



PLANNING COMMITTEE

Minutes of the Meeting held on 10th January 2011 at 8pm 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

168 Apologies for absence

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

169 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 Wood declared an interest in the application at 52 Hopping Jacks Lane by virtue of living nearby;

Cllr Burton declared a prejudicial interest in the item (planning decision) at Land south of Shaftmoor, Horne Row, by virtue of living next door. As the matter was for report only she did not leave the room for the item;

Cllrs Bolwell, Keeler, Thomson and Wood declared an interest in the application at the Sports & Social Centre by virtue of being members of the Centre and members of the Parish Council which owned the building. They were covered by the exemption agreed for councillor members of the Centre by the CBC Standards Board.

170 Public Question Time

No members of the public were present.

171 Minutes

RESOLVED: that the minutes of the meeting held on 13th December 2010 be approved and signed as a correct record.

172 Planning Applications

Several planning applications were considered. At the appropriate time a representation from the applicants at 12 Little Baddow Road, which had been handed in before the meeting, was circulated and considered.

When the application at the Sports & Social Centre was discussed, Cllr Wood proposed that the Committee should support that application. The proposal was seconded by Cllr Burton and agreed unanimously.

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.

173 Planning decisions

Several planning decisions were received.

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

174 Trees

174.1 Applications for work to trees: No applications had been received.

RESOLVED: that the information be noted.

174.2 Tree Warden Scheme: A letter from the CBC Tree section regarding forthcoming training sessions had been circulated, along with a Tree Damage Alert from the Tree Advice Trust.

RESOLVED: that the information be noted.

174.3 Tree Wardens: At the request of the Committee (min 115.4, 25 October 2010) the Danbury Tree Warden, Mrs Pauline Bowen, had submitted a report and this had been circulated. Members noted that she found the training sessions interesting. Her comments about hedges overhanging footpaths reflected concerns at Environment Committee, and the Council was in regular touch with Essex County Council on this subject. The Committee noted that as part of their duties Tree Wardens could report overhanging hedges and damage to trees to the County and Parish Councils. Tree Wardens could also be asked for their views on applications for work to trees, and the Committee agreed that in future Mrs Bowen should be sent Appendix C of the Planning Committee agenda for her comments.

As Mrs Bowen was the only Tree Warden in the village it was felt that a new publicity campaign, eg through the Danbury Times, would be appropriate. Cllr Keeler indicated that he was interested in the role and would like to know more.

RESOLVED:

a) that Mrs Bowen be thanked for her report, and that in future Appendix C of the agenda (applications for work to trees) be sent to her for her comments;

b) that the Publicity Group be asked to include an appeal for more Tree Wardens in a future edition of Danbury Times.

175 CBC Planning Committee

The agenda for the meeting on 11th January 2011 had no items relating to Danbury.

RESOLVED: that the information be noted.

176 Planning Appeals

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

The Planning Inspector had dismissed the appeal in that it failed to comply with policy DC2 of the Local Development Plan. This required that the change of use of a building in the countryside would only be allowed if the proposed use would have a 'materially lesser impact' on the area than the present use (currently a garage).

RESOLVED: that the information be noted.

177 Draft Danbury Planning Framework SPD

Jenny Robinson of CBC Planning Department would be attending a meeting of the Working Group on Tuesday 18th January. The meeting would look at the points raised during the public consultation and Ms Robinson's suggestions as to how to handle these.

RESOLVED: that the information be noted.

178 Danbury Times

The Publicity Group would be meeting on 25th January and the next edition must be published before the Annual Parish Meeting on Monday 28th March. As this would be a small edition, mainly comprising the Council's Annual Report, it might not be possible to include additional items such as the Interactive House (planning portal website) and publicity about the Tree Warden scheme. The Editor, Cllr Telling, reported that the publication process had not run as smoothly as previously for a number of reasons, and arrangements would be reviewed after the next edition.

RESOLVED: that the information be noted.

179 CPRE: Government proposals for planning reform

Articles from the December edition of CPRE's newsletter *Fieldwork* on this subject were received.

RESOLVED: that the information be noted.

180 Correspondence

There were no items to report.

RESOLVED: that the information be noted.

181 Planning Enforcement

181.1 55 Belvedere Road: Car sales business: (Min 165.2 of 13.12.10 refers)

CBC Planning Enforcement had investigated and reported as follows:

"Following an inspection of the site it has been determined that, although business related vehicles are occasionally parked on the driveway, it is not at a sufficiently high level as to constitute a breach of planning control requiring enforcement action."

