



PLANNING COMMITTEE

Minutes of the Meeting held on 18th April 2011 at 8.00pm in the Parish Office

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk
Mrs M Saunders, Clerk to the Parish Council

235 Apologies for absence

Apologies were received and accepted from Cllrs Y Burton, H Clacy, M Wood and Mr P Walton.

236 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 A Chapman declared an interest in the application at Meadowlands, South View Road, by virtue of living nearby.

Cllr S Freeman declared an interest in the application for work to trees at 63 Main Road by virtue of living nearby.

237 Public Question Time

No members of the public were present.

238 Minutes

RESOLVED: that the minutes of the meeting held on 21st March 2011 be approved and signed as a correct record.

239 Planning applications – Appendix A

Applications were considered and responses agreed.

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

240 Planning decisions – Appendix B

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

241 Trees – Appendix C

241.1 Applications for work to trees were considered and comments received from the Danbury Tree Warden were noted.

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

241.2 11/05020/TPO (2007/120) 16 Runsell Close: The CBC Tree Officer had apologised for failing to consult the Parish Council on this application, which should have been sent with application 11/05019/TPO (2007/119) at 14 Runsell Close. The work was to crown lift Oak tree T8 over the road and crown clean.

RESOLVED: that the information be noted.

242 CBC Planning Committee

The meeting scheduled for 26th April 2011 had been cancelled due to insufficient business.

RESOLVED: that the information be noted.

243 Planning Appeals

243.1 Appeal decision: 10/00510/FUL: Waterloo, Ludgores Lane: Replacement dwelling and double garage. (Refused 21st May 2010)

The appeal had been dismissed by the Planning Inspector. His report stated that the proposed increase in floor space, which he calculated at about 45%, was unacceptably large in comparison with CBC's 'guideline of 30%' underlying policy DC11. The new building would also be taller and have a broader frontage than the original and could not be described as 'similar in bulk'.

RESOLVED: that the information be noted.

243.2 New appeal: 10/01930/FUL: Elm Orchard, Elm Green Lane: Single storey car port and garage. (Refused 31st January 2011)

This appeal had been made under the Householder Appeals Service which meant that no further comments could be submitted. The appeal would be determined on the basis of written representations.

RESOLVED: that the information be noted.

244 Parish Council Strategic Plan: Planning area of work

Members debated the purpose and principles of a strategic plan. It was agreed that the plan should provide a framework while not being too specific. In discussion the items below were drawn up as a draft for further consideration:

- The Committee will consider and respond to planning applications and applications for work to trees referred to it for consultation by Chelmsford Borough Council, Essex County Council and other bodies;
- In responding to planning applications the Committee will take account of the Danbury Planning Framework SPD, the Chelmsford Borough Local Development Framework, and other relevant statutory provisions or guidelines, and where appropriate will refer to these in its responses;
- Comments on applications made by residents in writing or at a meeting or on the CBC website will be taken into account when responding to planning applications;
- Where appropriate, eg in relation to large or controversial applications, the Committee will ensure that the Parish Council consults with the village by means of a public meeting;
- The Committee will monitor Tree Preservation Orders imposed by Chelmsford Borough Council and where appropriate will seek approval for new TPOs;

- The Committee will receive and monitor planning decision notices, in particular where the decisions conflict with the comments made by the Parish Council;
- Where apparent breaches of planning law are identified the Committee will raise these with Planning Enforcement Officers for investigation and will monitor the outcomes;
- The Committee will endeavour to keep abreast of national and local developments in planning law and members will be encouraged to attend training sessions and forums arranged by Chelmsford Borough Council and other bodies;
- The Danbury Planning Framework will be reviewed periodically.
- The Committee will consider consultations on planning matters received from local and national bodies and will respond as appropriate in the best interests of Danbury.

RESOLVED: That the points raised in discussion and recorded above be brought to the next meeting for further consideration.

245 ECC Consultation: Street Materials Guide: Design and Good Practice Consultation Draft

This document had been received in the Parish Office. The consultation closed on 29th April 2011.

RESOLVED: that members interested in the consultation view the document online and send any comments to the Assistant Clerk before the closing date.

246 Danbury Planning Framework SPD

A meeting between the Planning Framework working group and Jenny Robinson of CBC would be arranged to discuss art-work and printing for the final publication.

RESOLVED: that the information be noted.

Note: The meeting was later scheduled for 10th May 2011.

247 CBC Parish Council Forum, Tuesday 24th May 2011

Details of the Forum had been circulated before the last meeting. Cllrs Berlyn, Bolwell and Keeler indicated that they planned to attend.

RESOLVED: that the information be noted.

248 Danbury Times – Planning items

The Tree Warden Scheme and CBC website Interactive House had already been noted as items for a future edition.

RESOLVED: that no further items be considered until the new Council was in place.

249 Correspondence

There were no items to consider.

