



PLANNING COMMITTEE

Minutes of the Meeting held on 25 October 2010 at 8.00pm in the Parish Office

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk
Cllr R Shepherd, Chelmsford Borough Council
Ms S Hill-Sanders, CBC Planning Officer
Ms S Rogers, CBC Planning Officer

108 Apologies for absence

Apologies were received and accepted from Cllrs A Chapman and S Freeman.

109 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.

Cllr Burton declared an interest in the application at Rascals, Horne Row, by virtue of living nearby;

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

Cllr Thomson declared an interest in the item relating to Danbury Mission by virtue of being a member of the church;

Cllr Clacy declared a prejudicial interest in the application for work to trees at 5 Hyde Green by virtue of being the applicant;

Cllr Clacy declared an interest in the appeal at Danecroft, Woodhill Road by virtue of knowing the applicant, and in an item he wished to raise in public question time relating to Tyndales Farm by virtue of living nearby.

110 Public Question Time

One member of the public was present in connection with the planning application at 53 Hoynors and had submitted a letter which had been circulated.

Cllr D Powell attended in connection with the application at Danbury Mission (item 114 below). He declared an interest in this item by virtue of being a member of the church.

Cllr Clacy reported that he had learned at a meeting he attended recently that land at Tyndales Farm, Danbury, was not one of the Preferred Options in Essex County Council's Minerals Document, due out for public consultation in December 2010. The Assistant Clerk confirmed that consultation document had now been seen in the office and that under the scoring system, which could be challenged during the

consultation, Tyndales Farm did not achieve ECC's necessary score for a preferred site.

111 Minutes

RESOLVED: that the minutes of the meeting held on 4th October 2010 be approved and signed as a correct record.

112 Planning Applications

Several CBC applications were received and considered, and responses were agreed. At the appropriate time representations from a resident regarding the application at 53 Hoynors (10/01310/FUL) were taken into account.

One ECC application, relating to Danbury Outdoors, was received and considered.

RESOLVED: that the responses to planning applications shown in Appendix A be submitted to the appropriate authority, and that none of these applications need be referred to the local Ward Members.

113 Danbury Mission application (10/01364/FUL)

Borough Cllr Bob Shepherd had requested to attend the meeting in connection with the Committee's wish that this application be determined by the CBC Planning Committee rather than by officers under delegated powers. Planning Officers Sarah Hill-Sanders and Sally Rogers were present at Cllr Shepherd's request. Cllr Shepherd said that he would listen to the Committee's views and then decide whether or not to refer the application.

Ms Hill-Sanders and Ms Rogers gave a short presentation, with slides, on the Danbury Mission application. They explained the planning considerations which they must take into account when preparing their report and recommendations, and how these might be applied to a proposal such as that at the Mission. After the presentation the officers answered questions from members. They were thanked for the information they had provided and for taking the time to attend, and then left the meeting.

After a brief discussion the Chairman asked each member of the Committee in turn to give their views on the application. The concerns raised were in line with the issues raised at the previous meeting and submitted to Chelmsford Borough Council.

At the end of discussion Cllr Shepherd said that he now felt better informed as to the Committee's views and he would make a decision later that evening as to whether to refer the application to the CBC Planning Committee. He thanked the Committee for allowing him to attend the meeting, and was in turn thanked for attending and for inviting the Planning Officers.

Note: Cllr Shepherd referred the application to the CBC Planning Committee and it will be considered at the meeting on 9th November 2010. Cllr Bolwell will be attending to speak on behalf of the Parish Council.

114 Planning decisions – Appendix B

Several decisions were received. A query was raised as to whether decisions were available on two applications at Garland House, Runsell Green, and the Assistant Clerk agreed to check this.

RESOLVED: that the decisions shown in Appendix B be noted.

115 Trees – Appendix C

115.1 Tree applications – 5 Hyde Green: Cllr Clacy repeated his declaration of a prejudicial interest in this application he was the applicant. As the Committee did not wish to comment and there was no discussion of the item Cllr Clacy did not leave the room.

RESOLVED: that the application be noted and that no comments be made.

115.2 Tree applications – Bakers Arms: The Committee agreed that it did not wish to see the fig tree felled as there appeared to be no good reason for its destruction.

RESOLVED: that CBC be informed that the Committee objects to the felling of the fig tree.

115.3 New TPO: Information regarding a new Tree Preservation Order at Beech Cottage, Cherry Garden Lane was received.

RESOLVED: that the information be noted.

115.4 Tree Warden Scheme: The September newsletter was available in the office and dates of training sessions to the end of January 2011 had been circulated. The Assistant Clerk was asked to seek feedback from the village Tree Warden, Mrs Pauline Bowen, regarding the training sessions.

RESOLVED: that the information be noted, and that feedback on the training be sought from Mrs Bowen.

116 CBC Planning Committee

The agenda for the meeting on 12th October 2010 contained no items relating to Danbury.

RESOLVED: that the information be noted.

