



PLANNING COMMITTEE

Minutes of the Meeting held on 28th February 2011 at 8pm in the Parish Office

Present: Cllrs A Keeler (Chairman), D Bolwell, H Clacy, J Thomson, M Wood

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

201 Chairman of the meeting

In the absence of Cllr Telling, Cllr Wood proposed that Cllr Keeler take the Chair for the meeting. This was seconded by Cllr Bolwell and agreed unanimously.

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

202 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn, Y Burton, A Chapman, S Freeman, M Telling and Mr P Walton.

203 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.

All Councillor members declared an interest in the tree application at 13 Hopping Jacks Lane by virtue of being acquainted with the applicant who was Chairman of the Council;

Cllr Thomson declared an interest in the applications at Danbury Mission and Woodpeckers by virtue of being a member of the Mission;

Cllr Thomson and Cllr Clacy declared an interest in the item relating to the ECC Minerals consultation (minute 212 below) by virtue of living near to the potential quarry site at Tyndaes Farm;

Cllr Bolwell declared an interest in the item relating to 12 Mildmays (minute 215.4) by virtue of living in Mildmays.

204 Public Question Time

No members of the public were present.

205 Minutes

RESOLVED: that the minutes of the meeting held on 31st January 2011 be approved and signed as a correct record.

206 Planning Applications

Planning applications were considered and responses agreed.

RESOLVED: that the responses to planning applications shown in Appendix A attached be submitted to Chelmsford Borough Council.

207 Planning decisions

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

208 Trees

Several applications for work to trees were considered. The Committee agreed to consider application 11/05038/TPO which had arrived too late for the agenda.

RESOLVED: that no comments be made on the tree applications shown in Appendix C attached.

209 CBC Planning Committee

The meeting on 8th February 2011 had been adjourned by the Chairman and the agenda was completed at a meeting on Tuesday 22nd February. There were no items relating to Danbury on the agenda at that meeting, or on the agenda for the next meeting scheduled for 8th March 2011.

RESOLVED: that the information be noted.

210 Draft Danbury Planning Framework SPD

The Framework was approved by the CBC Development Policy Committee on Thursday 10th February and would now go before CBC Cabinet on Tuesday 22nd March. Assuming that the Framework was adopted as a Supplementary Planning Document, mapping and other art work would be completed in consultation with the Parish Council before the document was published.

RESOLVED: that the information be noted.

211 Draft Strategic Plan for the Parish Council

A meeting of Committee Chairmen and the Chairman and Vice-Chairman of Council had recently drawn up draft documents on the aims of the Parish Council and the area of work of each committee. Members now considered the Aims of the Parish Council and the document relating to the Planning Committee.

Differing views were expressed on the need for a strategic plan, bearing in mind the existing Parish Plan and Action Plan. The meaning of several items listed in the documents was queried, and it was felt that in some cases rewording or expansion was needed for clarification. After discussion it was agreed that the matter be placed on the agenda for the next meeting when it was hoped that more members of the Committee would be present.

RESOLVED: that this item be discussed again at the next meeting.

212 ECC Minerals Development Document Preferred Approach

The comments agreed at the last meeting were submitted to ECC before the consultation closing date of 17th February. The Environment Committee, meeting on 9th February, had agreed to submit further comments, and these had been circulated to all councillors and all members of the Planning Committee.

RESOLVED: that the information be noted.

213 Danbury Times – Planning items

Due to space issues it had not been possible to include an advertisement for Tree Wardens in the Spring issue. Details could be included in a later edition along with an item on the CBC website Interactive House. The Spring 2011 edition had now gone to press.

RESOLVED: that the information be noted.

214 Correspondence

10/01922/FUL, Danbury Palace: A letter was received from Mr Laurie Winter of Property Lande Architecture. Mr Lawrie explained the reason for the flat roofs of the proposed new properties on the Palace site, to which the Council had objected.

RESOLVED: that the letter be noted and that an acknowledgement be sent to Mr Lawrie.

215 Planning Enforcement – Cases

215.1 Flat 1, 121 Main Road (The Spinney): No planning application had yet been received for change of use of the detached garage to an office;

215.2 08/01070/ENFB – Old Chase Farm: The decking had been removed. A mobile home remained on the site and a 'regularising application' was required by Planning Enforcement;

215.3 Stables on land behind Gay Bowers Lane: A Planning application was awaited for the relocation of the stables from the site of the proposed Medical Centre to the current location;

215.4 12 Mildmays: An Enforcement Officer had investigated and confirmed that the property was not being used as a business. The owner was apparently carrying out a number of repairs to the property;

RESOLVED: that the information under items 215.1 to 215.4 above be noted.

216 Planning matters for report (for information only)

Cllr Clacy reported on the meeting of the Trustees of the Landisdale Charity which he had attended representing the Parish Council (minute 196 of 31st January 2011 refers). The Charity would be asking to attend a full Parish Council meeting to explain their plans to build new almshouses in the village on land they owned near Littlefields.

