



## **PLANNING COMMITTEE**

### **Minutes of the Meeting on 15 November 2010 at 8.00pm in the Parish Office**

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk  
Mr P Walton, Danbury Society

#### **128 Chairman for the meeting**

In the absence of Cllr Telling it was necessary to appoint a Chairman. Cllr Bolwell proposed that Cllr Wood be appointed. Cllr Wood proposed that Cllr Keeler be appointed. There was no seconder for Cllr Bolwell's proposal. Cllr Wood's proposal was seconded and agreed unanimously.

RESOLVED: that Cllr Keeler be elected as Chairman for the meeting.

Cllr Keeler then took the chair.

#### **129 Apologies for absence**

Apologies were received and accepted from Cllrs S Berlyn, Y Burton, H Clacy, S Freeman and M Telling.

#### **130 Declarations of Interest**

Members were reminded that they were required to declare any personal or prejudicial interests 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 leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

No interests were declared.

#### **131 Public Question Time**

Three members of the public were present in connection with the application for a new dwelling on land south of Shaftmoor, Horne Row. This was a replacement for an application which had been withdrawn. The residents said that the proposals had not changed significantly and that their objections were the same as those made to the previous application.

Members welcomed Mr Paul Walton to the meeting representing the Danbury Society. His nomination by the Danbury Society would be considered by Parish Council at its meeting on 24<sup>th</sup> November.

#### **132 Minutes**

RESOLVED: that the minutes of the meeting held on 25<sup>th</sup> October 2010 be approved and signed as a correct record.

### **133 Planning applications**

Application 10/01660/FUL: Land south of Shaftmoor, Horne Row was considered. Letters from residents objecting to the proposals and comments made in Public Question Time were taken into account. After discussion the Committee felt that the changes made in the revised application did not remove their earlier objections and a response to CBC was agreed.

RESOLVED: that the agreed comments be submitted to Chelmsford Borough Council as shown in Appendix A.

The members of the public left the meeting at this point.

Representatives of the Agent for the owner of the Danbury Palace site had arrived during this item and their presentation was taken next. (Planning applications continue at minute 135 below.)

### **134 Proposals for development of Danbury Palace site**

Ms Emma Burrow and Mr Lawrie Winter of the firm Property Lande Architecture presented revised plans for the refurbishment of the Palace and the development and restoration of the rest of the site. The revisions made since their presentation at the meeting on 6<sup>th</sup> September 2010 resulted from discussions with Chelmsford Borough Council Planning Officers, Conservation Officer and Tree Officers.

The main points made in the presentation and in answer to members' questions were as follows:

- The internal proposals for the Palace (12 two-bedroomed apartments and 1 with one bedroom) were designed to preserve the original layout as closely as possible. The basement would be a service area;
- There would be no disabled access to the Palace apartments;
- Fire escape provision from the Palace apartments had been discussed with Fire Officers;
- The two proposed houses near the entrance to the site had been removed;
- The Coach House would become 6 mews houses with 2 and 3 bedrooms;
- A crescent of two storey houses would replace the existing 'modern' building;
- The proposal for the present car park area at the back of the site was now for two rows of houses facing one another. The existing garden wall would be retained;
- The total number of residential units on the site would be 44, as opposed to 52 in the earlier proposals. Each property had two allocated parking spaces and there would be two spaces reserved for blue badge holders;
- The new houses would be brick-built to match the Palace. They would have flat roofs and be no more than two stories high to ensure maximum screening by mature trees;
- Hard-standing in front of the Palace would be reduced to discourage parking in that area;
- The new build on the site would be one third less than in the previous approved application;

- The gardens would be restored to their former good condition. A tree survey would be carried out.
- The planning application was likely to be submitted in the next two weeks and, if approved, work would start quickly in view of the condition of the Palace.

During the presentation the Architects stressed the poor and deteriorating condition of the Palace and the need for the new houses to balance the cost of restoration of the Palace and gardens.

At the end of the presentation and questions the Architects were thanked for their presentation and the information provided and they left the meeting.

In a brief discussion members felt that the current proposal was an improvement on previous applications. However they noted that the development did not include any provision for affordable housing.

### **135 Planning Applications (continued)**

Further to minute 133 above, two further applications were considered and responses agreed.

RESOLVED: 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;

### **136 Danbury Mission application (10/01364/FUL)**

Cllr Bolwell had represented the Parish Council at the CBC Planning Committee on 9<sup>th</sup> November. He reported that he had reinforced the Parish Council's objections to the proposals, especially the design and bulk of the building and the lack of adequate parking. Many of those speaking in support of the application stressed the value placed on the work of the Mission. While the Parish Council had acknowledged this, Cllr Bolwell did not consider it to be a material consideration in planning terms. In the event the Committee had followed the advice of Planning Officers and the application was approved.

Mr Walton reported that the Danbury Society had also raised objections to the proposal.