181.2 Flat 1, 121 Main Road (The Spinney): (Min 165.3 of 13.12.10 refers)

CBC were expecting to receive a planning application for change of use of the detached garage to an office;

181.3 08/01070/ENFB - Old Chase Farm: (Min 66.1 of 19.07.10 refers)

The caravans and decking had still not been removed from the site on 14th December 2010. The Enforcement Officer was pursuing this;

181.4 St John's School – portable buildings: (Min 105.5 of 4.10.10 refers)

Essex County Council had reported that the two sheds were regarded as permitted development and on that basis no further action would be taken.

181.5 Danbury Park School: (Min 105.7 of 4th October 2010 refers)

The Headteacher had admitted that the installation of screening for the containers in the grounds had been forgotten. The work should now be carried out before Easter;

181.6 Stables on land behind Gay Bowers Lane: (Min 125.7 of 25th October 2010 refers). Planning Officers had not been able to discover the owner of the land on

which the stables were built and were therefore not able to take the matter forward at present.

RESOLVED: that the information in minutes 181.1 to 181.6 above be noted.

182 Planning matters for report (for information only)

No matters were raised.

183 Forthcoming meetings

Meetings are scheduled for 31st January, 28 February and 21st March 2011.

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

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01722/FUL	9	Pedlars Path	Single storey rear extension	10/01/11	No comments
10/01747/FUL	84	Main Road	Conversion of part of ground floor from C3 (dwelling house) to D1 (non-residential institution - dental surgery) including a single storey side extension and the installation of solar panels	10/01/11	No comments
10/01834/FUL	33	Maldon Road	Retrospective application for the amendment of permission 09/00407/FUL (single storey front, side and rear extensions) to alter ground floor fenestration and for addition of dormer windows to ground floor side and rear	10/01/11	No comments
10/01879/FUL	Nursery Cottage	19A Nursery Lane	Single storey side extension	10/01/11	No comments
10/01902/FUL	25	The Avenue	Amendment to permission 10/00455/FUL (first floor side extension and new hipped roof over existing porch) to alter the roof over the first floor extension to be hipped instead of a gable end roof	10/01/11	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
10/01920/FUL	Sports & Social Centre	Main Road	Removal of 3 no. air conditioning condenser units and replacement at a lower level on the same elevation	10/01/11	We support this application.
10/01921/FUL	Southwood Lodge	Southwood Chase	Rear conservatory	10/01/11	No comments
10/01930/FUL	Elm Orchard	Elm Green Lane	Single storey car port and garage	10/01/11	We endorse the comments of the Tree Officer regarding adherence to the arboricultural report.
10/01939/FUL	30	Beaumont Park	Single storey outbuilding with new playroom and ancillary accommodation	10/01/11	If minded to approve this application, please include a condition that the new building is not to be used as residential accommodation.
10/01940/FUL	52	Hopping Jacks Lane	Single storey front porch extension, ground and first floor side extension and single storey rear orangery extension	10/01/11	No comments
10/01952/FUL	Little Blakes	South View Road	Two storey rear extension	10/01/11	No comments
10/01963/FUL	12	Little Baddow Road	Single storey front extensions including an integral garage	10/01/11	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 25/11/10
10/01506/FUL	1	Mildmays	Retrospective application for a front porch and 1.9m high fence	25/10/10	No comments	Approved 08/11/10
10/01554/ADV	Pharmacy	Eves Corner	Non-illuminated fascia sign and 1 no. window vinyl.	25/10/10	No comments	Approved 11/11/10
10/01615/FUL	The Bushes	Riffhams Lane	Two storey rear extension with single storey rear conservatory	15/11/10	No comments	Approved 29/11/10
10/01660/FUL	Land south of Shaftmoor	Horne Row	New 5-bed detached house with detached cart lodge	15/11/10	Strong objections (see file)	Unilateral Undertaking 22/12/10
10/01679/FUL	The Hyde	Hyde Lane	New entrance gates and alterations to existing kerb	15/11/10	No comments	Approved 10/12/10

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01737/FUL	Woodside Cottage	Moores Bridge Lane	Retrospective application for groundworks for the introduction of replacement ground drainage to land southeast of main house, and associated soil movements	13/12/10	Please ensure that the discharge into the pond is unpolluted.	Approved 11/12/10
10/01738/FUL	Woodside Cottage	Moores Bridge Lane	Retrospective application for a brick wall	13/12/10	No comments other than that we support the observations of the Tree Officer	Approved 11/12/10
10/01743/FUL	4	Daen Ingas	Single storey side extension	13/12/10	No comments	Approved 16/12/10