



PLANNING COMMITTEE

Minutes of the Meeting held on 24 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, M Wood

Additional Members: Mr J Alexander

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

114 Apologies for absence

Apologies were received and accepted from Cllr J Thomson and Mr P Walton.

115 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 Chapman declared a personal interest in the item relating to charity shops, by virtue of working as a volunteer at one of the shops.

116 Public Question Time

One member of the public was present but did not wish to speak.

117 Minutes

RESOLVED: that the minutes of the meeting held on 3rd October 2011 be approved and signed as a correct record.

118 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 the applications need be referred to the local Ward Members.

119 Planning decisions – Appendix B

Several decisions were received. The condition requested by the Committee regarding the shed at 14 Landisdale had not been included as it was felt to be unlikely that the shed could be used for residential accommodation.

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

120 Trees – Appendix C

Two applications for work to trees in the Conservation Area were received.

RESOLVED: that no comments be made on the applications shown in Appendix C.

121 Planning Appeals

11/01110/FUL and 11/01111/FUL: Quinlan Court, Mill Lane: Construction of brick gate piers, 3.375m or 2.4m.

The applicant had appealed against refusal of planning permission. The Appeal was to be conducted by means of an exchange of written statements and a site visit by the Planning Inspector.

The Committee had objected to both these applications, preferring the oak posts to remain as being more sympathetic to the rural character of Mill Lane. In discussion it was agreed to send a further comment to the Planning Inspectorate supporting the retention of the oak posts and CBC's decision to refuse the applications.

RESOLVED: that a further comment be submitted to the Inspectorate as agreed.

122 CBC Planning Committee

Cllr Allen reported on the meeting on Tuesday 18th October 2011 which he had attended to represent the Parish Council in respect of application 11/01172/FUL, 27 St Cleres Way. The Council and local residents had objected to the application. Cllr Allen reported that the residents had spoken well and that they and the Parish Council had been well supported by Borough Cllr Bob Shepherd. Several members of the CBC Committee felt that the Danbury Planning Framework had not been given due weight in the officer's report compared with other policy documents.

The outcome was that a site visit by members of the CBC Committee was to take place before the application was finally determined, in order to assess the overall impact of the proposal. No date for the site visit had yet been arranged.

RESOLVED: that the information be noted.

123 CBC Planning Forum for Parish Councils

Details of the next meeting, to be held on Wednesday 23rd November 2011 at 7pm in the Council Chamber, had been circulated. Members noted that this clashed with a meeting of the Resources Committee. It was suggested that CBC be asked to include an item on Neighbourhood Planning in the agenda.

RESOLVED: that members let the Assistant Clerk know if they wished to attend.

124 Street naming and numbering

CBC had notified the Council that the property named Conifers, Cherry Garden Lane, was to be renamed Cherry Retreat.

RESOLVED: that the information be noted.

125 Government consultations: Draft National Planning Policy Framework and Draft Local Planning Regulations

Responses had been submitted as agreed by the groups appointed by the Committee.

A new consultation on the draft Neighbourhood Planning Regulations had begun and would close on 5th January 2012. The papers were circulated. This item would be on the agenda for the next meeting on 14th November 2011 and members were asked to look at the documents before that meeting.

RESOLVED: that the information be noted.

126 Items for Danbury Times

Items already agreed were the Localism Bill, Tree Warden Scheme, CBC website Interactive House, and a further article on Outdoor Advertisements. Final copy for the Autumn 2011 edition was now with the printers and included a reference to the Localism Bill in relation to planning.

RESOLVED: that the information be noted.

127 Correspondence

There were no items to report.

RESOLVED: that the information be noted.

128 Planning Enforcement Cases

128.1 Boundary fence, junction of Little Baddow Road and Runsell Lane: This item, raised at the last meeting, had been referred to CBC Planning Enforcement whose report was circulated. The new fence was at 20 Little Baddow Road, replacing a chain link fence of similar height. CBC Officers did not propose to take any enforcement action as planning permission was likely to be granted.

RESOLVED: that the information be noted.

128.2 Aburi, Cherry Garden Lane: Building work thought to be taking place at this property was been raised with CBC Planning Enforcement. Enquiries showed that the house involved was not Aburi but Conifers, which had planning approval. The ECC Footpaths Officer was to speak to the builders about parked vehicles restricting access to the bridleway (Pedlars Path).

RESOLVED: that the information be noted.

128.3 Charity shops, Eves Corner: A member of the public had written complaining about the displaying of goods outside the two charity shops. It was noted that areas of forecourt were part of the curtilage of the properties and could legally be used by the shops. After discussion members agreed that the charities be written to asking them to bear in mind the effect on the appearance of the Eves Corner area when displaying their goods, and that the resident be informed of the action taken.

RESOLVED: that letters be sent to the two charities and to the resident as agreed.

128.4 Cherry Garden Lane road widening: Members were informed that part of Cherry Garden Lane had recently been widened by the removal of banks at the sides of the road. The committee agreed that ECC Highways be asked whether they were aware of this development and whether it had their approval.

RESOLVED: that the matter be raised with ECC Highways.

129 Planning matters for report (for information only)

129.1 The on-going problem of sight-lines at the junction of Cherry Garden Lane and Maldon Road was raised. Members noted that this had already been raised with ECC Highways who had investigated. It was suggested that the matter would more appropriately be dealt with by the Environment Committee.

129.2 It was reported that the former Golf Shop was under new ownership and would re-open as a fish and chip take-away. Planning permission for this change of use had been granted on appeal.

130 Forthcoming meetings

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

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

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01197/FUL	7	Hyde Green	Detached outbuilding. Replacement of existing flat roofs with pitched tiled roofs to existing dwelling house	24/10/11	No comments
11/01501/FUL	12	Hay Green	Alterations to fenestration, including lantern light, change of flat roof to pitched, single storey side extension and side extension to garage	24/10/11	No comments
11/01559/FUL	26	Danbury Vale	Part two storey, part first floor front and side extensions and alteration to existing	24/10/11	Our only observation is that the ridge height of the extension appears from the plans to be slightly higher than the existing roof-line, which we believe should not be the case.
11/01564/FUL	13	Runsell View	Single storey rear extension	24/10/11	We object to this proposal on the grounds that the extension appears to be at the front of the property, not the rear as stated, and as such the development is out of keeping with the neighbouring street scene.

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 07/10/11
11/01342/FUL	Alver	Colemans Lane	Single storey rear extension and detached garage	03/10/11	No comments	Approved 13/10/11
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.	Approved 12/10/11

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05590/CAT	N/A	Frettons, 41	Main Road	Silver Birch (dead): fell to ground: Willow: Crown lift over grass to 3m and remove split limb; Acacia: reduce low limb over grass by approximately 3m and low limb over path by 5m (over-extended); Mixed group: prune back from glass-house.	24/10/11	No comments
11/05584/CAT	N/A	131	Main Road	Sycamore x 1 and Poplar x 1 on rear boundary with 29 & 31 Daen Ingas - fell to ground and kill stumps.	24/10/11	No comments