217 Forthcoming meetings

Meetings are scheduled for 21st March, 18th April and 16th May 2011.

Annual Parish Meeting – Monday 28th March 2011 at the Sports & Social Centre.

Business having been concluded, the Chairman closed the meeting at 10.04pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
10/02000/FUL	The Griffin	Main Road	Internal alterations to bar back-fitting; internal low level screen, floor finishes and internal decorations. New external lighting and decoration scheme. Form new extrnal seating area in lower garden area to rear of premises; 2 fixed jumbrellas to patio area; 2 new rope and post details to pub frontage	28/02/11	We support the comments of the Conservation Officer.
10/02001/LBC	The Griffin	Main Road	As 10/02000/FUL	28/02/11	We support the comments of the Conservation Officer
11/00045/FUL	16	Little Baddow Rd	Two storey side extension	28/02/11	There appears to be only one exit from the property under this proposal as there is no longer a back/side door.
11/00169/ADV	The Griffin	Main Road	Illuminated & non-illuminated signs including 2 no illuminated painted letters to render, 1 no illuminated post-mounted sign, 1 no illuminated hanging sign, 1 no non-illuminated freestanding sign to existing posts and refurbished floodlights to front.	28/02/11	We support the comments of the Conservation Officer. We believe that Sign E us superfluous.
11/00170/LBC	The Griffin	Main Road	As 11/00169/ADV	28/02/11	We support the comments of the Conservation Officer. We believe that Sign E is superfluous.

Ref no	Property	Street name	Proposal	Committee date	Comments
11/00198/FUL	Danbury Mission	Maldon Road	Temporary pedestrian and vehicular access	28/02/11	No comments
11/00225/FUL	12	Little Baddow Road	Amendment to permission 10/01963/FUL (single storey front extensions including an integral garage) for a dropped kerb and a repositioned vehicular crossover.	28/02/11	No comments
11/00234/FUL	3 Wood-peckers	Mill Lane	Temporary change of use of residential dwelling (Class 3) to Church Office (Class B1) for 18 months	28/02/11	No comments
1100194/FUL	Mickle Hey Home Farm	Woodhill Road	Demolition of flat roofed single storey wing and construction of part two storey, part single storey side extension	28/02/11	This property is outside the defined settlement in a rural area and the proposal represents a large increase in the overall bulk and massing of the building.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Refused 31/01/11
10/01835/FUL	6A	Eves Corner	Installation of 1 no. external floor mounted air conditioning unit.	13/12/10	No comments	Approved 10/01/11
10/01867/FUL	43	Maldon Road	Catslide roof to small section of existing roof on side elevation	13/12/10	No comments	Approved 14/01/11
10/01870/FUL	Meadowside	B1418 Maldon Road	Continuation of post and rail fencing to remainder of frontage. (Planting of mature laurels to screen existing wooden fence)	13/12/10	No comments	Approved 25/01/11
10/01879/FUL	Nursery Cottage	19A Nursery Lane	Single storey side extension	10/01/11	No comments	Approved 20/01/11
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	Approved 24/01/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 03/02/11
10/01921/FUL	Southwood Lodge	Southwood Chase	Rear conservatory	10/01/11	No comments	Approved 02/02/11
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.	Refused 31/01/11
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.	Approved 03/02/11
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	Approved 02/02/11
10/01952/FUL	Little Blakes	South View Road	Two storey rear extension	10/01/11	No comments	Approved 02/02/11
10/01963/FUL	12	Little Baddow Road	Single storey front extensions including an integral garage	10/01/11	No comments	Approved 09/02/11

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05019/TPO	2007/119	14	Runsell Close	T1 &T2, Sweet Chestnut, roadside boundary, crown lift to 5.2m; T3 Oak, boundary wth 16 Runsell Close: crown lift to 6m; T4 Oak, rear garden, reduce lateral spread towards dwelling by 2m and crown clean; G1 Sweet Chestnut x 3, Oak x 2 adj 14 Runsell Close: crown lift to 5.2m over road and 4m over path; G1 Sweet Chestnut adj 14 Runsell Close: re-coppice; G1 Sweet Chestnut adj 28 Dockwra Lane: reduce lateral spread away from dwelling by 2m.	28/02/11	No comments
11/05023/TPO	2007/123	20	Runsell Close	Sweet Chestnut in rear garden: remove coppice stump and replace	28/02/11	No comments
11/05029/TPO	2007/101	Darach Lodge, 40	Runsell Lane	T2 Oak in rear garden: crown reduce canopy over 38 Runsell Lane by 1.5m	28/02/11	No comments

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05038/TPO	2007/059	13	Hopping Jacks Lane	T1 and T2, Silver Birches in front garden: reduce height by 4-5m max and shape over to leave natural profile; trim away from service cables, clean trunks of epicormic growth.	28/02/11	No comments
11/05511/CAT	N/A	129A	Main Road	Oak, rear boundary - crown reduce by 1.5m; Sycamore x 2, rear boundary either side of Oak: fell to ground and remove stumps	28/02/11	No comments