



PLANNING COMMITTEE

Minutes of the Meeting held on 27 June 2011 at 8pm at the Meeting Room, the Old School House, Main Road, Danbury

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

Additional Members: Mr P Walton (Danbury Society)

In attendance: Cllr B Kennewell
Mrs E Blyth, Assistant Clerk

40 Apologies for absence

Apologies were received and accepted from Mr J Alexander.

41 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.

No declarations were made.

42 Public Question Time

Two members of the public were present, one in relation to a planning appeal (minute 44 below). She made a statement in support of her letter to the Planning Inspectorate.

The second member of the public asked questions about the Parish Council's approach to consultations on planning applications and enquired about the responses to two specific applications. Members answered his questions and provided information.

43 Minutes of last meeting

RESOLVED: that the minutes of the meeting held on 6th June 2011 be approved and signed as a correct record.

44 Planning Appeal

This item was brought forward on the agenda in consideration for the member of the public attending in relation to the appeal.

10/01310/FUL – 53 Hoynors: Retrospective application for decking in rear garden.

The applicant had appealed against a condition requiring him to erect a screen fence at the back edge of the decking to prevent overlooking of a neighbour. The appeal would be decided on the basis of an exchange of written statements and a site visit by the Planning Inspector.

Copies of the CBC planning decision notice for the application and a neighbour's letter to the Planning Inspector had been circulated. These were taken into account by the Committee, along with the statement made in public question time.

Members noted that the Planning Inspector would receive the Parish Council's objections to the original application which related to loss of amenity to neighbouring properties, and particularly 13 Landisdale, due to overlooking and possibly noise. After discussion the Committee agreed to send a further comment to the Planning Inspectorate expressing disappointment that the planning condition and the timescale for its fulfilment had not been carried out.

RESOLVED: that the Planning Inspector be informed that the Parish Council was disappointed that the planning condition and the required timescale had not been carried out.

The member of the public attending regarding this item left the meeting at this point.

45 Planning applications – Appendix A

Extracts from the Danbury Planning Framework SPD had been circulated for information and future reference. These were Section 14 (List of Guidelines) and Section 16 (CBC policies relevant to the Planning Framework).

Four planning 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.

46 Planning decisions – Appendix B

The decision notice for application 11/00557/FUL (Margaret's Cottage, Slough Road), and extracts from the officer's report on application 11/00644/FUL (Rascals, Horne Row) and the decision notice for ESS/63/10/CHL (St Clere's Pit) had been circulated for information.

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

47 Tree applications

No applications for works to trees had been received.

RESOLVED: that the information be noted.

48 CBC Planning Committee

The meeting on Tuesday 28th June included the Lee House application for a retail pharmacy (11/00650/FUL). Officers were recommending approval. Cllr Telling would be attending the meeting to represent the Parish Council.

RESOLVED: that the information be noted.

49 CC/CHL/101/10 Danbury Outdoors: Non-material amendment to permission

ECC had agreed a 'non-material' amendment to this planning permission (for new cabins, catering unit, etc) to allow revisions to surface water drainage proposals. This was because the existing drainage was found to differ from that indicated on the original site survey.

RESOLVED: that the information be noted.

50 Parish Council Strategic Plan: Planning section

A short paragraph based on the discussion and decision at the last meeting was circulated. Members were happy with it as far as it went but some felt that there should be a reference to the fact that the Danbury Planning Framework was based on the expressed views of residents. After discussion it was agreed that the paragraph be revised in line with the discussion and circulated to members for comment, with the final version being agreed at the meeting on 25th July. This would be in time for the meeting of the Strategic Plan Group in August.

RESOLVED: that a revised paragraph for the Strategic Plan be circulated for comment in advance and finalised at the meeting on 25th July 2011.

51 Outdoor advertising notices in the village

This item had been placed on the agenda at the request of Cllr Allen, who explained that he was not opposed to outdoor advertising signs in the village provided that statutory guidelines were followed. He mentioned the document *Outdoor advertisements and signs: a guide for advertisers*, published by the Department of Communities & Local Government, with which members were familiar.

In discussion members agreed that the regulations should be followed, and that a proliferation of signs, eg at Eves Corner, degraded the appearance of the village and led to complaints from residents. Large or badly placed signs, such as the recent banners on railings at Well Lane, were reported by the Council to CBC Planning Enforcement. The Parish Council itself had no powers to enforce the regulations but could provide information to advertisers if requested, as occasionally occurred. The Committee also acknowledged the importance of outdoor advertising to local businesses and charities in increasing business and support.

It was agreed that a further article be placed in Danbury Times to remind residents of the regulations and that the use of outdoor advertising signs continue to be monitored.

RESOLVED: that a further article on the regulations covering outdoor advertisements be put forward for Danbury Times, and that the use of advertising signs continue to be monitored.

