



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 12<sup>th</sup> December 2011 at 8pm in The Old School House, Main Road, Danbury**

**Present:** Cllrs M Telling (Chairman), A Allen, D Bolwell, A Keeler, J Thomson, M Wood

Additional Member: Mr J Alexander

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

#### **149 Apologies for absence**

Apologies were received and accepted from Cllrs Berlyn and Chapman and Mr P Walton (Danbury Society).

#### **150 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 Allen declared a personal interest in the application in Southview Road by virtue of living nearby;

Cllr Thomson declared a personal interest in the tree application at the Mission by virtue of being a member of the Mission.

#### **151 Public Question Time**

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

#### **152 Minutes**

RESOLVED: that the minutes of the meeting held on 14<sup>th</sup> November 2011 be approved and signed as a correct record.

#### **153 Planning Applications – Appendix A**

Five planning applications were considered and responses agreed. In relation to the application at 3 Southview Road, the Committee agreed by a majority vote to object on the grounds of the change to the street scene which would result from replacing a bungalow with a two-storey house.

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;

#### **154 Planning decisions – Appendix B**

Several planning decisions were received.

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

### **155 Trees – Appendix C**

Five applications for work to trees in the Conservation Area or protected by TPOs were considered and responses agreed.

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

### **156 CBC Planning Committee**

156.1 Meeting of 15<sup>th</sup> November 2011: The application at 27 St Clere's Way which was the subject of a site visit was approved at this meeting. Cllr Telling attended to represent the Parish Council.

RESOLVED: that the information be noted.

156.2 Meeting of 13<sup>th</sup> December 2011: There were no items on the agenda relating to Danbury.

RESOLVED: that the information be noted.

### **157 Planning Appeals**

There were no matters to report.

RESOLVED: that the information be noted.

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

Several members of the Committee attended the session on 23<sup>rd</sup> November 2011 at the Civic Centre and reported that the presentations had been excellent. Subjects covered included the National Planning Policy Framework, Neighbourhood Plans, S106 agreements and the new Community Infrastructure Levy, and a new document in preparation on maintaining green spaces. It was clear that supplementary Planning Documents such as the Danbury Planning Framework would require reviewing at some point, but the process and funding arrangements for this were not yet clear.

RESOLVED: that the members be thanked for their report and that the information be noted.

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

The group appointed by the Committee (Cllrs Allen, Berlyn and Scott and the Assistant Clerk) met on Tuesday 6<sup>th</sup> December and agreed a response to the consultation.

RESOLVED: that the information be noted.

### **160 CBC: 'Focused Change' Consultation on Site Allocations DPD**

As agreed at the last meeting, Cllr Chapman and the Assistant Clerk compared the revised 'open space' drawing of land adjacent to Danbury Mission with the plans for the proposed medical centre. They found that the two appeared to match closely and that no action needed to be taken.

RESOLVED: that the information be noted.

### **161 ECC Waste Development Document – ‘Preferred Approach’ Consultation**

A number of papers relating to this consultation had been circulated. The closing date for the consultation was 19<sup>th</sup> January 2012. The only ‘Preferred Site’ close to Danbury was Sandon Quarry, which was shown as ‘preferred’ for In-Vessel composting. Tyndales Farm and Sandon Quarry were listed as ‘non-selected’ sites for Landfill. Sandon Quarry was listed as ‘non-selected’ as a Waste Management site. However members noted statements in the documentation indicating that the preferred options could change if new information received during the consultation led to sites being reassessed.

After discussion the Committee agreed to endorse the non-selection of Tyndales Farm for Landfill and the non-selection of Sandon for Landfill and Waste Management. It also agreed to challenge the assessment of Tyndales Farm in relation to Traffic and Transport which should be Red rather than Amber in view of the stressed condition of the A414 through the village.

RESOLVED: that Essex County Council be informed that:

- 1) The Council endorsed the non-selection of Tyndales Farm for Landfill;
- 2) The Council endorsed the non-selection of Sandon Quarry for Landfill and as a Waste Management site;
- 3) The Council disagreed with the Amber 2 assessment for Tyndales Farm in relation to Traffic and Transport. This should be changed to Red in view of the already stressed condition of the A414 and the further adverse impact of any landfill use.

### **162 Danbury Times – Planning items**

The Localism Bill was mentioned in the recent new issue which had now been distributed. Future items already agreed were the Tree Warden Scheme, CBC website Interactive House, and a further article on Outdoor Advertisements.

Cllr Scott mentioned an ‘Oil Club’ being promoted by the Citizens Advice Bureau which aimed to obtain reduced oil prices for its members. Although not a planning matter the Committee agreed that this could usefully be advertised through a future issue of Danbury Times.

RESOLVED: that the information be noted.

### **163 CBC Street Naming and Numbering**

Notification had been received from CBC that the owner proposed to change the name of his house in Plumtre Lane from ‘Gaza’ to ‘Langdale’.

