



PLANNING COMMITTEE

Minutes of the Meeting held on 12th March 2012 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

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

Additional Members: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk

212 Apologies for absence

Apologies were received and accepted from Cllr S Berlyn and Mr P Walton.

213 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 Wood declared a personal interest in the application at 27 St Clere's Way by virtue of being acquainted with the applicant's family.

214 Public Question Time

No members of the public were present.

215 Minutes

RESOLVED: that the minutes of the meeting held on 20th February 2012 be approved and signed as a correct record.

216 Planning Applications – Appendix A

216.1 12/00047/FUL Paternoster Farm: CBC's Ecologist had been asked to comment on the information currently provided by the applicant and the report was awaited. It was reported that CBC had notified residents that the consultation period had been extended, as requested by residents and the Parish Council.

CBC had confirmed that the application had been called to the CBC Planning Committee to be determined, and a councillor member should attend that meeting to represent the Council.

RESOLVED: that the representative be decided when the meeting date was known.

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

217 Planning decisions – Appendix B

217.1 Several planning decisions were received.

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

217.2 12/00215/FUL Demolition of public conveniences: This application had been declared invalid and withdrawn as the required notice of demolition had not been served on the neighbouring buildings. (See also minute 225.2 below).

RESOLVED: that the information be noted.

218 Trees – Appendix C

218.1 Applications for work to trees: Two applications were considered and responses agreed.

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

218.2 New TPO: 2012/008 Land north east of 64 Main Road (The Griffin): CBC had placed a TPO on this land behind the Griffin pub as it had been put up for sale by the Brewery.

RESOLVED: that the information be noted.

219 CBC Planning Committee

The meeting on 5th March 2012 had been cancelled due to lack of business. Next meetings were scheduled for 3rd April and 1st May 2012.

RESOLVED: that the information be noted.

220 Telephone kiosk opposite Co-op

BT had applied to CBC to remove the kiosk after it was vandalised and the equipment stolen. Comments were invited within 42 days from 5 March 2012

RESOLVED: that no comments be made.

221 Outdoor Advertisements

Cllr Allen had asked for this item to be placed on the agenda. He was not opposed to advertising of local events but felt that this should be done responsibly, ie in line with the regulations. If organisations did not find the relevant information for themselves then the Parish Council should forward details to them.

The matter was discussed, and members were reminded that the Committee had previously requested letters to be sent to the estate agents in the village, who regularly sponsored advertisements for charity events. The Parish Council had several times written to organisations which put up non-compliant notices. Members agreed that they wished to support and encourage local organisations but that the regulations should be followed. Cllr Scott proposed that a letter be sent to the organisations which advertised regularly, and to the estate agents, with details of the regulations and a request that their advertisements comply with these. This was agreed unanimously.

RESOLVED: that the Parish Council send letters to the local estate agents and to the organisations which put up advertising signs to remind them of the regulations relating to outdoor advertisements and to ask them to comply with these.

222 Items for Danbury Times

Cllr Chapman reported that the Spring 2012 edition was about to be published. Planning items already agreed for future issues were the CBC website Interactive House and a further article on Outdoor Advertisements.

RESOLVED: that the information be noted.

223 CBC House naming and numbering

12/00502/HNC: Hut Cottage, Colemans Lane: This property was to be renamed Hillside Cottage.

RESOLVED: that the information be noted.

224 Consultation on community hospital proposals, St Peter's Maldon

Details had been circulated of a consultation by NHS Mid Essex on plans for developing the St Peter's hospital site in Maldon as a Community Hospital. Comments were invited by 2nd April 2012 and a number of exhibitions would be held, including one at Maldon Town Hall on Monday 19th March from 12pm to 6pm.

RESOLVED: that the information be noted.

225 Correspondence

225.1 Land fronting Main Road, adjacent to St Clere's Hall: Mr John Bayliss, a Property Consultant, had written to the Parish Council regarding the wish of two of his clients to use land they owned adjacent to St Clere's Hall for affordable housing for young people and possibly a school and doctor's surgery. He had previously written to Chelmsford Borough Council and had received a reply explaining that the use of this land, which was outside the defined settlement, for residential development was contrary to CBC policies as set out in the Site Allocations Document SADPD and therefore CBC could not support the proposal at this time.

