge, had been granted a Certificate of Lawful Existing Use or Development (CLEUD) by CBC for occupation as a single dwelling. Although the complaint had been submitted anonymously, members agreed that the matter be looked into in relation to permitted development rights.

RESOLVED: that CBC Enforcement be asked to investigate whether the works apparently carried out at The Sanctuary were in accordance with householder permitted development rights.

50 Planning Enforcement

50.1 Land adjacent to Leonard House, Horne Row: Residents had reported concerns that a new and unsightly fence installed on this piece of land appeared to incorporate part of the verge and that the hedge behind the fence should be legally protected. The felling of trees at the site was raised under Reports (minute 19) at the meeting on 10th May 2010. These concerns were raised with ECC Highways (in relation to the incorporation of the verge) and Planning Enforcement (in relation to the new fence and the trees/hedge).

Planning Enforcement had reported that there was no enforcement issue regarding the fence unless it was more than 1m in height adjacent to the highway and 2m elsewhere. The residents had been asked to comment on this.

The Tree Officer had reported that she had visited the site twice, most recently earlier this year, and there were no trees which qualified for a TPO. Also no legislation existed to protect hedges in a residential area.

There had been no response yet from ECC Highways and this was being followed up. The residents who raised the matter had been informed of the responses so far.

RESOLVED: that the information be noted.

50.2 10/00118/ENFB: 1 Mildmays – porch and fence: An update from CBC Enforcement regarding the porch and a further section of fence was still awaited.

RESOLVED: that the information be noted.

50.3 Decking at 53 Hoynors: Raised with CBC following a complaint from a resident of Landisdale – no planning application had yet been received.

RESOLVED: that the information be noted.

50.4 Work to oak tree in Hyde Lane: Further to a report at the last meeting, this work appeared to be covered by application 10/05029/TPO, 10A Hyde Lane. The Committee made no comments when it considered the application at its meeting on 15th March.

RESOLVED: that the information be noted.

50.5 Advertising signs at Eves Corner: Members remarked on the large number of signs for charity events currently on the verge at Eves Corner. A complaint had also been raised by a member of the public. Some of the signs were sponsored by local Estate Agents. The Assistant Clerk reported that ECC Highways had indicated verbally that they did not permit any temporary signs on Highways land.

RESOLVED: that a letter be sent to the local Estate Agents sponsoring the signs advising them of ECC policy.

51 Planning matters for report (for information only)

The recurring issue of cars parked on verges and advertised for sale was raised. The Committee understood that CBC could not take action unless it appeared a business was being operated, which required at least two cars advertised by the same person. Officers might be willing to speak to the advertiser if full information was supplied.

52 Forthcoming meetings

19th July 2010. No meetings in August.
6th September, 4th October 2010

Business having been concluded, the Chairman closed the meeting at 9.10pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/00548/FUL	Poplars	Penny Royal Road	Repositioning of existing shed and retaining wall. Installation of 1.3m high 3-bar wooden fencing and 5-bar wooden gates.	28/06/10	No comments
10/00550/LBC	Poplars	Penny Royal Road	Replacement windows, repainting of exterior, internal alterations, demolition of garage and installation of 1.3m high 3-bar wooden fencing and 5-bar wooden gates	28/06/10	No comments
10/00677/FUL	Land south of Lower Lodge	Main Road	Agricultural building for livestock	28/06/10	We support the comments of the Tree Officer.
10/00898/FUL	13	Maldon Road	Single storey side extension. Loft conversion with front and rear dormer windows.	28/06/10	We support the comments of the Conservation Officer.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
09/01841/FUL	Land NW of Danbury Palace	Main Road	Retrospective application for agricultural polytunnel	12/04/10	No comments	Approved 11/06/10
10/00289/FUL	72	Maldon Road	Change of use from A1 (Retail) to A5 (take-away)	12/04/10	Objections - see file	Refused 12/05/10
10/00301/FUL	17	West Belvedere	Two storey side extension	15/03/10	No comments	Withdrawn 31/03/10
10/00302/FUL	Wildfell	Southview Road	Conversion and extension to existing attached garage with new roof over	15/03/10	No comments	Approved 22/04/10
10/00336/FUL	Willow Cottages	Gay Bowers Road	Demolition of existing dwelling and construction of a five bedroom detached dwelling with detached triple garage (amendments to permission ref 08/01668/FUL)	12/04/10	No comments	Approved 28/04/10
10/00339/FUL	Heathcote School	Little Baddow Road	Single storey rear extension	15/03/10	No comments	Approved 23/04/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/00345/FUL	The Hyde	Hyde Lane	New entrance gates and brick side screen walls and alterations to existing kerb	12/04/10	No comments	Refused 04/05/10
10/00387/OUT	74	Main Road	New 3 bed detached house	12/04/10	We object to this application and we support the comments of the Conservation Officer. The proposal would detract from the conservation area contrary to policy DC17 and would be prejudicial to the adjacent public amenity area of Griffin Meadow. The site of the proposed new house also appears to be outside the defined settlement area.	Refused 12/05/10

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05555/CAT	N/A	18C	Main Road	Raywood Ash in front garden: crown reduce by up to 1m Ash in rear garden: crown reduce by 1m	28/06/2010	No comments
10/05556/CAT	N/A	18B	Main Road	Oak on rear boundary with 18c Main Rd: crown reduce by up to 1m	28/06/2010	No comments
10/95103/TPO	1985/052	19	Danbury Vale	T2 Oak, W boundary, rear garden: clean out dead wood and storm damage stumps; T3 Oak W boundary, rear garden: crown lift to give 4m clearance; T4 Oak, W boundary, front garden: Crown reduce by 20%; T6 Oak W boundary, front garden: shorten back laterals extending towards garages	28/06/2010	No comments