117 Planning Appeals

117.1 New appeal: 10/00289/FUL Golf Shop, 72 Maldon Road: Change of use from A1(Retail) to A5 (Take-away)

The appeal was to be decided on the basis of an exchange of written statements and a site visit by the Planning Inspector. The Parish Council had raised strong objections to the application at the time.

RESOLVED: that the Committee did not wish to add to its earlier comments, which would be seen by the Inspector.

117.2 Appeal decision: 10/00102/OUT: Danecroft, Woodhill Road: Construction of 4 detached dwellings with garages and associated landscaping.

The Inspector had dismissed the appeal on the grounds of the proposal's adverse effect on the character and appearance of the countryside and the locality, in contravention of CBC policies. The proposed removal of a group of trees on the site was described as a 'significant loss'.

One of the documents referred to in the Inspector's report (though he acknowledged that it could not yet carry much weight) was the Draft Danbury Development Framework SPD.

RESOLVED: that the information be noted.

118 CBC Parish Councils' Forum – Thursday 11th November

Members were asked whether they wished to attend the Forum, details of which had already been circulated. Cllr Berlyn and the Assistant Clerk hoped to attend. Subjects to be covered included the current public consultations, Permitted Development Rights, an update on Consultee Access, and Compliance Monitoring.

RESOLVED: that any other members wishing to attend inform the Parish Office as soon as possible.

119 Draft Danbury Planning Framework SPD

The Draft Framework had been published for public consultation for 6 weeks from 21st October to 1st December 2010. Three other documents were subject to consultation at the same time: the Sandon Village Design Statement SPD, the Great Baddow Village Design Statement SPD, and the Site Allocations Proposed Submission Document.

CBC would be providing a stand at the Farmers' Market at the Sports & Social Centre between 9.30am and 12 noon on Saturday 6th November, staffed by Claire Stuckey of CBC Planning Department and the Assistant Clerk. A further exhibition had been arranged at Danbury Library between 5pm and 7pm on Tuesday 23rd November. After the close of the consultation period, CBC would analyse the responses and work with the Parish Council on any necessary changes to the Draft Framework.

RESOLVED: that the information be noted.

120 CBC: North Chelmsford Area Action Plan – Focused Change Consultation

The consultation closed on 22nd October 2010. Papers were available in the office.

RESOLVED: that the information be noted.

121 ECC & Southend on Sea Borough Council – Joint Waste Development Document Issues and Options Paper

Information about this consultation had been circulated.

RESOLVED: that this information be noted and that no comments be made.

122 EALC Planning Committee

This Committee met on 6th October 2010. Cllr Telling was unable to attend. EALC had suggested that this was likely to be the last meeting of the Committee as it was felt to have achieved its purpose.

RESOLVED: that the information be noted.

123 Danbury Times

Preparation of the new issue was reaching its final stages and was going according to plan.

RESOLVED: that the information be noted.

124 Correspondence

124.1 Danbury Society representation: The Society has put forward Mr Paul Walton to be its representative on the Planning Committee. This would be put to Parish Council on 24th November for formal approval.

RESOLVED: that the information be noted.

124 2 St Clere's Pit restoration: The agents for the owners had informed the Council that their revised planning application for restoration of the eastern part of the pit was about to be submitted.

RESOLVED: that the information be noted.

124.3 Essex & Suffolk Water: Agents for the company had issued a statutory notice to the Council that an ecological survey was to be carried out on land owned by the Parish Council at Bell Hill Wood, Danbury. This was to assist the company in deciding whether to go ahead with a project to duplicate an existing pipe for emergency use. They were aware of TPOs in the area concerned. If any work was to be carried out the Council would receive three months notice.

RESOLVED: that the information be noted.

125 Planning Enforcement

125.1 08/01070/ENFB - Old Chase Farm: (Min 66.1 of 19th July) No further information was available on enforcement action to remove caravans from the site;

125.2 Decking at 53 Hoynors: (Minute 34.3 of 7th June 2010) A planning application for the decking had now been received had was considered under item 112 above;

125.3 Land south of Woodside Cottage, Moores Bridge Lane: (Minute 84.4 of 6th September 2010 refers) An Enforcement Officer had reported that CBC had met with the owner regarding work carried out on this land. The fence and gates did not require planning permission. The area of hard standing technically required permission, but as the size was limited this would not be pursued. The owner had been informed that any further changes should be consulted upon in advance.

125.4 Heronlea House, Horne Row: (Minute 105.6 of 4th October 2010 refers) A response was awaited from Planning Enforcement as to whether all the development at the site was covered by planning approval or PDR;

125.5 St John's School: (Minute 105.5 of 4th October 2010 refers) Planning Enforcement was investigating the portable buildings in consultation with Essex County Council;

125.6) Danbury Park School: (Minute 105.7 of 4th October 2010 refers) An email had been sent to the school regarding screening for the containers in the grounds and removal of piles of bricks left over from building works;

125.7 Land behind Gay Bowers Lane: A building thought to be a stable for horses was being constructed on this privately owned land. CBC had been asked to confirm that planning permission was not required for this development;

125.8 Properties adjacent to Danbury Country Park: A query had been raised with the Parish Council as to whether two properties adjacent to the Park had encroached on land belonging to the Park. The County Parks Manager at ECC was investigating but believed it was unlikely that this had occurred.

