



PLANNING COMMITTEE

Minutes of the Meeting held on 4 October 2010 at 8pm in the Parish Office

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

In attendance: Mrs E Blyth, Assistant Clerk

91 Apologies for absence

Apologies were received and accepted from Cllr S Freeman and Mr J Alexander.

92 Declarations of Interest

Members were reminded that they were required to 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.

Cllrs Berlyn, Bolwell, Keeler, Thomson and Wood declared an interest in the application at 91 Hoynors by virtue of being acquainted with the applicant.

Cllr Thomson declared an interest in the two applications at Beech Cottage, Cherry Garden Lane, by virtue of being acquainted with the applicant.

Cllr Thomson declared an interest in the application at Danbury Mission, Maldon Road, by virtue of being a member of the church.

93 Public Question Time

Cllr D Powell attended the meeting but did not wish to speak. He declared an interest in the application at 91 Hoynors by virtue of being acquainted with the applicant, and in the application at Danbury Mission by virtue of being a member of the church.

94 Minutes

RESOLVED: that the minutes of the meeting held on 6th September 2010 be approved and signed as a correct record.

95 Planning Applications – Appendix A

Applications were considered and responses agreed. At the appropriate time the Committee took note of a letter from a resident regarding the application at Danbury Mission. There was extensive consideration of the Mission application, and at the end of discussion the Chairman invited each councillor in turn to give their views. Comments on the application were then agreed.

RESOLVED:

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

b) that, in view of the visual impact of the project and the concerns raised by residents with Chelmsford Borough Council and the Parish Council, the application at

Danbury Mission (10/01364/FUL) be referred to the local Ward Members with the request that it be determined by the CBC Planning Committee.

96 Planning decisions

The latest decisions would be reported at the next meeting.

RESOLVED: that the information be noted.

97 Trees – Appendix C

One application for work to trees protected by a TPO was received.

RESOLVED: that no comments be made on the application.

98 CBC Planning Committee

There were no matters to report.

RESOLVED: that the information be noted.

99 Draft Danbury Planning Framework

At its meeting on 7th September 2010, CBC Development Policy Committee approved the draft Framework to go to consultation. The proposed dates of the consultation period were 21st October to 30th November (to be confirmed). It was expected that CBC would have a stand at the Farmer's Market in the Sports & Social Centre on Saturday 6th November as part of the consultation process, and an evening consultation was still to be arranged.

RESOLVED: that the information be noted.

100 Danbury Times

A representative of Maldon Printers was expected at a meeting on Tuesday 6th October to present a mock-up of the draft Autumn edition to the Editorial committee.

RESOLVED: that the information be noted.

101 CBC Draft Licensing Policy review

The Committee considered the review document, previously circulated, but did not wish to make any comments.

RESOLVED: that no comments be made on the draft Licensing Policy.

102 CBC Draft Sex Establishments Licensing Policy review

The Committee considered the review document, previously circulated. The following information had been received from the CBC Licensing Policy Officer:

- The only statutory consultee under the legislation is the Police;
- Applications for establishments under this legislation must be advertised on the premises and in a local paper;
- Parish Councils could make representations to the Borough Council;
- Any licence granted under this legislation had to be renewed annually and a renewal application would have to be advertised in the same way as the original application.

The Committee agreed that it did not have any comments to make on the draft policy.

RESOLVED: that no comments be made on the draft Sex Establishments Licensing Policy.

103 CBC: Site Allocations Development Plan Document – Potential Options

The CBC Development Policy Committee meeting on 7th September 2010 approved this document to go out to public consultation before the end of the year.

RESOLVED: that the information be noted.

104 Correspondence

Planning Appeal: 10/01054/FUL Little Gibcracks, Moor Hall Lane, Bicknacre: Use of domestic outbuilding as residential accommodation ancillary to main dwelling house.

An appeal had been lodged against refusal of this planning application. The appeal was to be decided on the basis of an exchange of written statements and a site visit by a Planning Inspector. The Committee's comment on the original application was: "If minded to approve, please impose a condition that the use of the outbuilding remains ancillary to the main property". This comment would be taken into account by the Planning Inspector.

RESOLVED: that no further comments need be sent in relation to the appeal.

105 Planning Enforcement

105.1 08/01070/ENFB - Old Chase Farm: (Minute 66.1 of 19th July refers.)

Enforcement action to remove caravans - no further information was available.

RESOLVED: that the information be noted.

105.2 Decking at 53 Hoynors: (Minute 34.3 of 7th June 2010 refers.) A planning application was still awaited.

RESOLVED: that the information be noted.

105.3 Land south of Woodside Cottage, Moores Bridge Lane: (Minute 84.4 of 6th September 2010 refers) CBC Planning Enforcement were investigating reports of work being carried out at this site.

RESOLVED: that the information be noted.

105.4 The Gatehouse, Danbury Palace: (Minute 88.5 of 6th September 2010 refers.) Planning Enforcement had confirmed by a site inspection and by aerial photographs that there had been no encroachment and that the fences complied with permitted development rights.

RESOLVED: that the information be noted.

105.5 St John's School, Little Baddow Road: Members noted that several portable buildings had been added to the site, especially around the boundary.

RESOLVED: that CBC Planning be asked to confirm that the additional buildings were within permitted development rights.

105.6 Heron'slea, Horne Row: Concerns were raised as to whether the developments at this site exceeded planning approval and it was agreed that this be queried.

RESOLVED: that the matter be raised with CBC Planning.

105.7 Danbury Park School, Well Lane: (Minute 34.1 of 7th June 2010 refers.) The promised screening had not yet been provided for the containers in the grounds and the bricks had not been removed.

RESOLVED: that the school be reminded to put these actions in hand.

106 Planning matters for report (for information only)

No matters were raised.

107 Forthcoming meetings in 2010

25th October, 15th November and 13th December 2010.

Business having been concluded, the Chairman closed the meeting at 9.58pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

| Ref no | Property | Street name | Proposal | Committee date | Comments |
|--------------|-----------------|--------------------|---|----------------|---|
| 10/01361/FUL | 91 | Hoynors | Single storey rear extension | 04/10/10 | No comments |
| 10/01364/FUL | Danbury Mission | Maldon Road | Part demolition of existing church building and construction of new building with ancillary car parking and enclosure of external courtyard | 04/10/10 | <p>1. We feel that the proposal conflicts with policy DC45 para ii, in that the scale, form, massing, materials, details and appearance would be out of keeping with the area;</p> <p>2. The proposed building is seen as overbearing and an over-development of the site;</p> <p>3. We support the comments of the Highways Department regarding the need to comply with the 2009 Parking Standards Regulations to avoid on-street parking in adjacent streets;</p> <p>4. We have a strong concern about the height of the new building, and the extra-high roof appears unnecessary;</p> <p>5. The new building would be much closer to the road;</p> <p>6. There are concerns about the increase in noise levels, especially in view of the amount of glass in the design.</p> |
| 10/01312/FUL | Beech Cottage | Cherry Garden Lane | Part single, part two storey front side/rear extension with dormer window to front and rear | 04/10/10 | No comments |
| 10/01309/FUL | 86 | Maldon Road | First floor front extension and new front dormer window | 04/10/10 | No comments |

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Appendix C
Work to Trees

| Ref no | TPO ref | Property | Street name | Proposal | Committee date | Comments |
|---------------|----------------|-----------------|--------------------|--|-----------------------|-----------------|
| 10/05182/TPO | 2010/038 | Beech Cottage | Cherry Garden Lane | T5 Beech & T4 Lime - crown lift to 2.5m; T2 & T3, Sycamores - crown clean | 04/10/10 | No comments |