



PLANNING COMMITTEE

Minutes of the Meeting held on 9th January 2012 at 8pm in The Old School House, Main Road, Danbury

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

Additional Members: Mr J Alexander

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

168 Apologies for absence

Apologies were received and accepted from Cllr A Allen and Mr P Walton (Danbury Society).

169 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 leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllr Keeler declared a personal interest in the application at Watroak, Ludgore Lane, by virtue of being acquainted with the applicant;

Cllr Wood declared a personal interest in the tree application at Dryads, 75 Hopping Jacks Lane, by virtue of living nearby;

Although not required to do so, Mr Alexander declared a personal interest in the applications at 96 Maldon Road and Beech Cottage, Cherry Garden Lane, by virtue of living nearby.

170 Public Question Time

No members of the public were present.

171 Minutes

RESOLVED: that the minutes of the meeting held on 12th December 2011 be approved and signed as a correct record.

172 Planning Applications – Appendix A

Ten planning 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.

173 Planning decisions – Appendix B

Several planning decisions were received. The approval notice and conditions relating to continued working at Royal Oak Quarry had been circulated for information.

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

174 Trees – Appendix C

Three applications for work to trees were received. The Tree Warden had sent comments and photographs relating to the application at Dryads, 75 Hopping Jacks Lane. The other two applications were made on behalf of the Parish Council and were included for information.

RESOLVED: that the response to the tree application shown in Appendix C be submitted to Chelmsford Borough Council and that the applications made on behalf of the Parish Council be noted.

175 CBC Planning Committee

CBC had cancelled the meeting scheduled for 10th January 2012.

RESOLVED: that the information be noted.

176 Items for Danbury Times

Future items already agreed were the Tree Warden scheme, the CBC website Interactive House and a further article on Outdoor Advertisements. Cllr Chapman, as Editor, asked the Committee to prioritise these items as it was unlikely that all could be included in the next issue, which would be the Annual Report edition. Members discussed this and agreed that the Tree Warden scheme and Interactive House should be given priority.

RESOLVED: that the Tree Warden scheme and Interactive House be given priority for the next Danbury Times.

177 Danbury tourist leaflet

The Clerk was asking all committees for ideas on the way forward with the leaflet, to be considered by Parish Council at its next meeting. The Council had previously agreed that the leaflet be revised in time for the 2012 Olympics. One idea put forward had been for a historical leaflet and the Clerk had requested information from the village, but with no success.

Cllr Wood reminded members that the existing leaflet had been widely distributed to tourist offices and other locations within the M25 and in the Chelmsford and Maldon areas. Cllr Bolwell reported that he had produced ideas for re-designing the leaflet at an earlier stage.

RESOLVED: that members of the Committee submit ideas regarding revision of the tourist leaflet to the Parish Office in time for consideration at the Council meeting on Tuesday 31st January 2012.

178 Correspondence

100 Hour Retail Pharmacy Exemption application: Heathland Medicines Ltd, Lee House: NHS North Essex Family Services had again deferred a decision on this application, this time to at least 19th May 2012.

RESOLVED: that the information be noted.

179 Planning Enforcement Cases

Road widening by residents, Cherry Garden Lane: ECC had responded verbally to the Clerk indicating that although it had not authorised the changes it felt that the work was an improvement and did not proposed to take any further action.

RESOLVED: that the information be noted.

180 Planning matters for report (for information only)

The fish and chip takeaway replacing the golf shop at the junction of Maldon Road and Hoynors was now open.

The Royal Oak public house was closed and was apparently to reopen as an Indian Restaurant.

181 Forthcoming meetings

Meetings are scheduled for 30th January, 20th February, 12th March and 2nd April 2012.

Business having been concluded, the Chairman closed the meeting at 9.27pm.

