



PLANNING COMMITTEE

Minutes of the Meeting held on 25 July 2011 at 8pm in the Meeting Room, the Old School House, Main Road, Danbury

Present: Cllrs A Allen (in the Chair), S Berlyn, D Bolwell, A Keeler, J Thomson, M Wood

In attendance: Mrs E Blyth, Assistant Clerk

In the absence of the Chairman, the chair was taken by the Vice-Chairman, Cllr Allen.

59 Apologies for absence

Apologies were received and accepted from Cllrs Chapman and Telling, Mr Alexander and Mr Walton.

60 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 Keeler expressed a prejudicial interest in the application at Homeleigh, Fitzwalter Lane, by virtue of living next door. He left the room when the application was discussed.

Cllr Thomson expressed a personal interest in the applications at Quinlan Court by virtue of being acquainted with one of the trustees of the charity concerned.

61 Public Question Time

A member of the public attended as an observer but did not wish to speak.

62 Minutes

RESOLVED: that the minutes of the meeting held on 27th June 2011 be approved and signed as a correct record.

63 Planning Applications – Appendix A

Several planning applications were considered and responses agreed. Cllr Keeler repeated his declaration of a prejudicial interest in the application at Homeleigh and left the room while this item was discussed.

As the next meeting would not be for five weeks, the Committee agreed to consider two applications at Quinlan Court, Mill Lane, which had arrived too late to be included in the agenda.

RESOLVED: that the responses to planning applications shown in Appendix A be submitted to Chelmsford Borough Council, and that none of the these applications need be referred to the local Ward Members.

64 Planning decisions – Appendix B

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

65 Trees – Appendix C

The July 2011 Tree Warden Newsletter had been received and could be seen in the Parish Office. Two applications for work to trees were considered.

RESOLVED: that no comments be made on the applications for work to trees shown in Appendix C attached.

66 CBC Planning Committee

The Chairman represented the Council at the meeting on 28th June 2011 when the application for a retail pharmacy at Lee House Surgery (11/00650/FUL) was considered. Cllr Chapman also attended. The application was approved subject to conditions, and the decision notice had been circulated to members of the Committee.

RESOLVED: that the information be noted.

67 Planning Appeals

No items had been received.

RESOLVED: that the information be noted.

68 Parish Council Strategic Plan – Planning

The Committee reviewed its proposed submission to the Strategic Plan Working Group and considered two alternatives prepared following discussion at meetings and consultation by email between meetings. After discussion, Cllr Keeler proposed that the second alternative be adopted. This was seconded by Cllr Bolwell and agreed unanimously.

RESOLVED: that the following paragraphs be put forward to the Strategic Plan Working Group as the Planning section of the Council's Strategic Plan:

In relation to Planning, the Parish Council will endeavour to ensure that any development approved in Danbury preserves the village's unique character and rural identity in accordance with the wishes of residents as expressed in the Danbury Parish Plan and the Danbury Planning Framework.

In its dealings with Chelmsford Borough Council, Essex County Council and other bodies, the Council will take account of Chelmsford Borough Council's Local Development Framework and of the Danbury Planning Framework which has been approved as a Supplementary Planning Document within the Local Development Framework.

69 Danbury Planning Framework SPD

The published Framework was launched at the official opening of the Parish Office and Children's Centre on Saturday 16th July 2011. Copies had been circulated to all councillors and members of the Planning Committee.

RESOLVED: that the information be noted.

70 Items for Danbury Times

There were no further items to add to the Tree Warden Scheme, CBC website Interactive House and a further article on Outdoor Advertisements. Members agreed to

give thought to additional items before the meeting in September in order to meet the likely deadline for the Danbury Times.

RESOLVED: that members bring any ideas for further items to be included in Danbury Times to the September meeting.

71 Correspondence

No items had been received.

RESOLVED: that the information be noted.

72 Planning Enforcement Cases

72.1 Branthwaite, Woodhill Road: CBC Planning Enforcement had confirmed that there was no breach of planning control. The officers report had been circulated;

72.2 Proposed Boot Fairs, A414 St Clere's Hall: ECC Highways had concluded that both the new and existing entrances to the field presented highway safety issues because of inadequate sight-lines and they had referred the matter to CBC Planning Enforcement;

72.3 08/01070/ENFB – Old Chase Farm: A planning application was awaited for the use of a caravan on the site for 'purposes ancillary to a dwelling house';

72.4 Stables on land behind Gay Bowers Lane: No change – CBC was still awaiting a planning application for the relocation of the stables to this site;

RESOLVED: that the information in items 72.1 to 72.4 above be noted.

73 CBC Parish Forum 24th May 2011 – Notes on Localism

The slides from the Parish Forum relating to Neighbourhood Planning and Localism were circulated for information.

RESOLVED: that the documents be noted.

74 Planning matters for report (for information only)

Members noted that an area of land north of the A414 on the approach to Danbury was again up for sale.

75 Forthcoming meetings

There were no meetings in August.

Next meetings: 5th September; 3rd October, 24th October 2011.

