



PLANNING COMMITTEE

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

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

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

In attendance: Mrs H Mayes, Assistant Clerk

32 Apologies for Absence

Apologies were received and accepted from Cllr Berlyn and Cllr Scott.

33 Declarations of Interest

Members 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 Telling declared a personal interest in item 36 (The Anchor) by virtue of being a customer. Cllr Wood declared a personal interest in items 36 and 38 (Hopping Jacks Lane) by virtue of living nearby. Cllr Thomson declared a personal interest in item 36 (land adjacent to Danbury Mission) by virtue of his association with Danbury Mission.

Although not required to do so, Mr Alexander declared a personal interest in items 36 and 38 by virtue of being a customer of The Anchor and also living in Cherry Garden Lane.

34 Public Question Time

No members of the public were present.

35 Minutes

RESOLVED: that the minutes of the meeting held on 11th June 2012 be approved and signed as a correct record.

36 Planning applications – Appendix A

Several applications were considered and responses agreed. In discussion of application 12/00858/ADV (The Bakers Arms) Cllr Allen referred to a previous application for signage at The Bakers Arms which members objected to at that time. He felt that the same objections should be made to this application for the inappropriateness of the sign and health and safety reasons. After further discussion regarding the application it was agreed that no comments would be submitted.

RESOLVED: that the responses to planning applications shown in Appendix A be submitted to Chelmsford City Council, and that none of these applications need be referred to the local Ward Members.

37 Planning decisions – Appendix B

Several planning decisions were received.

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

38 Trees – Appendix C

Several tree applications were considered and responses agreed.

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

39 CCC Planning Committee

The meeting of 26th June 2012 did not consider any applications for Danbury. The next scheduled meeting is on 24th July 2012. Cllr Keeler advised that the planning application for Paternoster Farm is likely to be discussed at this meeting. The Parish Council would need to send a representative to this CCC Planning Committee if Paternoster Farm is on the agenda.

RESOLVED: that the information be noted.

40 CCC Forum for Parish Councils

Members were asked to consider if there were any specific topics or issues that members would like further training on by a CCC Planning Officer. No topics were raised.

RESOLVED: that the information be noted.

41 Items for Danbury Times

The next issue is due to arrive this week for distribution. Cllr Mrs Chapman advised that 3 of the normal distributors were on holiday and the 2 new Councillors were also away and would not be able to help. Cllr Chapman has 300 copies to distribute and would appreciate any offers of assistance.

The article by Pauline Bowen about the Tree Warden Scheme will now be included in the autumn issue in November. Cllr Wood suggested that a future item could be included about localism. No other items were suggested.

RESOLVED: that the information be noted

42 Correspondence

42.1 Land for sale: Caravan Storage Park, Old Chase Farm: There had been no further updates.

42.2 Danbury Society – Art Show Sign: An email had been received from the Danbury Society requesting permission to erect a sign behind the hedge at Eves Corner for 10 days to promote the art show. Members wished this item to be passed to the next Facilities Committee for a decision to be made.

RESOLVED: that the information be noted and the request from the Danbury Society to be passed to the next Facilities Committee.

43 Planning Enforcement Cases

43.1 CCC Enforcement record – Complaints under investigation: Cllr Wood requested further information from CCC on the negotiated outcomes from the closed cases.

43.2 82 Maldon Road: It was reported that there had been an advertising hoarding outside this property for the last 2 months which may indicate that a business is being run from the property.

43.3 Hedge outside Russetts, Mayes Lane: Cllr Wood reported that this hedge and several neighbouring hedges had now been cut back.

RESOLVED: that items 43.1 to 43.3 be noted and that the Assistant Clerk would request further information on the enforcement cases listed and report the advertising board at 82 Maldon Road to CCC for further investigation.

44 Planning matters for report (for information only)

44.1 Email received from James McCarthy, CCC Tree Officer: An email had been received from the Tree Officer giving an explanation of the term veteranisation.

44.2 Danbury Palace: An email had been received from Andrea Gabriel, Country Parks Ranger giving members an update on the compromised listed wall. The area of the park near the wall would remain sectioned off from the public for safety reasons until the owner of the site has carried out the necessary works.

45 Forthcoming meetings

Meetings are scheduled for 30th July 2012, 3rd September 2012 and 1st October 2012.

No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.41pm.

