



PLANNING COMMITTEE

Minutes of the Meeting held on 21st March 2011 at 8pm in the Parish Office

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

218 Apologies for absence

Apologies were received and accepted from Cllrs Burton, Clacy and Freeman and Mr P Walton.

219 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 Thomson declared an interest in the Tree application at Woodpeckers, 80 Mill Lane, and in the correspondence item relating to Danbury Mission (item 231 below) by virtue of being a member of the Mission.

Cllr Thomson declared an interest in the planning application at Oak Bungalow, Hyde Lane, by virtue of living nearby.

220 Public Question Time

One resident attended to observe as he was considering becoming a Parish Councillor. Three residents were present in connection with planning applications; they made statements and answered questions from members.

The owner of 11 Hay Green (11/00260/FUL) spoke about his proposed extensions and alterations. The house was dated and needed additional space to form a suitable family home. He also wished to make the building more energy efficient. The proposals were designed to be in keeping with the street scene and he had consulted his neighbours about the plans.

The owner of Cliftonville, Southwood Chase (10/01491/FUL), explained his wish to return much of the large garden to pasture. Several outhouses had been demolished, but he proposed to construct two stables and renovate a barn.

The owner of 5 Highfield Close spoke about his application for tree work (11/05046/TPO) at Corfu, Southview Road. The gardens of the two properties adjoined one another. He would like one of the Oak trees removed or more radically pruned than was proposed by his agent and CBC Tree Officers

221 Minutes

RESOLVED: that the minutes of the meeting held on 28th February 2011 be approved and signed as a correct record.

222 Planning applications

Applications were considered and responses agreed. At the appropriate times comments made during public question time were taken into account.

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

223 Planning decisions

Two planning decisions were received.

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

224 Trees

Comments and photographs from Danbury Tree Warden Mrs Pauline Bowen were received and considered along with the applications for work to trees.

11/05046/TPO - Oaks at Corfu, Southview Road: The Committee noted the comments of the Tree Warden and also the concerns of the resident at 5 Highfield Close whose garden was adjacent. Members agreed that they could only comment on the proposals in the application. They advised the resident to speak to the owner of Corfu and the CBC Tree Officer regarding the need for more radical treatment of one of the trees.

RESOLVED: that the Responses to tree applications shown in Appendix C be submitted to Chelmsford Borough Council.

225 CBC Planning Committee

There were no matters to report.

226 Parish Council Strategic Plan: Planning area of work

In view of the late hour following the significant number of planning and tree applications, it was proposed that this item be deferred to the next meeting.

RESOLVED: that the item be placed on the agenda for the next meeting.

227 Draft Danbury Planning Framework SPD

The Danbury Planning Framework had been formally adopted by Chelmsford Borough Council as a Supplementary Planning Document (SPD) on 8th March 2011. The 22nd March Cabinet meeting at which this was due to happen was cancelled due to lack of other business. The Planning Officer, Jenny Robinson, therefore arranged for the Framework and two other village design statements to be adopted via an 'emergency letter' so that they did not have to wait for the June Cabinet meeting.

Jenny Robinson would be contacting the Parish Council to arrange the next stages of producing and printing the final document.

RESOLVED: that the information be noted.

228 CBC Parish Council Forum, Tuesday 24th May 2011

The next CBC Forum would take place on this date at 7pm in the Council Chamber, Civic Centre, and would focus on 'the emerging localism agenda and in particular Neighbourhood Planning'. Details had been circulated. Members were asked to let the Parish Office know by Wednesday 18th May if they wished to attend.

RESOLVED: that the information be noted.

229 Localism Bill: Planning

An article from the NALC magazine *Local Council Review*, Spring 2011, by Sylvia Brown, Chief Executive of Action with Communities in Rural England (ACRE), had been circulated for information.

RESOLVED: that the article be noted.

230 Danbury Times – Planning items

The Spring 2011 edition had now been published. Planning items to be carried forward to a future edition were the Tree Warden Scheme and the CBC website Interactive House.

RESOLVED: that the information be noted.

231 Correspondence

11/00198/FUL Danbury Mission: Temporary entrance from Mill Lane.

A resident’s letter to CBC regarding this application (which has now been approved) had been circulated. Members noted the resident’s concerns regarding the increase in traffic on Mill Lane.

RESOLVED: that the letter be noted.

232 Planning Enforcement – Cases

232.1 Flat 1, 121 Main Road (The Spinney): The retrospective application for change of use of the detached garage to an office had now been received (see Appendix A).

232.2 08/01070/ENFB – Old Chase Farm: Planning Enforcement were awaiting a retrospective planning application for a mobile home on the site.

232.3 Stables on land behind Gay Bowers Lane: Planning Enforcement were awaiting a planning application for the relocation of the stables from the site of the proposed Medical Centre to the current location.

