



PLANNING COMMITTEE

Minutes of the Meeting held on 3rd October 2011 at 8pm in 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 J Alexander; Mr P Walton (Danbury Society)

In attendance: Cllr J Scott
Mrs E Blyth, Assistant Clerk

96 Apologies for absence

Apologies were received and accepted from

97 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.

Cllr Thomson declared a personal interest in the application at 10 Hyde Lane by virtue of living opposite;

Cllr Berlyn declared a personal interest in the tree application at 7 Hopping Jacks Lane by virtue of living nearby.

98 Public Question Time

One member of the public was present to observe the meeting as a prospective councillor. He did not wish to speak.

Three members of the public attended in connection with application 11/01172/FUL at 27 St Cleres Way, to which they had objected. Planning Officers were minded to approve the application and therefore, at the request of the Parish Council, it was to be determined at the CBC Planning Committee on 18th October. The members of the public were concerned that the Danbury Planning Framework, referred to in objections, was not given appropriate weight by Planning Officers. Members responded that the DPF had been adopted as a supplementary planning document within the Local Development Framework, and in their written report on the application officers were obliged to respond to the objections raised. The report would be available with the agenda for the CBC meeting on 18th October. The Parish Council would be represented and would speak at the meeting, as residents were also entitled to do. The three members of the public then left the meeting.

Cllr Berlyn left the meeting at 8.25pm, returning at 8.35pm.

99 Minutes

RESOLVED: that the minutes of the meeting held on 5th September 2011 be approved and signed as a correct record.

100 Planning Applications – Appendix A

Four 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;

102 Planning decisions – Appendix B attached

It was reported that in members' copies of the agenda two applications were incorrectly reported as having been approved when in fact they had been refused. The applications were 11/01110/FUL and 11/01111/FUL, both at Quinlan Court, Mill Lane. The version of the agenda posted on the website was correct.

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

103 Trees – Appendix C attached

Four applications for work to trees were considered and responses agreed.

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

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

Two members had attended the Drop-In Information Session at Woodham Walter Village Hall on 26th September and gave a brief report. The Committee had already agreed its comments to be submitted to Essex County Council.

RESOLVED: that the information be noted.

105 Planning Appeals

No items had been received.

RESOLVED: that the information be noted.

106 CBC Planning Committee

The application at 27 St Cleres Way (11/01172/FUL), to which the Parish Council and residents had objected, was to be determined at the meeting on Tuesday 18th October 2011. In discussion it was agreed to re-commence the alphabetic rota for representing the Council, with either Cllr Allen or Cllr Berlyn attending the meeting on 18th October.

RESOLVED: that Cllr Allen or Cllr Berlyn represent the Council at the CBC Planning Committee meeting on 18th October 2011 and that the alphabetic rota be resumed.

107 Government consultation: Draft National Planning Policy Framework

The closing date for this consultation was 17th October 2011. Papers had been circulated, including comments from CBC, the EALC and the Essex Branch of CPRE.

In discussion members were critical of the NPPF in a number of ways. The 'simplification' of Planning law was felt to be at the cost of loss of clarity, and the thrust of the document was to make planning developer-led rather than plan-led as claimed. It was not clear where existing village plans would fit into the new framework or what was meant by the term 'neighbourhood', which was regularly used. A statutory obligation to consult Parish Councils should be included.

Members agreed that a small group consisting of Cllrs Allen, Berlyn and Scott should meet with the Assistant Clerk to put together a response on the lines discussed.

RESOLVED: that Cllrs Allen, Berlyn and Scott together with the Assistant Clerk formulate a response to the consultation on the lines discussed at the meeting, and that a copy of the response be sent to Eric Pickles MP together with copies of the Danbury Planning Framework and the Parish Plan.

108 Government consultation: Draft Local Planning Regulations

This consultation on proposed changes to the Town & Country Planning (Local Development) (England) Regulations 2004 closed on 7th October 2011. Papers had been circulated, including the response from the EALC.

In discussion members felt that insufficient information was available and, as with the National Planning Policy Framework, terms such as 'neighbourhood' were not defined. It was agreed that Cllrs Allen and Berlyn should meet with the Assistant Clerk in the next few days to study the documents further and draw up an appropriate response.

RESOLVED: that Cllrs Allen and Berlyn and the Assistant Clerk meet to formulate a response from the Parish Council to the consultation.

