



PLANNING COMMITTEE

Minutes of the Meeting held on 2nd April 2012 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

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

Additional Member: Mr J Alexander

In attendance: Mrs E Blyth, Assistant Clerk
Mrs H Mayes

At the start of the meeting, the Chairman welcomed Hannah Mayes, who had been appointed as Assistant Clerk from 1st May 2012 and was attending to observe the meeting. Mrs Mayes would take over the role of Elisabeth Blyth, who was retiring at the end of May.

229 Apologies for absence

Apologies were received and accepted from Cllr M Telling and Mr P Walton (Danbury Society).

230 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.

No declarations were made.

231 Public Question Time

No members of the public were present.

232 Minutes

RESOLVED: that the minutes of the meeting held on 12th March 2012 be approved and signed as a correct record.

233 Planning applications – Appendix A

233.1 12/00047/FUL Wind turbine at Paternoster Farm

The CBC Planning Officer was still awaiting the required Ecological report from the applicant's agent. This had been due by the end of March, but a week's extension had been granted. Once the new information was received it would be subject to a two-week public consultation.

RESOLVED: that the information be noted.

233.2 Arundene, Elm Green Lane (12/00270/FUL)

Information and comments from a neighbour who objected to the application had been circulated. He believed that the development would overshadow his property, Thrums, and would adversely affect his privacy, especially his front garden, as well

as obstructing the light. The information supplied by the neighbour was considered at length by the Committee along with the documents which formed the application.

Members noted that the proposed extensions at Arundene would increase the bulk of the property at the front. However they did not feel that this would overshadow Thrums as suggested. It was not felt that the more substantial frontage was out of keeping with the street scene, and there would be no reduction in the spacing between properties. The proposals did not involve a significant enlargement of the rectangle of the building. The building line of Elm Green Lane was generally in line with Arundene rather than Thrums. As regarded overlooking, the new first floor window was in an *en suite* and was therefore likely to be made of obscured glass. There appeared to be a number of trees on the boundary with Thrums, and the Tree Survey stated that no trees were to be removed. Members did not believe that the proposals contravened the policies mentioned by the neighbour. They agreed, however, that CBC should be asked to look into any potential overlooking of Thrums and in particular whether the '45 degree rule' in the CBC Guidelines on Extensions had been breached.

RESOLVED: that the following comments be made in response to this application: "In general we have no objection. However, if officers are minded to approve, we request that specific consideration be given to potential overlooking and infringement of the '45 degree' rule (CBC Guidelines on Extensions)".

233.3 Two further 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.

234 Planning decisions – Appendix B

Several planning decisions were received, and the Refusal Notice for 12/00018 (4 Boarded Well Cottages, The Common) was circulated for information.

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

235 Trees – Appendix C

235.1 Two applications for work to trees were discussed and comments from the Tree Warden were received.

RESOLVED: that no comments be made on the applications shown in Appendix C.

235.2 New TPO (2012/010) at 38 Mill Lane: This related to an Oak tree in the front garden of the property, described as a fine specimen which was visible from Mill Lane in both directions and on the neighbouring footpath. The TPO had been imposed as a result of an enquiry about work to the tree.

RESOLVED: that the information be noted.

236 Planning appeal decisions

11/01110/FUL and 11/01111/FUL: Quinlan Court, Mill Lane: Erection of gate piers 3.375m (or 2.4m) high. It was reported that both appeals had been allowed by the Planning Inspector.

RESOLVED: that the information be noted.

237 CBC Planning Committee

The agenda for the meeting on 3rd April 2012 contained no items relating to Danbury.

RESOLVED: that the information be noted.

238 CBC Consultation: Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule

Papers relating to this consultation, which runs until 26th April 2012, had been circulated. Members noted that the CBC Forum on 16th April (see next item) included an update on the CIL, and this was before the next Committee meeting.

RESOLVED: that this item be discussed again at the meeting on 23rd April 2012 in the light of information received at the Forum on 16th April.