232.4 Poultons, Maldon Road: It was reported that Poultons had installed large new advertising signs on their buildings which may require planning permission. It was agreed that this be raised with CBC Planning Enforcement.

RESOLVED: that the information under items 232.1 to 232.4 above be noted and that CBC be consulted regarding the signs at Poultons.

233 Planning matters for report (for information only)

No matters were raised.

234 Forthcoming meetings

The next three meetings are scheduled for 18th April, 16th May and 6th June 2011.

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

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
10/01922/FUL Amended	Danbury Palace	Main Road	Conversion of Grade II Listed Building into 12 two-bedroom apartments and 1 one-bedroom apartment. Single storey side extension to Palace. Demolition of Coach House wing and Conference Centre. Conversion and extension of Coach House to form 3 three bedroom houses and 3 two bedroom houses. Erection of 27 four bedroom terraced houses. Associated car parking, cycle and bin storage and landscaping.	21/03/11	Our previous comments still apply. We support the points raised by the Park Rangers.
10/01923/LBC Amended	Danbury Palace	Main Road	As 10/01922/FUL above	21/03/11	Our previous comments still apply. We support the points raised by the Park Rangers.
11/00134/FUL	Oak Bungalow	Hyde Lane	Retrospective application for a front wall and fencing	21/03/11	We agree with the comments of the neighbour that the infill between the wall piers should be railings, as proposed.
11/00207/FUL	St George	Southwood Chase	Demolition of existing dwelling and construction of new 3 bedroomed bungalow	21/03/11	No comments
11/00260/FUL	11	Hay Green	Extensions and alterations including first floor extension and replacement roof to existing bedrooms. Two storey rear extension and single storey front porch and garage extensions. Timber cladding to existing gable ends (first floors).	21/03/11	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
11/00261/FUL	75	Mill Lane	New, larger rear dormer window and insertion of 2 no. new windows to the first floor side elevation	21/03/11	No comments
11/00274/FUL	51	Parkdale	First floor rear extension and single storey side extension. Insertion of new window to first floor side elevation	21/03/11	No comments
11/00296/FUL	26	Beaumont Park	Single storey rear extension	21/03/11	No comments
11/00356/FUL	Homefield	Gay Bowers Road	Demolish existing side conservatory and construct new single storey side extension.	21/03/11	No comments
10/01491/FUL	Cliftonville	Southwood Chase	Re-positioning of garage and amendment of condition 5 of planning approval 06/00280/FUL to allow retention, refurbishment and alteration of the buildings 7, 9 and 10. Demolish building 8 and construct 2 no. stables and tack room.	21/03/11	No comments
11/00393/FUL	Flat 1, 121	Main Road	Retrospective application for alterations to garage and change of use from garage ancillary to residence (C3) to office use (B2)	21/03/11	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/00045/FUL	16	Little Baddow Road	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.	Approved 14/03/11
11/00198/FUL	Danbury Mission	Maldon Road	Temporary pedestrian and vehicular access	28/02/11	No comments	Approved 15/03/11

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05040/TPO	2002/025	2A	Mill Lane	T5 & T8-T11, Oaks on Hyde Lane boundary; T12, T13, T15, Oaks on Mill Lane boundary: crown thin by 20%, remove ivy, crown clean, crown lift to give 5m clearance over highway; T14 Oak on Mill Lane boundary: pollard (large split from crown break to ground); Oak between T5 & T6 (growing through fence) and Oak leaning over Mill Lane (neither TPO'd): fell.	21/03/11	No comments
11/05044/TPO	1986/019	Woodpeckers, 80	Mill Lane	(New retirement flats) T3 Oak: Remove 7 lowest branches. Shorten high branches over building and high branch on side furthest from building by 2m. Reasons: to protect building from damage in windy conditions, improve shape of tree and reduce light loss into lower level windows and improve views to central facade.	21/03/11	The Council has no objections to the work proposed. It supports the views of the Danbury Tree Warden who suggests that Oak T17 (TPO T3) should, in addition to the work described, be crown reduced to preserve the aspect ratio of the tree, and that tree TPO 13, to the right of the left-hand entrance off Mill Lane, requires tidying up.

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05046/TPO	2002/100	Corfu	South View Road	T9 & T10 Oaks on boundary with 5 Highfield Close: crown reduce by 2m; crown clean; T11 Oak on boundary with 5 Highfield Close: reduce lateral spread by 1.5m; crown clean.	21/03/11	No comments
11/05047/TPO	2007/040	Finches, 3	Hyde Green	G2 Oak on rear boundary: crown reduce by 20% max; crown lift over shed roof to give 1m clearance; clean out dead wood.	21/03/11	No comments