52 Danbury Planning Framework SPD

The timescale for publication in order to launch the document at the official office opening on Saturday 16th July was tight, but the process was currently on schedule.

RESOLVED: that the information be noted.

53 Community Right to Build

An information leaflet produced by the Department of Communities & Local Government had been circulated.

RESOLVED: that the information be noted.

54 Items for Danbury Times (regular agenda item)

Further to discussion under item 51 above, members agreed that a further article giving guidance on outdoor advertisements should be added to the list of possible articles for future editions. (Cllr Allen had written on this subject in the Autumn 2009 edition).

RESOLVED: that a further article on outdoor advertisements be added to the Tree Warden Scheme and the CBC website Interactive House already noted as subjects for future Danbury Times articles.

55 Correspondence

A letter from Icen Projects Ltd about their services in relation to planning was received and considered.

RESOLVED: that the information in the letter be noted.

56 Planning Enforcement Cases

56.1 Advertising banner at Well Lane: The banner had now been removed following enforcement action by CBC;

56.2 Branthwaite, Woodhill Road: Work being carried out at this address had been raised with CBC Enforcement, as the most recent planning application dated from 2003. The matter was being investigated;

56.3 Bill-boards on field near St Clere’s Hall: The reopening of an old entrance to the field had been referred to ECC Highways after concerns raised by Cllr Kingsley. Highways had asked the Parish Council for a plan showing the position of the new entrance. As agreed at the last meeting, Highways and the Police had been informed of the Council’s road safety concerns on the Boot Fair days;

56.4 08/01070/ENFB – Old Chase Farm: The latest update from CBC Enforcement stated that all requirements of the planning consent had now been complied with. CBC had received a planning application (not yet validated) for the use of a caravan on the site for ‘purposes ancillary to a dwelling house’;

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

RESOLVED: that the information under items 56.1 to 56.5 above be noted.

57 Planning matters for report (for information only)

The Woodland Trust was offering free seminars and wind farm visits for Councillors. More information was available from the Parish Office.

58 Forthcoming meetings

Next meeting: 25th July. No meetings in August.
Following meetings: 5th September and 3rd October 2011

Business having been concluded, the Chairman closed the meeting at 10.05pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
11/00865/FUL	17	Parkdale	Two storey side extension	27/06/11	This is a substantial extension and conflicts with DPF14 and DPF15 of the Danbury Planning Framework SPD.
11/00846/ETL	Little Heyrons	Cherry Garden Lane	Extension of time limit to permission 08/01878/FUL for replacement dwelling	27/06/11	No comments
11/00936/FUL Amended	Conifers	Cherry Garden Lane	Conversion of bungalow to chalet style house. Two-storey front and side extensions including two new front dormer windows and one rear dormer window. Single-storey outbuilding.	27/06/11	No comments
11/00942/FUL	7	Millfields	Raise existing ridge height of main roof and provide roof extension to rear. Convert loft space to living accommodation.	27/06/11	The proposed roofline unbalances the property and is visually intrusive and out of keeping with the street scene, contravening DPF20 of the Danbury Planning Framework SPD.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/00557/FUL	Margaret's Cottage	Slough Road	Part single, part two storey side extension	16/05/11	We note that this property is outside the defined settlement in the rural area and that the proposal represents a substantial expansion of the building contrary to policies DC2 and DC47(B).	Refused 01/06/11
11/00545/CLEUD	Rose Cottage	Woodhill Road	5 areas of property where planning permission not granted: Loft conversion producing 3rd bedroom; Utility room off kitchen; Covered patio/conservatory; Large bay window off lounge; Double garage with storage in roofspace. All areas over 4 years old.	18/04/11	We have no evidence to contradict the claims made.	Approved 25/05/11
11/00558/FUL	Lower Lodge	Maldon Road, Sandon	Single storey side/rear extension	06/06/11	Although this large extension would not be visible from the road, we note that the property is outside the defined settlement and policy DC47 Section Bi applies.	Refused 25/05/11
11/00644/FUL	Rascals	Horne Row	Flat roof infill extension between existing two front dormer windows	16/05/11	We object to this flat roof infill which conflicts with CBC's Guidelines on residential roof extensions and is unsympathetic to the design of the house.	Approved 10/06/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
ESS/63/10/CHL	St Clere's Hall Pit	Main Road	<ol style="list-style-type: none"> 1. Retrospective planning permission for mineral extraction (now ceased); 2. Infilling existing void with inert waste (construction waste, soils and clays); 3. Recycling of inert materials to recover secondary aggregates and soils; 4. Restoration to species-rich grassland in line with the Essex Biodiversity Habitat Action Plan. 	31/01/11	We continue to be concerned about the volume of vehicle movements and the depositing of mud and other debris on the A414. If minded to approve, please include a condition that steps be taken before vehicles leave the site to ensure that debris on the main road is kept to a minimum.	Approved 16/06/11