239 CBC Forum for Parish Councils

Details of the next Forum, to be held on Monday 16th April at 7pm in the Council Chamber, Civic Centre, had been circulated. Topics to be discussed included an update on the Local Development Framework and the CIL consultation. Cllrs Allen, Berlyn and Scott had indicated that they planned to attend.

RESOLVED: that any other members wishing to attend the Forum inform the Parish Office soon as possible.

240 Items for Danbury Times

The Spring (Annual Report) issue had been published and distributed. The next issue, due out in July (extra edition from this year) would include Planning items already agreed, ie the CBC website Interactive House and a further article on Outdoor Advertisements.

RESOLVED: that the information be noted.

241 Correspondence

St Clere's Hall Pit: Information had been received regarding a forthcoming planning application at the pit. This was to allow an extension of time to December 2013 for existing operations because of the delay caused by the need for an Ecological Survey, and to allow imported sand and gravel to be processed during the delay period.

RESOLVED: that the information be noted and comments reserved until the planning application was received.

242 Planning Enforcement Cases

242.1 Rosedene, Riffhams Lane, Railway sleepers at kerb

Comments from ECC Highways Enforcement were still awaited.

242.2 Properties in Moores Bridge Lane and at Little Lodge, Main Road

It was reported that work appeared to be taking place at these properties and it was not clear whether planning permission had been granted.

RESOLVED: that the information in 242.1 and 242.2 above be noted, and that the Assistant Clerk check on any planning applications at Little Lodge and in Moores Bridge Lane.

243 Planning matters for report (for information only)

Cllr Berlyn requested that a review of the Danbury Planning Framework in the light of new legislation be placed on the agenda for the next meeting.

Mr Alexander reported that a post box in the village which had been hit by a lorry had now been removed.

244 Forthcoming meetings

Meetings are scheduled for 23rd April, 21st May and 11th June 2012.

Business having been concluded, the Chairman closed the meeting at 9.03pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments
12/00270/FUL	Arundene	Elm Green Lane	Two storey front and side extensions with re-pitching of roof. Single storey rear extension	02/04/12	In general we have no objection. However, if officers are minded to approve, we request that specific consideration be given to potential overlooking and infringement of the '45 degree' rule (CBC Guidelines on Extensions).
12/00391/TEL56	110	Main Road	(Land adjacent) Installation of a dark green BT cabinet	02/04/12	No comments
12/00398/TEL56	Jnct with Moores Bridge Lane	Main Road	Installation of a dark green BT cabinet	02/04/12	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/00016/FUL	Old Chase Farm	Hyde Lane	Storage land: Retrospective application for infilling of former gravel pit (subsequently used for crayfish breeding)	20/02/12	We endorse the comments of Environmental Services that details of the materials used for the infill should be provided.	Approved 23/3/12
12/00018/FUL	4 Boarded Well Cottages	The Common	First floor front/side/rear extension	20/02/12	We support the comments of neighbours and request that conditions be imposed to provide protection for the yew tree and to ensure that the side window overlooking their property is made with obscured glass.	Refused 13/03/12
12/00071/ETL	Kinvara Lodge	Tyndales Lane	Extension of time limit to permission 09/00042/FUL for replacement dwelling and part basement.	20/02/12	No comments	Approved 14/03/12
12/00073/FUL	Driftwood	Elm Green Lane	Single storey side extension. Alterations to roof with new first floor balcony and juliette balconies to rear. Alterations to fenestration and new rooflights to existing roof.	20/02/12	No comments	Approved 29/02/12
12/00112/FUL	7	Hyde Green	Front and rear extensions to existing detached garage	20/02/12	We support the view of the Tree Officer on the need for a tree protection plan.	Approved 02/03/12

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments
12/05049/TPO	1985/052	23	Danbury Vale	G1, 8 x Silver Birch in rear garden: crown reduce by 1.5m	02/04/12	No comments
12/05526/CAT	N/A	Frettons, 41	Main Road	Sycamore: crown lift over footpath to 3.5m approx; Poplar: reduce height of crown by approximately 5m, reduce width to re-balance.	02/04/12	No comments