



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 14<sup>th</sup> November 2011 at 8pm in the Parish Office**

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

Additional Members: Mr J Alexander

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

#### **131 Apologies for absence**

Apologies were received and accepted from Mr P Walton.

#### **132 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.

Cllrs Berlyn and Wood declared a personal interest in the application at The Baker's Arms by virtue of being customers.

Although not required to do so, Mr Alexander declared a personal interest in the tree application in Cherry Garden Lane and in item 146.2 below by virtue of living in Cherry Garden Lane.

#### **133 Public Question Time**

No members of the public were present.

#### **134 Minutes**

RESOLVED: that the minutes of the meeting held on 24<sup>th</sup> October 2011 be approved and signed as a correct record.

#### **135 Planning Applications – Appendix A**

Five 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.

#### **136 Planning decisions – Appendix B**

Several decisions were received. The decision notice for the external staircase at 10 Hyde Lane (11/01240/FUL) had been circulated for information regarding comments made by the Parish Council.

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

### **137 Trees – Appendix C**

Several applications for work to trees were considered. In view of the short time-scale allowed, the Committee agreed to consider two applications which had been received since the agenda was published.

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

### **138 CBC Planning Committee**

11/01172/FUL: 27 St Clere's Way: Cllrs Telling and Allen had attended the site visit by CBC Planning Committee and gave their report. Most of the CBC Committee had been present along with officers and neighbouring residents. The visit had been very thorough and lasted about an hour. The application was to be determined by the CBC Planning Committee on 15<sup>th</sup> November, and Cllr Telling agreed to attend the meeting and reiterate the Council's views. Members expressed appreciation that the CBC Committee had arranged the site visit and given proper consideration to the views of residents and the Parish Council, and that support had been given to the Danbury Planning Framework.

RESOLVED: that the information be noted.

### **139 Planning Appeal decision**

10/01310/FUL: 53 Hoynors: The appeal against the condition requiring a screening hedge to prevent over-looking of a neighbour from the decking had been dismissed by the Planning Inspector. A copy of the decision notice had been circulated.

RESOLVED: that the information be noted.

### **140 Government consultation: Draft Neighbourhood Planning Regulations**

In addition to the papers previously circulated, a Consultation Note from the NALC had been circulated for information. After discussion of the issues raised, members agreed that a small group be established to meet and agree the Council's response to the consultation (ends 5<sup>th</sup> January 2012).

RESOLVED: that Cllrs Allen, Berlyn and Scott meet with the Assistant Clerk to agree a response to the consultation.

### **141 CBC: 'Focused Change' Consultation on the Site Allocations Development Plan Document (SADPD)**

This consultation (closing date 23<sup>rd</sup> November 2011) was taking place at the request of the Planning Inspector appointed to examine the Site Allocations Submission document. The consultation related to the Schedule of Proposed Changes submitted by CBC along with the SAPD in August 2011.

Members considered the two references to Danbury in the Proposed Changes document. Firstly, Danbury was included in a list of villages which were considered to be outside flood zones and unlikely to be affected by flooding; and secondly there was a minor update to a map showing open space on land adjacent to Danbury Mission to reflect Medical Centre planning approval. A question was raised concerning the change to the boundary of the open space. After discussion it was agreed that Cllr Chapman and the Assistant Clerk would compare the new plan with the Medical Centre planning application and, if appropriate, raise a comment in response to the consultation.

RESOLVED: that Cllr Chapman and the Assistant Clerk review the papers and submit a comment regarding the open space if they consider it appropriate.

#### **142 Olletts, Danbury: Chelmer Housing Partnership**

CHP had informed the Parish Council that they planned to redevelop the Olletts site to provide 8 new homes and that they were in discussion with CBC Planning. CHP had asked the Council for initial views, and members discussed the proposals along with a letter from Cllr Ian Wright regarding parking in relation to neighbouring bungalows. After discussion members agreed that they had no comments to make at this stage on the proposed houses, but they agreed with Cllr Wright's suggestion for an alternative access point to the parking area. They also wished priority to be given to local people when allocating the houses.

RESOLVED: that CHP be informed:

a) that the Council had no comments to make at present on the draft proposal for new houses to replace Olletts and that they felt that the alternative access arrangement proposed by Cllr Wright would be an improvement;

b) that the Council wished priority to be given to local residents when allocating the new properties if the scheme went ahead.

#### **143 CBC Planning Forum for Parish Councils**

As previously notified, this was to be held on Wednesday 23<sup>rd</sup> November at 7pm in the Council Chamber, Civic Centre. The Resources Committee meeting scheduled for that evening had been moved to Monday 21<sup>st</sup> November to avoid a clash. Cllrs Allen, Berlyn, Chapman, Keeler, Scott and Telling indicated that they wished to attend.

RESOLVED: that the above names be notified to CBC to attend the Forum.

