



PLANNING COMMITTEE

Minutes of the Meeting held on 5th September 2011 at 8pm in the Meeting Room, the Old School House, Main Road, Danbury

Present: Cllrs A Allen (Chairman), S Berlyn, D Bolwell, Mrs A Chapman, A Keeler (from 8.09pm)

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

In the absence of the Chairman the meeting was chaired by the Vice-Chairman, Cllr Allen.

76 Apologies for absence

Apologies were received and accepted from Cllrs Telling, Thomson and Wood and Mr P Walton.

77 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.

78 Public Question Time

Three members of the public were present in connection with the application at 27 St Cleres Way. They objected to the proposal to raise the roof level of the bungalow to create first floor level accommodation as the bungalows on the west side of St Cleres Way provided an open aspect which was part of the original design. The proposal would adversely affect this and would set a precedent for further applications. Also, due to the slope of the land, properties in The Heights to the west would suffer from overlooking from the new first floor windows. The residents also said they wished the application to be determined by the Chelmsford Borough Council Planning Committee so that they and other residents could put their objections in person.

The Chairman thanked the members of the public for their comments, which would be taken into account when the Committee considered the application. The members of the public remained at the meeting until after the application had been discussed.

79 Minutes

RESOLVED: that the minutes of the meeting held on 25th July 2011 be approved and signed as a correct record.

80 Planning applications – Appendix A

80.1 ESS/34/11/MAL: Royal Oak Quarry: Continuation of mineral extraction etc.

In response to the comments submitted following the last meeting, ECC had informed the Parish Council that a wheel cleaning facility was already installed on the site, and that the applicant's noise report showed that the pump to be used overnight was designed for silent running.

RESOLVED: that the information be noted.

80.2 Applications: Planning applications were considered and responses agreed. In considering the application at 27 St Clere's Way account was taken of written and verbal objections raised by neighbours.

RESOLVED: that the responses to applications shown in Appendix A be submitted to Chelmsford Borough Council and Essex County Council as appropriate.

80.3 Referral to CBC Committee: The Committee had strongly objected to the application at 27 St Cleres Way. An application relating only to one property would not normally be referred to the local Ward members for determination by the CBC Planning Committee. In this case, however, members felt that the precedent which would be set if the application were approved had such adverse implications for the character of the street scene that the application should be determined by Committee unless officers were minded to refuse it. Residents affected by the proposal had also stated their wish to be able to put their objections in person. The Committee therefore agreed that the application should be referred to the Ward members.

RESOLVED: that in view of the precedent-setting nature of application 11/01172/FUL at 27 St Cleres way, the concerns of residents and the strong objections of the Parish Council, the local Ward Members be asked to refer the application for determination by the CBC Planning Committee (unless officers were minded to refuse it).

81 Planning decisions – Appendix B

Several planning decisions were received. The application for conversion of Danbury Palace (10/01922/FUL) had now been approved following the signing of the Section 106 Agreement, and a copy of the Decision Notice had been circulated for information. Regarding the approval of application 11/00862/FUL (17 Parkdale) about which the Committee had had concerns, the Assistant Clerk agreed to check the response to those concerns in the Officer's Report.

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

82 Work to Trees – Appendix C

RESOLVED: that the Committee had no comments to make on the applications shown in Appendix C.

83 ECC Minerals Development Document: Site Allocations Issues & Options New Consultation Whitehouse Farm, Woodham Walter

This consultation related to three new possible sites for mineral extraction, one suggested site for aggregate recycling, and a potential new rail depot for mineral trans-shipment. One of the new potential sites was at Whitehouse Farm, Woodham Walter (the others being at Ardleigh and Witham). Danbury was being consulted as a neighbouring parish to Woodham Walter.

The Committee identified the additional heavy traffic on the A414 through Danbury as the main issue for the village in relation to the Whitehouse Farm proposal. Members noted that Environment Committee would be considering its comments on Wednesday 7th September. It was agreed that the comments of the two committees be put together to form the Parish Council's response to the consultation.

Members were encouraged to attend a Drop-In Session to be run by Essex County Council at Woodham Walter Village Hall on Monday 26th September from 11am to 7pm to learn more about the proposals.

RESOLVED: that the Planning Committee's concerns regarding the additional heavy traffic through Danbury be submitted as part of the Parish Council's response to the consultation along with the comments of the Environment Committee.

84 Planning Appeals

No items had been received.

RESOLVED: that the information be noted.

85 CBC Planning Committee

No Danbury items were considered at the meeting held on 23rd August 2011.

RESOLVED: that the information be noted.

86 CBC consultation: Broomfield Village Design Statement 2011

A copy of this consultation was available in the office and could also be viewed online at <http://consult.chelmsford.gov.uk>. The closing date for comments was Wednesday 21st September 2011.

RESOLVED: that the Committee did not wish to make any comments.

87 CBC Local Development Framework

87.1 Site Allocations Development Plan Document: CBC had now submitted this document to the Secretary of State and it would be subject to an Independent Public Examination. The Parish Council would receive details of the Examination programme when available.

87.2 North Chelmsford Area Action Plan: The NCAAP was formally adopted by Chelmsford Borough Council on 20th July 2011, subject to the changes recommended by the Inspector's Report.

RESOLVED: that the information in 87.1 and 87.2 above be noted.

