



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 30<sup>th</sup> January 2012 at 8pm at The Old School House, Main Road, Danbury**

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

Additional Members: Mr P Walton (Danbury Society)

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

#### **182 Apologies for absence**

Apologies were received and accepted from Mr J Alexander and Cllr A Chapman.

#### **183 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 Thomson declared a personal interest in the application at 10 Hyde Lane by virtue of living nearby;

Cllr Wood declared a personal interest in the application at 53 Hopping Jacks Lane by virtue of living nearby.

#### **184 Public Question Time**

No members of the public were present.

#### **185 Minutes**

RESOLVED: that the minutes of the meeting held on 9<sup>th</sup> January 2012 be approved and signed as a correct record.

#### **186 Planning applications – Appendix A**

Five 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 these applications need be referred to the local Ward Members.

#### **187 Planning decisions – Appendix B**

Several planning decisions were received.

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

#### **188 Trees – Appendix C**

Two applications for work to trees were considered and responses agreed. Comments received from Danbury's Tree Warden were taken into account. The Committee also agreed to consider an application received since publication of the

agenda in view of the short timescale for responding to applications relating to Conservation Area trees.

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

### **189 CBC Planning Committee**

The agendas for the meetings on 23<sup>rd</sup> January and 7<sup>th</sup> February did not include any items relating to Danbury.

RESOLVED: that the information be noted.

### **190 CBC Local Development Framework: update**

#### **190.1 North Chelmsford Area Action Plan:**

The final composite adopted document had now been published. This incorporated agreed amendments previously published separately;

#### **190.2 Site Allocations Development Plan Document:**

This document would go to the CBC Development Policy Committee on 31<sup>st</sup> January and to CBC full Council on 15<sup>th</sup> February 2012 with the recommendation that it be formally adopted with the amendments set out in the Inspector's report.

RESOLVED: that the information in 190.1 and 190.2 above be noted.

### **191 Planning and Localism Events**

#### **191.1 EALC/CPRE Planning Road Show: Chelmsford & Maldon Districts**

Friday 24<sup>th</sup> February 2012, 9.30am - 12.30pm, at Champions Hall, South Woodham Ferrers. Organised jointly by NALC, EALC and CPRE.

There was no charge for attending this event but places must be pre-booked. Members wishing to attend were asked to inform the Parish Office as soon as possible.

#### **191.2 Public Law Partnership: Localism Act 2011**

Thursday 22<sup>nd</sup> February, 6.30pm at Anglia Ruskin University.

Details of this event had already been circulated and Cllrs Bill Scaife, John Scott and Max Telling had indicated that they wished to attend. Any other members interested should notify the Parish Office as soon as possible.

RESOLVED: that the information in items 191.1 and 191.2 above be noted, and that members notify the office if they wish to attend either event.

### **192 Heart of Essex Housing Requirements Study Consultation Workshop**

Cllrs Bolwell and Keeler attended this meeting on 11<sup>th</sup> January 2012. A paper from the meeting had been circulated and the full text of the presentation was available in the Office. Cllrs Keeler and Bolwell reported that the consultation appeared 'development driven' based on the stated need for more housing, and the areas chiefly considered were central and north-east Chelmsford and Maldon.

RESOLVED: that Cllrs Bolwell and Keeler be thanked for their report and that the information be noted.

### **193 Items for Danbury Times**

Items already agreed but not yet published were the CBC website Interactive House and a further article on Outdoor Advertisements. The Chairman of Planning

confirmed that his Annual Report in the Spring 2012 issue would include a request for additional volunteer tree wardens.

RESOLVED: that the information be noted.

**194 Correspondence**

There were no items not dealt with elsewhere on the agenda.

RESOLVED: that the information be noted.

**195 Planning Enforcement**

A report was made regarding development at Rosedene, Riffhams Lane (10/00258/FUL: Replacement dwelling). Raised wooden railway sleepers adjacent to the entrance were thought to be a safety hazard.

RESOLVED: that the Assistant Clerk check the approved plans and if appropriate raise the matter with the authorities.

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

No matters were reported.

**197 Forthcoming meetings**

Meetings are scheduled for 20<sup>th</sup> February, 12<sup>th</sup> March and 2<sup>nd</sup> April 2012.

Business having been concluded, the Chairman closed the meeting at 9.10pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments
11/01998/FUL	53	Hopping Jacks Lane	Detached timber summerhouse in rear garden	30/01/12	No comments
11/02004/FUL	Danecourt	Copt Hill	Proposed swimming pool, support and changing facilities, new bin store and enlarged patio area	30/01/12	The shed/store appears out of keeping with the rest of the extension, and according to the plan the windows in the extension are unsympathetic to the main building.
12/00007/FUL	Somerly, 10	Hyde Lane	External staircase and side dormer window	30/01/12	No comments
12/00056/FUL	Treetops, 19	Runsell Lane	First floor side extension to existing residence	30/01/12	No comments
12/00058/FUL	12	Little Baddow Road	Part two-storey, part single-storey front/side extension, insertion of 2 new first floor side windows, repositioned dropped kerb and crossover (as previously approved under 11/00225/FUL	30/01/12	The extension is an overdevelopment of the site and is not in keeping with the street scene in a visually sensitive area.

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/01641/FUL	11	Hay Green	Infill previously approved dormer windows	12/12/11	No comments	Approved 22/12/11
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.	Approved 06/01/12
11/01754/FUL	Oaklands, 72A	Mill Lane	First floor side extension including alterations to the garage roof	12/12/11	No comments	Approved 22/12/11
11/01787/FUL	8	South Hill Close	First floor rear/side extension	12/12/11	No comments	Approved 09/01/12
11/01802/FUL	3	South View 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.	Approved 16/01/12

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

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
12/05001/TPO	2003/049	1	South Hill Close	T5 Oak in rear garden: crown reduce by u to 3.5m; remove dead wood over 25mm in diameter	30/01/12	No comments
12/05511/CAT	N/A	115	Main Road	Leyland Cypress on S E boundary: fell to ground and remove stump; Golden Lawson Cypress x 2 SW of dwelling: fell to ground and remove stump.	30/01/12	No comments
12/5016/TPO	2001/118	46	Barley Mead	T16 multi-stemmed Oak: Crown lift to 5.5m, crown balance and crown reduce to 5.5m - to preserve life of tree, reduce excessive shading to garden and house and to comply with insurance requirements	30/01/12	No comments