Signed: Chairman

Date:

DANBURY PARISH COUNCIL
Planning Committee Minutes: 9th July 2012

Appendix A
Planning Applications

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/00822/FUL	28	Main Road	Demolition of rear extension and proposed new part single, part two storey rear extension and internal alterations to existing residence	09/07/12	No comments	
12/00910/LBC	The Anchor	Runsell Green	External staircase from rear flat roof to concealed rear courtyard. Guard rails to existing flat roof. Installation of smoke and heat detectors, emergency lighting and fire door. Alterations to rear windows.	09/07/12	No comments	
12/00886/FUL	Conifers	Cherry Garden Lane	Variation of condition 5 (11/00936/FUL) that the two velux windows are omitted from the condition as they are already above the 1.70m established in planning guidance deemed satisfactory without overlooking	09/07/12	It is not clear which building on the site (there are two) that this application refers to. However, it would appear from the height of the velux windows that they could be omitted from the condition.	
12/00858/ADV	The Bakers Arms, 7	Maldon Road	1 No. illuminated hanging pictorial sign.	09/07/12	No comments	
12/00700/REM	Site rear of 46	Hopping Jacks Lane	Reserved matters application for the construction of a new 4no. bedroom detached dwelling	09/07/12	We have no information on the details that are reserved matters and are therefore unable to comment further.	
12/00921/FUL	Stapletons, 123	Main Road	Two storey side/rear extension & single storey side extension and garage conversion	09/07/12	No Comment	
12/00934/FUL	Land adj Danbury Mission	Maldon Road	Temporary car park for use prior to construction of new medical centre and construction of 1.2m high fence	09/07/12	This application for a temporary car park should be limited to a three year period	

DANBURY PARISH COUNCIL
Planning Committee Minutes: 9th July 2012

Appendix B
Planning Decisions

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/00629/FUL	25	Main Road	Construction of 7 solar PV panels on the rear flat roof	21/05/12	1. We feel the submitted plans are inadequate to enable an informed comment due to the lack of detail on what is currently existing. 2. Planning permission does not appear to have been received for the existing 9 solar panels. The property is in the Conservation Area.	Approved 13/06/12
12/00576/FUL	Sports and Social Centre	Main Road	Retrospective application for the re-siting of fire exit staircase plus repair work to roof of lobby	21/05/12	No comments	Approved 13/06/12
12/00437/FUL	6	South Hill Close	Erection of MS balcony railings over existing flat porch roof. Replacement of window with double doors.	21/05/12	No Comments	Approved 21/6/12

DANBURY PARISH COUNCIL
Planning Committee Minutes: 9th July 2012

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/05094/TPO		Dryads, 75	Hopping Jacks Lane	Oak (T1) - on roadside boundary of property, entrance of drive - fell to ground and remove stump; Oak (G2) - near garage and main house - fell to ground and remove stump	09/07/12	We would ask if consideration could be given to alternative solutions other than felling these protected trees.	
12/05105/TPO	1987/029	Woodlands, 14	Runsell Lane	G1 - Oak, southernmost tree with seat around base - reduce lateral spread on southern side by 2 - 2.5m, cutting to suitable growing points to lighten loading and bring into more natural shape, crown lift to give 2m clearance around base from ground level, reduce top height by a maximum 4m and shape over. (TPO/1987/029) Additional works - adjacent G3 in rear garden - fell dead tree not TPO'd Adjacent T3 - group of 4 self set Oak - not protected by TPO - no further consent required	09/07/12	No comment	
12/05099/TPO	1986/012	Cherry Retreat	Cherry Garden Lane	T1 - Oak - Remove major deadwood over 50mm in diameter - Reduce lowest limb over garden on the south side back to the elbow 3m from the end of the branch - Remove epicormic growth over the driveway to clear the drive by 3.5m in height - Reduce the crown all over by reducing the branches by up to 2m in length Reason - To improve public safety on the highway - Improve access into the driveway - Reduce the tree back over the neighbouring gardens	09/07/12	No comment	

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/05112/TPO		Trio Lodge, 50	Hopping Jacks Lane	Silver Birch (T1) - roadside boundary - reduce top height by 2-2.5m and lateral spread by 1m, cutting to suitable growing points	09/07/12	No comment	
12/05109/TPO	2001/118	42	Barley Mead	Oak x 2 (T13 & T14 2001/118) - rear garden - crown reduce by 3 metres, cutting to suitable growing points	09/07/12	No comment	