Business having been concluded, the Chairman closed the meeting at 9.15pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
11/00907/FUL	Nightingales	Well Lane	Replacement garage and two replacement sheds	25/07/11	No comments
11/00923/FUL	Homeleigh	Fitzwalter Lane	Single storey front extension with pitched roof replacing existing flat roof front extension.	25/07/11	No comments
11/01005/FUL	6	Beaumont Park	Replace existing 1.8m high fence with a 2.3m high close-boarded fence	25/07/11	No comments
11/01029/FUL	Ramblers	Ludgores Lane	Single storey side extension	25/07/11	1. Please ensure that the garage and games room are not converted into residential accommodation in the future; 2. We endorse the comments of the neighbour regarding construction traffic and Ludgores Lane.
11/01055/ETL	Land adj to Danbury Mission	Maldon Road	Extension of time limit to permission 08/01432/FUL for a new medical centre including a retail pharmacy and a residential caretaker's flat	25/07/11	If approved, the time limit should not exceed that granted for the Lee House retail pharmacy (11/00650/FUL).
11/01061/FUL	20	Little Baddow Road	New crossover	25/07/11	No comments
11/01068/FUL	Co-op, 16	Main Road	Variation of condition 1 of permission 00/01356/FUL to allow opening of store from 7am to 10pm.	25/07/11	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01091/FUL	Chantarella	Riffhams Lane	Conservatory to the rear of the existing property. Lower existing ground levels locally as necessary	25/07/11	No comments
11/01110/FUL	Quinlan Court	Mill Lane	Construction of brick gate piers - 3.376m	25/07/2011	We strongly object to the construction of brick piers and would wish to see oak posts retained as being much more sympathetic to the rural character of Mill Lane. If officers are minded to approve, we would wish to see the shorter option for the brick piers (2.4m).
11/01111/FUL	Quinlan Court	Mill Lane	Construction of brick gate piers - 2.4m	25/07/2011	We strongly object to the construction of brick piers and would wish to see oak posts retained as being much more sympathetic to the rural character of Mill Lane. If officers are minded to approve, we would wish to see the shorter option for the brick piers (2.4m).
ESS/34/11/MAL	Royal Oak Quarry	Maldon Road	Continuation of the winning and working and subsequent restoration of the site permitted by ESS/12/28/MAL without compliance with Condition 6 (removal of plant, machinery, foundation, roadways and buildings by 31 December 2011) to allow removal by 16 February 2014; and Condition 8 (Hours of operation) to allow night water pumping.	25/07/11	1. We are concerned about noise pollution from the over-night pumping. If the application is approved, please impose a condition to regulate the level of noise so that neighbours are not disturbed at night; 2. If work at the site is to continue please ensure that a wheel-washing facility is installed to reduce the mud and debris being deposited on the main road.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01923/LBC	Danbury Palace	Main Road	See file	21/03/11	See file	Approved 31/05/11
11/00650/FUL	Danbury Medical Centre	Eves Corner	Part change of use from D1 (doctors' surgery) to A1 (retail pharmacy)	16/05/11	Strong objections - see file	Approved 28/06/11
11/00674/FUL	1	Millfields	Amendment to permission 10/01190/FUL (single storey front and side extensions) to construct a single storey front extension with a single pitch roof.	16/05/11	No comments	Approved 29/06/11
11/00705/FUL	20	Little Baddow Road	New crossover	06/06/11	No comments	Withdrawn 28/06/11
11/00720/FUL	13	Landisdale	Single storey side extension and detached single garage to front garden	06/06/11	No comments	Approved 01/07/11
11/00721/FUL	Kenilworth	Woodhill Road	Front bay window extension, 2 no. rear dormer windows and detached garage in front garden. Conversion of existing garage to habitable accommodation.	06/06/11	1 The rear dormers conflict with CBC Guidelines and are unsympathetic to the rest of the building; 2 We have no objection to the conversion of the existing garage to habitable accommodation. However the position of the new garage, to the front of the site, is out of keeping with the street scene.	Approved 18/07/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/00742/FUL	Land S of Lower Lodge	Maldon Road, Sandon	Agricultural building	06/06/11	No comments	Approved 10/06/11
11/00747/FUL	67	Main Road	Single storey rear extension and alterations	06/06/11	No comments	Approved 05/07/11
11/00758/FUL	30	Beaumont Park	Amendment to permission 10/01939/FUL (single storey outbuilding with new playroom and ancillary accommodation) to reduce the length of the outbuilding	06/06/11	Please include a condition that the new building is not to be used as residential accommodation.	Approved 01/07/11
11/00790/FUL	Little Bell Hill	Little Baddow Road	Perimeter fence enclosing a tennis court 2.75 m high	06/06/11	Ideally the plastic coating of the fence should be green in colour.	Approved 13/07/11
11/00798/FUL	27	St Cleres Way	Raising of roof to create 1st floor accommodation with one dormer window to the front and a 3-window dormer to the rear. New pitched roof over existing single storey elements to the front. Single storey front extension. Alterations to existing fenestration.	06/06/11	1 The rear dormers appear to conflict with CBC Guidelines; 2 The front dormer and the proposed roof lines are out of keeping with the street scene, which on this side of the road consists of bungalows. 3 The development is contrary to the Danbury Planning Framework SPD, section 10.3, which stresses the importance of bungalows to the open aspect of St Cleres.	Withdrawn 17/06/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/00810/FUL	11	Hay Green	New pitched roof to replace flat roof over garages, games room and snug. Single storey rear extension to snug. New lantern over rear approved flat roof. Additional rooflight to approved new roof at front and flank elevation. Centralise approved porch doors and remove approved porch window.	06/06/11	No comments	Approved 01/07/11

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05136/TPO	2009/018	20	Hyde Lane	T5 Oak in rear garden: reduce lateral spread over garage of 22 Hyde Lane; remove weak branches and dead wood	25/07/11	No comments
11/05137/TPO	2004/027	Tudor House	Penny Royal Road	T2 Willow in rear garden: re-pollard to original pollarding points	25/07/11	No comments