RESOLVED: that the information be noted.

250 Planning Enforcement Cases

250.1 08/01070/ENFB – Old Chase Farm: CBC Planning Enforcement was still awaiting a planning application for a mobile home on the site;

250.2 Stables on land behind Gay Bowers Lane: CBC Planning Enforcement was still awaiting a planning application for the relocation of the stables from the site of the proposed Medical Centre to the current location;

250.3 Advertising signs at Poultons, Maldon Road: On checking the Guidelines for Advertisers it appeared that the signs were within the 'deemed consent' regulations.

RESOLVED: that the information reported in items 250.1 to 250.3 above be noted.

251 Planning matters for report (for information only)

Members noted that funding had been agreed for the new medical centre on the site south of Maldon Road, and that a planning application for revisions to the internal layout was expected shortly.

252 Forthcoming meetings

The next three meetings were scheduled for 16th May, 6th June and 27th June 2011.

Members noted that Cllr Freeman was attending his final meeting before leaving the Council, and thanked him on behalf of the Council for his work in support of the Council and the Planning Committee.

Business having been concluded, the Chairman closed the meeting at 9.55pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
11/00289/FUL	55	West Belvedere	Single storey rear extension, two storey side extension and new front porch	18/04/11	No comments
11/00393/FUL Amended	Flat 1, 121	Main Road	Retrospective application for alterations to garage and change of use from garage ancillary to residence (C3) to B1 office use. (<i>Only change is office use class: B1 not B2.</i>)	18/04/11	No comments (Agreed by email due to short consultation time.)
11/00434/FUL	Meadowlands	South View Road	Extension to loft area with new gable end to front of main roof, two dormer windows to rear of main roof including balconies and solar panels to east and south slopes of main roof.	18/04/11	We support the comments made by the occupants of 10 South View Road. If CBC is minded to approve, the two new, west-facing windows should have obscured glass.
11/00450/FUL	Poplar Farm	Bicknacre Road	Part demolition of existing single storey rear structure and conservatory, first floor rear extension and reconstruction of part ground floor to solid construction	18/04/11	No comments
11/00545/CLEUD	Rose Cottage	Woodhill Road	5 areas of property where planning permission not granted: 1 Loft conversion producing 3rd bedroom. 2 Utility room off kitchen. 3 Covered patio/conservatory. 4 Large bay window off lounge. 5 Double garage with storage in roofspace. All areas over 4 years old.	18/04/11	We have no evidence to contradict the claims made.

Ref no	Property	Street name	Proposal	Committee date	Comments
11/00559/CLEUD	Orchard End (land adj)	Sporhams Lane	Open storage yard	18/04/11	We note that previous application 08/01147/FUL for retention of hardstanding was refused and an appeal dismissed. We have no other comments.

DANBURY PARISH COUNCIL
Planning Committee Minutes: 18 April 2011

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01722/FUL	9	Pedlars Path	Single storey rear extension	10/01/11	No comments	Approved 24/01/11
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 external 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.	Approved 23/03/11
10/02001/LBC	The Griffin	Main Road	As 10/02000/FUL	28/02/11	We support the comments of the Conservation Officer	Approved 23/03/11
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 is superfluous.	Approved 25/03/11
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.	Approved 25/03/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/00194/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.	Approved 01/04/11
11/00207/FUL	St George	Southwood Chase	Demolition of existing dwelling and construction of new 3 bedroomed bungalow	21/03/11	No comments	Approved 06/04/11
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	Approved 21/03/11
11/00234/FUL	3 Woodpeckers	Mill Lane	Temporary change of use of residential dwelling (Class 3) to Church Office (Class B1) for 18 months	28/02/11	No comments	Approved 05/04/11

DANBURY PARISH COUNCIL
Planning Committee Minutes: 18 April 2011

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05020/TPO	2007/120	16	Runsell Close	T8 Oak on roadside boundary: crown lift to give 5.2m clearance over road; crown clean.	N/A	N/A (see minute 241.2)
11/05056/TPO	2008/095	Leonard House	Horne Row	T2 Holly tree: Crown thin approx 25% to tidy tree getting out of control	18/04/11	No comments
11/05057/TPO	2003/080	32A	Parkdale	T3 Oak in rear garden: Crown lift to 2m removing epicormic growth only, as necessary for 5 years. T4 Oak surrounding pond: Crown reduce by 2.5m; crown clean.	18/04/11	No comments
11/05529/CAT	N/A	The Hoppit	Butts Lane	Silver Birch in front garden on boundary with no. 22: fell to ground. (Tree damaging fence and driveway, causing electric gates not to close.)	18/04/11	No comments
11/05530/CAT	N/A	63	Main Road	Holly x 2 on rear boundary: fell to ground. (Trees allowing no light to garden, decking rotting and rats nesting.)	18/04/11	No comments