RESOLVED: that Cllr Bolwell be thanked for representing the Parish Council and that the information be noted.

### **137 Planning decisions**

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

### **138 Trees**

No applications or other tree items had been received.

RESOLVED: that the information be noted.

### **139 Planning Contributions for Local Amenities**

A letter from CBC had been circulated requesting information about Parish Council schemes already 'in the pipeline' for which planning contributions from developers might be used. Projects already identified by the Clerk were the Drainage and Car Parks project, the replacement of a piece of play equipment in the children's play

area, and repairs/renovations to the Sports & Social Centre. This matter would be discussed at Parish Council on 24<sup>th</sup> November 2010.

In discussion possible additional items were the proposed move of the Parish Office to the Youth Centre and the renovation and opening/closing of the public toilets, if these items were eligible.

RESOLVED: that these two items be referred to Parish Council, and that any other items thought of by members be passed to the Clerk before the Parish Council meeting.

#### **140 CBC Planning Committee**

There were no matters to report.

RESOLVED: that information be noted.

#### **141 Planning Appeals**

There were no matters to report.

RESOLVED: that the information be noted.

#### **142 CBC Parish Councils' Forum**

Cllr Berlyn, Cllr Bolwell and the Assistant Clerk had attended the Forum at the Civic Centre on Thursday 11<sup>th</sup> November 2010. Part of the presentation had related to the North Chelmsford Area Action Plan which did not have specific implications for Danbury. Other matters were a useful clarification of Householder Permitted Development Rights and planned changes to part of the online Planning system (not controlled by CBC). Cllr Bolwell had asked about the online Interactive House, which assisted members of the public in finding out whether domestic developments required planning permission. After discussion it was agreed that this would be an appropriate topic to be included in a future Danbury Times.

RESOLVED: that an article about the online Interactive House be proposed for inclusion in a future edition of the Danbury Times.

#### **143 CBC Consultation: Draft Danbury Planning Framework SPD**

143.1 Consultation Stand: The stand at the Farmers' Market at the Sports & Social Centre on Saturday 6<sup>th</sup> November had been a success, with a steady stream of people asking for information and taking away copies of the Draft Framework or a CD. The separate Parish Council table had also received interest and enquiries; this stand would continue at future monthly Farmers' Markets.

There would be a further exhibition on the Danbury Planning Framework consultation at Danbury Library between 5pm and 7pm on Tuesday 23<sup>rd</sup> November, and the documentation was also available through the CBC and village websites. After the close of the consultation on 1<sup>st</sup> December CBC would analyse the responses and liaise with the Parish Council regarding any changes to the Draft Framework.

RESOLVED: that the information be noted.

143.2 Response to consultation: Members considered two emails from a resident in response to the consultation. The resident asked for his comments to be brought to the attention of the Council. (The resident had also responded to CBC online.) Members noted his suggestions but felt that they should be considered by the Council and by CBC along with other responses after the close of the consultation.

RESOLVED: that all responses to the consultation be considered together after 1<sup>st</sup> December 2010.

#### **144 CBC Consultation – Site Allocations Proposed Submission Document**

Consultation was taking place on this document which proposed areas for different kinds of development around the borough (excluding Chelmsford itself). There were no changes proposed for Danbury.

RESOLVED: that the information be noted.

#### **145 Danbury Times**

Issue 27 was now with the printers and would be delivered to site before the Parish Council meeting on 24th November. The front cover would feature the winning entry in the schools' Christmas Card Competition. The proposal for a feature on the Interactive House would be put forward as agreed under minute 142 above.

RESOLVED: that the information be noted.

#### **146 Correspondence**

146.1 Flower seller at Sandon lay-by, A414: A letter from Mr M Hindmarch of the Little Baddow Conservation Society was received. Mr Hindmarch enclosed a letter from the Essex Police Casualty Reduction Unit regarding flower sales in the Sandon lay-by. Members noted that the Police accident figures on that part of the A414 did not indicate a problem at the lay-by, although the writer of the letter would be urging ECC Highways to take action to remove distracting advertising signs.

RESOLVED: that the information be noted and that Mr Hindmarch be thanked for his letter and enclosures.

146.2 Minerals Development Document: ECC was to hold a drop-in Exhibition in Danbury during the consultation on the MDD which would start in December 2010. The exhibition would be in the Village Hall on Tuesday 1<sup>st</sup> February 2011 from 11am to 7pm.

RESOLVED: that the information be noted.