Signed: Chairman

Date:

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**Appendix A
Planning Applications**

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01731/FUL	9	Beaumont Park	Two storey rear extension	09/01/12	The changes to the roof lines, which will be visible from the road, conflict with DPF 51 (Danbury Planning Framework SPD) which states that development at Beaumont Park should respect the original planning concept and be sympathetic to the Neo-Georgian design ethos of the estate.
11/01860/ETL	24	Butts Lane	Extension of time limit to permission ref 08/01631/FUL for demolition of existing buildings and erection of 12 sheltered flats, car parking and landscaping	09/01/12	No comments
11/01861/ETL	24	Butts Lane	Extension of time limit to permission ref 08/01632/CAC for demolition of existing buildings and erection of 12 sheltered flats, car parking and landscaping	09/01/12	No comments
11/01867/FUL	Rosemead, 5	Southview Terrace	Part single, part two-storey side extension, one dormer window to front elevation and detached double garage	09/01/12	If Officers are minded to approve we request the following: 1. Protection be afforded to the front hedge during construction so that its viability is not compromised; 2. The side window on the gym/fitness room should be of obscured glass and non-openable to contain potential noise from the gym and fitness activities including music.

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01885/FUL	71 (Oiletts)	West Belvedere	Demolition of existing sheltered housing and construction of 8 no. 2 bed affordable dwellings and associated car parking	09/01/12	1. We ask that due attention be given to protecting neighbouring residents from excessive noise and dust during demolition and construction; 2. We have concerns about access to the site by HGVs on narrow streets with heavy residential parking.
11/01912/FUL	49	Belvedere Road	Two storey side extension	09/01/12	No comments
11/01926/FUL	Wateroak	Ludgores Lane	Demolition of existing house and garage and construction of a 4 bedroom detached dwelling, double garage, private drive and parking area.	09/01/12	No comments
11/01949/FUL	Beech Cottage	Cherry Garden Lane	New dormer window to first floor front bedroom	09/01/12	No comments
11/01972/FUL	37	West Belvedere	New single storey rear/side extension	09/01/12	No comments
11/01974/FUL	96	Maldon Road	Two storey side extension, new bay window to front and detached double garage	09/01/12	No comments

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**Appendix B
Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/01353/CLEUD	Tea on the Green, 3	Eves Corner	Sale of take-away light hot food and drinks	14/11/11	No comments	Approved 05/12/11
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	Withdrawn
11/01634/FUL	The Griffin	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.	Approved 06/12/11
ECC Decision:						
ESS/34/11/MAL	Royal Oak Quarry	Maldon Road	Continuation of the winning and working and subsequent restoration of the site permitted by ESS/12/28/MAL without compliance with Condition 6 (removal of plant, machinery, foundation, roadways and buildings by 31 December 2011) to allow removal by 16 February 2014; and Condition 8 (Hours of operation) to allow night water pumping.	25/07/11	1. We are concerned about noise pollution from the over-night pumping. If the application is approved, please impose a condition to regulate the level of noise so that neighbours are not disturbed at night; 2. If work at the site is to continue please ensure that a wheel-washing facility is installed to reduce the mud and debris being deposited on the main road.	Approved 20/12/11

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**Appendix C
Work to Trees**

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
11/05269/TPO	2007/099	Dryads, 75	Hopping Jacks Lane	Oak (G2) overhanging dwelling: crown reduce by 2m, remove dead wood; Oaks x 3 (T1 and G1) on roadside boundary: crown lift to 5m removing sub-laterals, remove dead wood; Oaks x 8 (W1) east of dwelling: clean stems to 5m, remove dead wood; Lawsons Cypress (G2) south of dwelling: fell to ground and remove stump	09/01/12	No comments
11/05620/CAT	N/A	51 (land adj)	Main Road	Norway Maple (T7) adj to The Chantry: reduce crown height and spread by 1.5m to leave 4.5m crown height and spread	09/01/12	N/A (PC application)
11/05621/CAT	N/A	110 (land adj)	Main Road	Norway Maple (T4) on Elm Green: reduce crown height and spread by 1.5m to leave 5.5m crown height and spread	09/01/12	N/A (PC application)