In discussion members supported the comments of the Borough Council. They also restated the Parish Council's policy of opposing development outside the village settlement as this was contrary to the Danbury Planning Framework SPD, which was based on the stated views of residents regarding development in the area.

RESOLVED: that a response be sent to Mr Bayliss supporting the letter from CBC and explaining the Parish Council's policy regarding development outside the village envelope.

225.2 Notice relating to demolition works: As owners of the former British Legion Hut the Council had received a notice issued by CBC under the Building Act 1984 in respect of the demolition of the public toilets in Danbury. This had been circulated for information.

RESOLVED: that the information be noted.

225.3 Replacement of trees at Eves Corner: The CBC Tree Officer had written to the National Trust confirming that the replacement plantings for cherry trees at Eves Corner had been carried out satisfactorily.

RESOLVED: that the information be noted.

226 Planning Enforcement Cases

Rosedene, Riffhams Lane, Railway sleepers at kerb: This matter had been raised with ECC Highways regarding the safety issue and a response was awaited.

RESOLVED: that the information be noted.

227 Planning matters for report (for information only)

Cllr Allen reported that CBC was consulting in Sandon on an application to use the Sandon Park & Ride on Sundays for training young learner drivers.

Mr Alexander reported that green marks had been painted on the pavement outside 84 Main Road and he was not clear what they indicated.

228 Forthcoming meetings

Meetings are scheduled for 2nd April, 23rd April and 21st May 2012.

Business having been concluded, the Chairman closed the meeting at 9.20pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
12/00252/FUL	22	The Avenue	Single storey rear/side extension	12/03/12	No comments
12/00305/FUL	Wannock, 25	Hyde Lane	Single storey rear conservatory extension	12/03/12	No comments
12/00312/FUL	27	St Clere's Way	Amendment to planning approval 11/01172/FUL(Raising of roof to create first floor accommodation with 3 window dormer to rear. Single storey front extension. New roof over single storey elements) by way of the addition of 2 dormers to the front extension.	12/03/12	We object to the front dormers on the grounds that they out of keeping with the street scene and the other dwellings in St Clere's Way, contrary to DPF 27 of the Danbury Planning Framework SPD.
12/00350/FUL	19	St Clere's Way	Single storey side extension	12/03/12	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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	Approved 22/02/12
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	Approved 23/01/12
11/01949/FUL	Beech Cottage	Cherry Garden Lane	New dormer window to first floor front bedroom	09/01/12	No comments	Approved 02/02/12
11/01972/FUL	37	West Belvedere	New single storey rear/side extension	09/01/12	No comments	Approved 09/02/12
11/01974/FUL	96	Maldon Road	Two storey side extension, new bay window to front and detached double garage	09/01/12	No comments	Approved 03/02/12
11/01998/FUL	53	Hopping Jacks Lane	Detached timber summerhouse in rear garden	30/01/12	No comments	Approved 15/02/12

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
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.	Approved 29/02/12
12/00007/FUL	Somerly, 10	Hyde Lane	External staircase and side dormer window	30/01/12	No comments	Approved 27/02/12
12/00056/FUL	Treetops, 19	Runsell Lane	First floor side extension to existing residence	30/01/12	No comments	Approved 02/03/12
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.	Approved 29/02/12

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
12/05033/TPO	1995/013	Elphinstone	Hyde Lane	T1 Oak in front of garage: fell to ground and replace; T2 Oak and T3 Pine adjacent to drive: crown reduce by 2.5-3m max to reshape and balance and reduce away from service cable; T4 Oak adjacent to corner of Maldon Rd/Hyde Lane: crown reduce by 4m max to reshape and balance.	12/03/12	In the absence of any arboricultural report or reason for removal we object to the felling of the Oak T1.
12/05519/CAT	N/A	68	St Cleres Way	Public footpath to rear of property: T1 Oak: fell to ground and treat stump with herbicide; T2 Ash: fell to ground; this tree has been highlighted as health & safety risk by arboricultural report.	12/03/12	The arboricultural and engineer's reports do not appear to justify the felling of the Oak tree and we strongly object to its removal. Where trees are removed we request that they are replaced by new plantings.