#### **144 Danbury Times**

The Localism Bill was covered in the new issue, which was in the process of being printed and should be delivered to the Council by the end of the week. Items agreed for future editions were the Tree Warden Scheme, the CBC website Interactive House and a further article on Outdoor Advertisements.

RESOLVED: that the information be noted.

#### **145 Correspondence**

145.1 EALC bulletin October 2011: An article on the Community Infrastructure Levy and other matters had been circulated for information.

RESOLVED: that the information be noted.

145.2 EALC Conference: *Statutory Planning and the Localism Agenda*: (29 February 2012). Details had already been circulated to all councillors. It was not yet known how many places would be available. Nine members of the Parish Council and the Clerk had expressed an interest in attending. More details to be circulated when available.

RESOLVED: that the information be noted.

145.3 ECC Waste Development Document – Preferred Approach Consultation: As already circulated, the Council has been invited to send a representative to a pre-consultation briefing on Thursday 17<sup>th</sup> November 2011. Unfortunately Cllr Allen was now unable to attend and no other member was able to go. The consultation would run from 24<sup>th</sup> November to 19<sup>th</sup> January.

RESOLVED: that the information be noted.

#### **146 Planning Enforcement Cases**

146.1 Charity shops' outside displays, Eves Corner: Letters had been sent to the shops and to the member of the public who complained, as agreed. The member of the public had sent his thanks for the Council's action;

146.2 Road widening in Cherry Garden Lane: As raised at the last meeting, this had been referred to ECC Highways to confirm whether they were aware of and in agreement with the work done. A site visit was due to be carried out.

RESOLVED: that the information in points 146.1 and 146.2 above be noted.

#### **147 Planning matters for report (for information only)**

The Assistant Clerk reported on changes to the Planning section of the CBC website which allowed individuals to register with the site. Registration provided additional facilities such as the ability to save searches and to be notified of changes to saved applications.

Cllr Thomson drew attention to a CPRE website offering information about the planning system: [www.planninghelp.org.uk](http://www.planninghelp.org.uk).

#### **148 Forthcoming meetings**

Meetings are scheduled for 12<sup>th</sup> December 2011; 9<sup>th</sup> and 30<sup>th</sup> January 2012.

Business having been concluded, the Chairman closed the meeting at 9.40pm.

Signed: ..... Chairman

Date: .....

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**Appendix A**  
**Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01353/CLEUD	Tea on the Green, 3	Eves Corner	Sale of take-away light hot food and drinks	14/11/11	No comments
11/01595/ADV	Bakers Arms, 7	Maldon Road	1 no. non-illuminated hanging sign	14/11/11	No comments
11/01630/FUL	Danecourt	Copt Hill	Variation of condition 3 of planning permission 05/00388/FUL (" <i>the glazed link hereby approved shall be constructed in accordance with the approved plans</i> ") to allow widening of link and new basement.	14/11/11	No comments
11/01634/FUL	The Griffin, 64	Main Road	Retrospective application for fenestration alterations consisting of new French windows to side elevation and velux windows, and internal alterations.	14/11/11	We support the comments of the Conservation Officer.
<b>ECC Application:</b>					
ESS/63/10/CHL	St Clere's Hall Pit	Main Road	Details in response to conditions of planning permission relating to (7) Wheel Wash, (18) Dust Suppression, (19) Trees & Hedgerows, (44) Storage Bunds	14/11/11	No comments

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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 17/10/11
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.	Approved 31/10/11
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	Approved 31/10/11

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**Appendix C**  
**Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05216/TPO	2007/044	48	Barley Mead	G1: Second tree from left, rear boundary: crown reduce by 2m max, clean stem to 5m over lawn; Third tree from left near house: crown reduce by 3-4m and clean stem to 5m over lawn; Trees 4 and 5: re-pollard; Tree 6 over greenhouse: crown reduce by 2m max and clean stem to 5m above ground; T1 Oak in rear garden: crown reduce by 2m and clean stem to 5m above ground.	14/11/11	No comments
11/05225/TPO	2010/038	Beech Cottage	Cherry Garden Lane	T1 Hawthorn on roadside boundary: fell to ground and remove stump	14/11/11	We have no objection as long as the Hawthorn is replaced with the alternative Hawthorn as stated in the application form.
11/05601/CAT	N/A	12	Main Road	Plum x 2 and Hazel x 1 on boundary with 8 Main Road: Coppice; Plum on boundary with Lingwood Close: reduce to crown break; Leyland Cypress x 2 on boundary with Co-op: fell to ground.	14/11/11	No comments
11/05603/CAT	N/A	19	Little Baddow Road	Leyland Cypress x 18 on roadside boundary: reduce by 80%	14/11/11	No comments
11/05609/CAT	N/A	10	Main Road	Sycamore on boundary with No 12: fell to ground and kill stump.	14/11/11	No comments