RESOLVED: that the information be noted.

### **164 Correspondence**

164.1 *Planning in Chaos*: This article from the CPRE journal *Countryside Voice* (Winter 2011) had been circulated for information.

RESOLVED: that the information be noted.

164.2 *Redevelopment of Olletts*: Chelmer Housing Partnership had sent details of revisions to the scheme which had been discussed at the last meeting (minute 142 refers). Changes had been made in the light of comments sent by the Parish Council and by Borough Cllr Ian Wright.

RESOLVED: that the information be noted and that no further comments be made.

164.3 Tree Warden Scheme – Jubilee Tree: CBC was offering an Oak tree to every parish in the Borough to commemorate the Queen’s Jubilee in 2012. Parishes were asked to indicate by 22<sup>nd</sup> December whether they would like to receive a tree under the scheme. The tree was to be planted in an area where it would be visible to the community and the Parish Council would be responsible for planting and looking after the tree. Members discussed the offer but felt that finding a suitable location in Danbury would be difficult, not least because the village already had many trees. They felt that the Environment Committee should consider the matter at its meeting in January in order to make a decision on whether to accept the offer.

RESOLVED: that CBC be asked to allow an extension of time for a decision so that the tree offer could be considered by the Environment Committee at its meeting in January 2012.

**165 Planning Enforcement Cases**

165.1 Charity shops, Eves Corner: A reply had been received from one of the charity shops regarding the Council’s letter about outside displays.

RESOLVED: that the letter be noted.

165.2 Road widening, Cherry Garden Lane: ECC Highways had confirmed that they had not given any permission for the residents of Cherry Garden Lane to undertake works to the highway, and Highways Enforcement was now investigating.

RESOLVED: that the information be noted.

**166 Planning matters for report (for information only)**

It was noted that the Golf shop at Stratford House, Maldon Road, had now closed and refitting as a take-away was taking place.

**167 Forthcoming meetings**

Meetings are scheduled for 9<sup>th</sup> and 30<sup>th</sup> January, 20<sup>th</sup> February and 12<sup>th</sup> March 2012.

Business having been concluded, the Chairman closed the meeting at 9.50pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01641/FUL	11	Hay Green	Infill previously approved dormer windows	12/12/11	No comments
11/01750/FUL	Little Carters	Hyde Lane	Demolition of detached house, garage, swimming pool and associated buildings. Construction of new detached dwelling and attached double garage.	12/12/11	We note that the site is outside the defined settlement area.
11/01754/FUL	Oaklands, 72A	Mill Lane	First floor side extension including alterations to the garage roof	12/12/11	No comments
11/01787/FUL	8	South Hill Close	First floor rear/side extension	12/12/11	No comments
11/01802/FUL	3	Southview Road	Demolish existing bungalow and replace with two storey dwelling	12/12/11	We object to this development on the grounds that the established street scene will be changed by replacing an existing bungalow with a two storey house.

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/01172/FUL	27	St Clere's 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.	Approved 15/11/11
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	Approved 15/11/11
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.	Approved 18/11/11

<b>Ref no</b>	<b>Property</b>	<b>Street name</b>	<b>Proposal</b>	<b>Committee date</b>	<b>Comments</b>	<b>Dec'n &amp; Date</b>
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.	Approved 14/11/11
11/01595/ADV	Bakers Arms, 7	Maldon Road	1 no. non-illuminated hanging sign	14/11/11	No comments	Approved 28/11/11

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

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05242/TPO	1992/019	Tile Barn	Plumptre Lane	T1 Oak in rear garden: reduce eastern lateral spread by 1.5m; T3 Oak in rear garden: reduce lowest two laterals overhanging shed roof by 3.5m	12/12/11	No comments
11/05246/TPO	2002/064	Danbury Mission	Maldon Road	T3-T5 Oaks on roadside boundary: reduce lateral spread towards Mission by 2m; T1-T2 Oaks on roadside boundary: reduce lateral spread by 3m	12/12/11	No comments
11/05248/TPO	2005/045	1	Highfield Close	T1 Cedar in front garden: crown reduce by 1m max	12/12/11	No comments
11/05249/TPO	2007/040	Finches, 3	Hyde Lane	T3 Oak in front garden: crown lift to 2m	12/12/11	No comments
11/05619/CAT	N/A	Dawson Memorial Field	Main Road	T10 Horse Chestnut: Grind stump; T12 Oak, T14 Norway Maple, T21 Oak: remove dead wood with diameter of 25mm or greater; T22 Lime: remove small broken branch; W2 and W3 (groups): remove dead Elms	12/12/11	No comments
11/05622/CAT	N/A	Eves Corner	Main Road	T1 Weeping Willow stump: grind stump; T3 White Willow: pollard to previous pollarding points.	12/12/11	No comments