



PLANNING COMMITTEE

Minutes of the Meeting held on 23rd April 2012 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

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

Additional Members: Mr J Alexander; Mr P Walton (Danbury Society)

In attendance: Mrs E Blyth, Assistant Clerk

245 Apologies for absence

Apologies were received and accepted from Cllrs J Scott and J Thomson.

246 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.

247 Public Question Time

No members of the public were present.

248 Minutes

RESOLVED: that the minutes of the meeting held on 2nd April 2012 be approved and signed as a correct record.

249 Planning applications – Appendix A

249.1 12/00047/FUL Paternoster Farm: No further information had been received regarding the further consultation on ecological issues.

RESOLVED: that the information be noted.

249.2 Several applications were considered and responses agreed. It was noted that the only change to amended application 12/00270/FUL (Arundene) was in the description of the proposal. In discussion of the second application to demolish the public toilets, Cllr Allen was opposed to the previous suggestion of disabled parking bays as a suitable use for the land. After discussion, members agreed to repeat this request unless the area was to be grassed over as the application suggested.

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.

250 Danbury Planning Framework - Review

This item was placed on the agenda at the request of Cllr Berlyn. The Clerk had spoken to Jenny Robinson, Senior Planning Officer at Chelmsford Borough Council, and a summary of her comments was circulated. Mrs Robinson made a number of

points, but concluded that it was premature to embark on a review until more guidelines on the new legislation were available. After discussion, members agreed to take no action at present and to look at the situation again in September.

RESOLVED: that a review of the Danbury Planning Framework be discussed again in September 2012.

251 Planning decisions – Appendix B

Several planning decisions were received. The notice of refusal of application 12/00312/FUL (27 St Clere's Way) had been circulated for information. It was noted that this was an additional application to the one previously approved at the property despite objections by the Parish Council and residents. The Assistant Clerk was asked to investigate why the application at Olletts had been withdrawn.

RESOLVED: that the decisions shown in Appendix B be noted and that the reason for the withdrawal of application 11/01885/FUL be investigated.

252 Trees – Appendix C

252.1 One application for work to trees was considered, and members did not wish to make any comments.

RESOLVED: that no comments be made on the tree application in Appendix C attached.

251.2 The notice of refusal of 12/05016/TPO (46 Barley Mead) had been circulated to members for information.

RESOLVED: that the information be noted.

253 CBC Planning Committee

The agenda for the meeting on 1st May 2012 had not yet been published and there was nothing further to report.

RESOLVED: that the information be noted.

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

Cllr Allen reported on information received about the CIL at the CBC parishes forum on 16th April 2012, which he and other members had attended. It was noted that there would be a further consultation later in the year, and after discussion members agreed not to make any comments at the present time.

RESOLVED: that CBC be informed that the Parish Council did not wish to make any comments on the current consultation.

255 CBC Forum for Parish Councils

Members who had attended the meeting on 16th April gave their report. Among other subjects, CBC had requested ideas for training and briefing sessions for Parish Councils, either for those new to planning or refresher sessions. A pilot scheme to allocate a named Planning Officer to each Parish Council was regarded as a success, and other Councils could now join the scheme. Members agreed that CBC should be approached to add Danbury to the scheme.

RESOLVED: that CBC be asked to add Danbury Parish Council to their scheme for allocated Planning Officers.

256 Planning Committee Terms of Reference

The Terms of Reference of Parish Council Committees (as drawn up by each committee) were formally adopted by Parish Council at its meeting on 28th March. The document was now on the village website and had been circulated to councillors.

RESOLVED: that the information be noted.

257 Items for Danbury Times

Cllr Chapman reported that the next issue was due out in July (an extra edition from this year). Planning items to be included were the CBC website Interactive House and a further article on Outdoor Advertisements. No further items were suggested.

RESOLVED: that the information be noted.

258 Correspondence

An article on Wind Turbines from *Countryside Voice*, the journal of the CPRE, had been circulated.

RESOLVED: that the information be noted.

259 Planning Enforcement Cases

259.1 Rosedene, Riffhams Lane, Railway sleepers at kerb: This had been raised again with ECC Highways Enforcement but a response was still awaited.

259.2 Work in Moores Bridge Lane (raised at last meeting): Details of planning approvals at Woodside Cottage, granted in 2010, had been circulated. Cllr Berlyn offered to check these against developments taking place on the site;

259.3 Lower Lodge, Maldon Rd, Sandon: CBC had been asked to check that the work taking place did not require planning permission;

259.4 Church & Hawes, Main Road – new sign on side of building: CBC had been asked to check that this was within regulations. The building was in the Conservation Area;

259.5 Danbury Fryer, Maldon Road – advertising flag poles: CBC had been asked whether planning permission was required. They had already received a complaint and would report after visiting the site. It was reported that the flags were only in place during opening hours;

RESOLVED: that the information under items 259.1 to 259.5 above be noted.

260 Planning matters for report (for information only)

Members noted that the picture-framing shop on Maldon Road near Eves Corner had closed and the property was being incorporated into the neighbouring dental practice.

261 Forthcoming meetings

Meetings are scheduled for 21st May, 11th June, 9th July and 30th July 2012.

Business having been concluded, the Chairman closed the meeting at 9.15pm.

Signed: Chairman

Date:

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Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments
12/00215/DEM	Public Conveniences	Main Road	Demolition of public convenience block	23/04/12	We request two disabled parking bays at this location if it is not to be grassed over.
12/00270/FUL Amended	Arundene	Elm Green Lane	Two storey front and side extensions with re-pitching of roof. Single storey rear extension. <i>New front porch canopy and alterations to existing front projection.</i> (Words in italics added)	23/04/12	As stated previously, 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).
12/00469/FUL	The Fairways	Hyde Lane	First floor side extension with front dormer window	23/04/12	No comments
12/00528/FUL	103	Main Road	Single storey rear conservatory extension and realign retaining wall to accommodate conservatory	23/04/12	No comments
Essex County Council applications					
ESS/23/12/CHL	St Clere's Hall Pit	Main Road	Continuation of mineral extraction and retention and use of processing plant and continuation of importation of unprocessed aggregates from Royal Oak Quarry only until 31 December 2013 (part retrospective)	23/04/12	We have no objection to this application on the basis that more effective wheelwashing facilities are installed at Royal Oak to reduce the debris currently deposited on the A414.
ESS/24/12/CHL	St Clere's Hall Pit	Main Road	The continuation of existing ready-mix concrete plant and ancillary structures as permitted by Planning Permission ESS/58/06/CHL until 31 December 2013	23/04/12	No comments

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Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
11/01700/FUL	32	Barley Mead	Two storey rear extension and conservatory to rear. First floor windows to side elevations.	20/02/12	No comments	Approved 08/03/12
11/01885/FUL	Olletts, 71	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.	Withdrawn 05/04/12
12/00252/FUL	22	The Avenue	Single storey rear/side extension	12/03/12	No comments	Approved 02/04/12
12/00305/FUL	Wannock, 25	Hyde Lane	Single storey rear conservatory extension	12/03/12	No comments	Approved 12/04/12
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.	Refused 16/04/12
12/00350/FUL	19	St Clere's Way	Single storey side extension	12/03/12	No comments	Approved 13/04/12

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
Tree Decision – Refusal						
12/05016/TPO	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	Refused 24/01/12

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Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/05060/TPO	2007/48	The Badgers, 9	Hyde Lane	G1 Oak x 3 adjacent to side elevation, crown reduce by 20%; G1 Oak x 7 on side boundary: clean out dead wood.	23/04/12	No comments	