#### **147 Planning Enforcement – updates if available on the following:**

147.1 Woodside Cottage, Moores Bridge Lane: A retrospective planning application had been received relating to the property, following an investigation by Planning Enforcement;

147.2 08/01070/ENFB - Old Chase Farm: (Min 66.1 of 19<sup>th</sup> July 2010 refers) Planning Enforcement had informed the Council that the statutory period for removal of the caravans and hard-standing had not yet expired;

147.3 Heronlea House, Horne Row: (Min 105.6 of 4<sup>th</sup> October 2010 refers) A CBC Planning Officer had visited the site and confirmed that the development taking place was in accordance with planning approval;

147.4 St John's School: (Minute 105.5 of 4<sup>th</sup> October 2010 refers) A response was awaited from Planning Enforcement and Essex County Council regarding the portable buildings erected on the site;

147.5 Danbury Park School: (Minute 105.7 of 4<sup>th</sup> October 2010 refers) A response was awaited from the school regarding the promised screening for the containers in the grounds and removal of bricks;

147.6 Land behind Gay Bowers Lane: (Minute 125.7 of 25<sup>th</sup> October 2010 refers) Planning Enforcement was attempting to discover the owner of the land on which stables had been built and a response was awaited as to whether planning permission should have been obtained.

RESOLVED: that the information under items 147.1 to 147.6 above be noted and followed up where necessary.

**148 Planning matters for report** (for information only)

It was reported that some work was taking place at a property in Maldon Road for which a recent planning application was thought to have been refused.

*[Note: On investigation the application was, in fact, approved.]*

**149 Forthcoming meetings**

Meetings are scheduled for 13<sup>th</sup> December 2010 and 10<sup>th</sup> January 2011.

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

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL  
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**Appendix A  
Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01615/FUL	The Bushes	Riffhams Lane	Two storey rear extension with single storey rear conservatory	15/11/10	No comments
10/01660/FUL	Land south of Shaftmoor	Horne Row	New 5-bed detached house with detached cart lodge	15/11/10	We object strongly to this proposal: 1. This infill would detract from the large open gardens and well-spaced properties of the area and set an unacceptable precedent; 2. Despite the small reduction in width since the previous (withdrawn) application, the proposal is overbearing and too wide for the plot, and would result in over-looking of neighbours; 3. The increase in traffic and particularly work-related vehicles in Horne Row is destroying the environment; 4. Access from the narrow, unmade road would be difficult and dangerous and the widening of the entrance will not alleviate this; 5. The comments made on the previous application by the National Trust regarding erosion of its boundaries still apply; 6. The local services infrastructure is inadequate, especially drainage which is soakaway; 7. The advice of Tree Officers should be sought to ensure protection of the TPO Scots Pine if the application is approved.
10/01679/FUL	The Hyde	Hyde Lane	New entrance gates and alterations to existing kerb	15/11/10	No comments

**DANBURY PARISH COUNCIL  
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**Appendix B  
Planning Decisions**

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
10/01220/LBC	Garlands Farmhouse	Runsell Green	Construction of railings on boundary wall and alterations to the fenestration detail on side and rear	06/09/10	The proposal to add railings and increase the overall height to 1.8m would be detrimental to the special character of the listed building and its setting, contrary to policy DC18. The nineteenth century wall is appropriate to the rural location and character of the area.	Approved 27/09/10
10/01234/FUL	Land at lay-by	Main Road	Construction of farm access track	06/09/10	We have no objection in principle to the construction of the access track. However we note that this access will have the effect of increasing the risks to road safety from traffic turning into the track near an already dangerous junction (A414/Hulls Lane). This will be exacerbated by increased traffic and worsening weather conditions.	Approved 10/10/10
10/01241/FUL	Hillrise	Copt Hill	Raising of roof to create two storey dwelling, relocatin of front porch and addition of two chimneys. (Amendment to permission 08/01140/FUL)	06/09/10	No comments	Approved 05/10/10
10/01270/FUL	28	Barley Mead	Rear conservatory	06/09/10	No comments	Approved 14/09/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01309/FUL	86	Maldon Road	First floor front extension and new front dormer window	04/10/10	No comments	Withdrawn
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	Withdrawn
10/01316/FUL	7	South View Road	Garage conversion into habitable accommodation and single storey side and rear extensions	06/09/10	We support the comments of the Highways Department regarding the provision of parking.	Approved 06/10/10
10/01325/FUL	14	Landisdale	Amendment to permission reference 10/00230/FUL to omit front and side extensions. (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.)	06/09/10	No comments	Approved 11/10/10
10/01347/FUL	Old Mission	The Common	Amendment to permission 09/01359/FUL to move dwelling 1m further back from road and relocate garage to enable better access and turning. (Demolition of existing building and outbuildings and construction of chalet bungalow and garage)	06/09/10	Please ensure that all existing trees, and especially those with TPOs, are protected during construction in accordance with the tree protection plan.	Approved 12/10/10

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
10/01361/FUL	91	Hoynors	Single storey rear extension	04/10/10	No comments	Approved 13/10/10
10/01362/FUL	Garlands Farmhouse	Runsell Green	Construction of railings on boundary wall and walled enclosure next to property. Alterations to fenestration.	06/09/10	Comments as for Listed Building application 10/01220/LBC	Approved 06/10/10