88 CBC Street Naming and Numbering

Notification was received that the address of the replacement property at the site of the former Old Mission was to be: The Old Mission, The Common, Danbury CM3 4EE.

RESOLVED: that the information be noted.

89 Localism Bill and National Planning Policy Framework

Copies of articles from the Summer 2011 issue of Fieldwork, the CPRE newsletter, had been circulated for information.

RESOLVED: that the information be noted.

90 Parish Council Strategic Plan

The Strategic Plan Group had met during August and a document was being prepared for consideration at a further meeting of the Group.

RESOLVED: that the information be noted.

91 Items for Danbury Times

After discussion members agreed to add an item on the Localism Bill to the Tree Warden Scheme, the CBC website Interactive House and Outdoor Advertisements as a subject for a future article in Danbury Times.

RESOLVED: that the Localism Bill be added to the list of possible future articles for inclusion in the newsletter.

92 Correspondence

There were no items not covered elsewhere in the meeting’s business.

RESOLVED: that the information be noted.

93 Planning Enforcement Cases

93.1 Proposed Boot Fairs, A414 St Clere’s Hall: No further information was reported;

93.2 Old Chase Farm: A planning application for the use of a caravan on the site for ‘purposes ancillary to a dwelling house’ was under negotiation but not yet validated;

93.3 Stables on land behind Gay Bowers Lane: There was still no valid planning application for the stables on this site. CBC was in touch with the owner of the stables and with the Trustees of the Hitchcock Trust which owned the land;

93.4 The Gatehouse, Danbury Palace: Concerns were expressed about the extent of the building work taking place at this address, but members thought this was consistent with the planning approval;

93.5 Fencing at junction of Little Baddow Road and Runsell Lane: Fencing panels had been added to the open railings between the brick piers adjacent to a property at this junction. Members believed this was contrary to the conditions of planning permission for the railings and it was agreed that this be investigated.

RESOLVED: that the information under items 93.1 to 93.4 above be noted, and that the new fence panels under 93.5 be looked into and referred to CBC Planning Enforcement if appropriate.

94 Planning matters for report (for information only)

No matters were reported under this item.

95 Forthcoming meetings

Meetings are scheduled for 3rd October, 24th October, 14th November and 12th December 2011.

Business having been concluded, the Chairman closed the meeting at 9.51pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01172/FUL	27	St Cleres Way	Raising of roof to create 1st floor accommodation with 3 window dormers to rear. Single storey front extension. New roof over single storey elements.	05/09/11	We strongly object to this proposal: 1. The heightened roof-line would set an unacceptable precedent in a road characterised by bungalows on its western side giving an open aspect. DPFs 20 and 21 of the Danbury Planning Framework SPD stress that rooflines should be maintained and any development designed so as to preserve the character and original design integrity of the area; 2. Due to the slope of the land, the proposed second floor would cause unacceptable overlooking of properties to the rear in The Heights which are at a lower level; 3. The design of the rear dormers appears to conflict with CBC Guidelines.
11/01173/FUL	84	Main Road	Change of use of 2 front rooms on ground floor of existing houses (C3) into a dental surgery (D1) including a single storey side extension and the installation of solar panels	05/09/11	No comments
11/01179/FUL	Church of English Martyrs	Maldon Road	Single storey rear conservatory	05/09/11	No comments
11/01191/FUL	The Limes	Gay Bowers Lane	First floor rear extension and pitched roof to replace flat roof at rear	05/09/11	No comments

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01225/FUL	115	Main Road	Single storey rear extension	05/09/11	No comments
11/01263/FUL	Copperbeech	Woodhill Road	Two storey side/rear extension, single storey rear extension, single storey detached garage, change existing roof tiles	05/09/11	No comments
11/01275/FUL	75	Mill Lane	New larger rear dormer window and insertion of 2 no. new side windows to first floor side	05/09/11	No comments
ECC Application					
CC/CHL/48/11	Danbury Outdoors	Well Lane	Erection of emergency fire access gate within existing boundary fencing	05/09/11	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
10/01922/FUL	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	See file	Approved + S106 Agreement
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	Approved 18/07/11
11/00862/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.	Approved 18/07/11
11/00907/FUL	Nightingales	Well Lane	Replacement garage and two replacement sheds	25/07/11	No comments	Approved 19/08/11
11/00923/FUL	Homeleigh	Fitzwalter Lane	Single storey front extension with pitched roof replacing existing flat roof front extension.	25/07/11	No comments	Approved 05/08/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/00936/FUL	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	Approved 05/08/11
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.	Approved 05/08/11
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	Approved 29/07/11
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.	Approved 18/08/11
11/01061/FUL	20	Little Baddow Road	New crossover	25/07/11	No comments	Approved 24/08/11
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	Approved 24/08/11

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05170/TPO	2004/015	11 & 12	Hay Green	G1: Oak closest to 11/12 Hay Green: fell to ground and grind stump. [Tree has a weak, compression fork in trunk; protrusions around the fork are cracked]; G1 Oaks x 4 in rear gardens of 11/12: reduce lateral spread by 1.5-2m.	05/09/11	No comments
11/05564/CAT	N/A	95	Main Road	Leylandii x 2 on south west boundary between 95 and 97 Main Rd - fell to ground level	05/09/11	No comments