RESOLVED: that the information reported under items 125.1 to 125.8 above be noted.

126 Planning matters for report (for information only)

No reports were made.

127 Forthcoming meetings

Meetings scheduled for 15th November and 13th December 2010, and 10th January 2011.

Business having been concluded, the Chairman closed the meeting at 10.07pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01310/FUL	53	Hoynors	Retrospective application for decking in rear garden	25/10/10	We strongly object to this application. It is contrary to policy DC4 in that it causes loss of amenity to neighbours, especially 13 Landisdale, in terms of overlooking and visual intrusion and possibly increased noise.
10/01465/FUL	53	Mill Lane	Single storey rear extension	25/10/10	No comments
10/01479/FUL	60	St Clere's Way	Single storey front/side extension	25/10/10	No comments
10/01506/FUL	1	Mildmays	Retrospective application for a front porch and 1.9m high fence	25/10/10	No comments
10/01543/FUL	Rascals	Horne Row	Flat roof infill dormer window between existing front dormer windows.	25/10/10	We object to this flat roof infill which conflicts with CBC's Guidelines on residential roof extensions (section 3) and is unsympathetic to the design of the house.
10/01554/ADV	Pharmacy	Eves Corner	Non-illuminated fascia sign and 1 no. window vinyl.	25/10/10	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01610/FUL	Manor Farm	Gay Bowers Road	Formation of manege for personal use with new access	25/10/10	<ol style="list-style-type: none"> 1. We object to any lighting in this rural location; 2. The manege should be restricted to the personal use of the owner; 3. A condition should be imposed to ensure that the proposed driveway remains shingle/ scalplings as specified in the application.
CC/CHL/101/10	Danbury Outdoors	Well Lane	Construction of 5 new residential cabins (4.4m high, 9.4m long, 6.8m wide), a catering unit (5.7m high, 23.7m long, 9.2m wide), new office extension (3.2m high, 9.2m long, 5.8m wide) and external canopy (4.8m high, 9.2m long, 5.3m wide), with associated works and drainage including replacement of existing high-ropes course.	25/10/10	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01036/FUL	Meadowside	Maldon Road B1418	Retrospective application for fencing and gates along boundary adjacent to Maldon Road	06/09/10	The proposed gates are out of keeping with the rural character of the location, contrary to policy DC45. The height of the gates is also at odds with the 1.1m fence shown on the plan.	Refused 23/09/10
10/01038/FUL	Woodside Cottage	Moore's Bridge Lane	Two storey front extension and construction of steps and wall to front extension	06/09/10	We support the comments of the Tree Officer.	Approved 23/09/10
10/01102/FUL	46 (land rear of)	Hopping Jacks Lane	Replacement dwelling at 20 Runsell Close and proposed dwelling r/o 46 Hopping Jacks Lane	19/07/10	<ol style="list-style-type: none"> 1. We object to this backland development, which is over-development of the site. 2. The proposals are not in accordance with Policy DC45 ii in terms of scale, massing and layout in relation to the surrounding area. 3. Access for emergency vehicles to the new property appears to be inadequate. 4. If the trees on site are not already protected by TPOs we request that this be done. 	Approved 01/09/10
10/01110/FUL	5	The Avenue	Two storey rear/side extension	06/09/10	No comments	Approved 20/09/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01112/FUL	Kinvara Lodge	Tyndales Lane	Two storey front and rear extensions and first floor rear extension	N/A (email consultation)	We note that the site is outside the defined settlement area.	Approved 01/09/10
10/01134/FUL	18B	Main Road	Single storey rear extension	06/09/10	Subject to the required arboricultural report being satisfactory to CBC Tree Officers we have no comments to make.	Approved 07/09/10
10/01190/FUL	1	Millfields	Single storey front and side extensions	06/09/10	No comments	Approved 14/09/10
10/01191/FUL	80	Hopping Jacks Lane	First floor rear extension and two dormer windows to front elevation	06/09/10	No comments	Approved 20/09/10

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
10/05202/TPO	2007/042	5	Hyde Green	T1 Beech in rear garden: crown reduce by 2m max; T2 Oak in rear garden: selective crown reduction by 2m and crown thin by 10%.	25/10/10	No comments
10/05587/CAT	N/A	Bakers Arms	Maldon Road	Fig within beer garden: fell and remove stump	25/10/10	We object to the felling of the fig tree, for which there does not seem to be any good reason.
Tree Preservation Orders						
New TPO	2010/038	Beech Cottage	Cherry Garden Lane	T1 Hawthorn, T2 & T3 Sycamores, T4 Lime, T5 Beech. Replaces and corrects two earlier TPOs which have been revoked.	25/10/10	Noted