109 Items for Danbury Times

The Localism Bill, the Tree Warden Scheme, CBC website Interactive House and a further article on Outdoor Advertisements were already noted as possible articles for future editions of the Danbury Times. It was noted that the Localism Bill might result in a stronger role for locally produced documents such as the Danbury Planning Framework. Cllr Allen offered to add an appropriate comment to what he had already written for the Autumn edition.

RESOLVED: that Cllr Allen include a comment about the Localism Bill in his article for the Autumn Danbury Times.

110 Correspondence

CPRE had sent the Parish Council a copy of its new document *How to respond to planning applications: An 8-step guide*, together with information on a forthcoming e-learning course which would be open to all.

RESOLVED: that the information be noted.

111 Planning Enforcement Cases

111.1 Hanwood, 26 Little Baddow Road: Change to boundary railings, as raised at the last meeting: This had been referred to CBC and they were looking into whether the changes complied with the terms of the original planning permission.

RESOLVED: that the information be noted.

111.2 Outdoor advertisements: The question of large 'temporary' adverts being left in place for long periods was raised in relation to the Sports & Social Centre. Cllr Berlyn suggested that one of the regular meetings between representatives of the Parish Council and the DCA be used to remind the DCA of the regulations regarding the size and length of time displayed.

RESOLVED: that the matter be mentioned to the DCA at one of the regular meetings.

112 Planning matters for report (for information only)

It was reported that a large number of advertisements had been placed on the outside of the boarded up Old Tea Rooms at Runsell Green.

113 Forthcoming meetings

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

Business having been concluded, the Chairman closed the meeting at 10.12pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee Minutes: 3 October 2011

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01240/FUL	10	Hyde Lane	External staircase	03/10/11	No reason is given for the installation of the staircase; we assume for fire regulations and/or access. It appears that the applicant intends to put in a dormer, to which the stair would give access, under permitted development rights, but we believe PDR may already have been exceeded in view of earlier approval 07/02295/FUL.
11/01342/FUL	Alver	Colemans Lane	Single storey rear extension and detached garage	03/10/11	No comments
11/01345/FUL	14	Landisdale	Wooden shed	03/10/11	We request that a condition be imposed that the shed must not be used as residential accommodation.
11/01427/FUL	4	Rumsey Fields	Part first floor and part single storey side/rear extension	03/10/11	We find the flat roof aesthetically unpleasing.

DANBURY PARISH COUNCIL
Planning Committee Minutes: 3 October 2011

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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 hard-standing was refused and an appeal dismissed. We have no other comments.	Approved 08/09/11
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).	Approved 22/09/11
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	Approved 02/09/11
11/01110/FUL	Quinlan Court	Mill Lane	Construction of brick gate piers - 3.376m	25/07/11	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).	Refused 31/08/11

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/01111/FUL	Quinlan Court	Mill Lane	Construction of brick gate piers - 2.4m	25/07/11	As 11/01110/FUL above	Refused 31/08/11
11/01173/FUL	84	Main Road	Change of use of 2 front foams of 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	Approved 14/09/11
11/01179/FUL	Church of English Martyrs	Maldon Road	Single storey rear conservatory	05/09/11	No comments	Approved 09/09/11
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	Approved 21/09/2011
11/01225/FUL	115	Main Road	Single storey rear extension	05/09/11	No comments	Approved 12/09/11
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	Approved 23/09/11
CC/CHL/48/11	Danbury Outdoors	Well Lane	Erection of emergency fire access gate within existing boundary fencing	05/09/11	No comments	Approved 12/09/11

DANBURY PARISH COUNCIL
Planning Committee Minutes: 3 October 2011

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05174/TPO	1989/018	6	The Hawthorns	T2 Oak in rear garden: crown reduce by 2m - 2.5m max; remove dead wood. (Large wounds on scaffold branches - reduce end loading)	03/10/22	No comments
11/05188/TPO	2007/057	7	Hopping Jacks Lane	T3 Willow in rear garden: fell to ground and kill/remove stump. (Structurally weak, unbalanced, snapped branches.)	03/10/22	No comments
11/05578/CAT	N/A	63	Main Road	Apple tree on west side boundary in rear garden: Fell to ground level. (Nuisance from apples and wasps, child stung several times)	03/10/22	We do not believe that the reasons given justify the felling of the apple tree.
11/05581/CAT	N/A	85	Main Road	Norway Spruce in front garden close to house: fell to ground level and remove stump. (Close to house, lack of light and poor soil - difficult to grow anything else in front garden)	03/10/22	No comments