



## **PLANNING COMMITTEE**

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

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

Additional Members: Mr J Alexander

In attendance: Mrs H Mayes, Assistant Clerk

#### **46 Apologies for Absence**

Apologies were received and accepted from Cllr Berlyn, Cllr Bolwell, Cllr Scott and Mr P Walton (Danbury Society).

#### **47 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.

No interests were declared.

#### **48 Public Question Time**

No members of the public were present

#### **49 Minutes**

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

#### **50 Planning applications – Appendix A**

Several applications were considered and responses agreed.

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

#### **51 Planning decisions – Appendix B**

Several planning decisions were received.

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

#### **52 Trees – Appendix C**

Several tree applications were considered and responses agreed.

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

### **53 CCC Planning Committee**

The meeting of 24<sup>th</sup> July 2012 considered applications 12/00047/FUL (Paternoster Farm) and 12/00723/FUL (Olletts) for Danbury. Cllr Mrs Chapman attended as a representative of the Council in relation to Paternoster Farm and informed members that the application was unanimously refused by CCC. The main points discussed were regarding the visual impact, noise concerns and loss of value to nearby homes. Cllr Mrs Chapman also confirmed that application 12/00723/FUL (Olletts) had been deferred until Highways had been consulted again regarding access to the development as there were concerns about lack of turning space and the implications of bad weather on the current access arrangements.

Next scheduled meeting: 21<sup>st</sup> August 2012

RESOLVED: that the information be noted.

### **54 CCC Forum for Parish Councils**

Members were asked to consider if there were any topics/issues that they would like further training on by a CCC Planning Officer. Although there were no specific training needs at this time, the Committee felt it would be useful for a CCC Planning Officer to sit in on a meeting from time to time.

RESOLVED: that the Assistant Clerk contacts CCC Planning Department to arrange for a Planning Officer to attend a future meeting.

### **55 CCC Local Development Framework**

An email had been received from CCC stating that they were currently reviewing the Core Strategy and Development Control Policies Development Plan Document (DPD) and the Statement of Community Involvement (SCI). Members were asked if they wished to make any comments of either of these documents as the Parish Council is a consultee. There was some discussion about these documents. It was agreed that a Committee response should be given to CCC. In general it was felt that CCC already had a large amount of information available to them about how local people feel about development and planning issues in Danbury through the Danbury Parish Plan and the Danbury Planning Framework. There is already a large amount of consultation and feedback and members would like to see this built on in the future. It would also be useful for the parish to be informed about developments outside Danbury that may impact the village. There was some concern that CCC would be deleting and amending some of the Development Control Policies. Members would like to know which ones are to be deleted or amended and why this decision had been made.

RESOLVED: that the Assistant Clerk collates the comments made at the meeting for approval of the Chairman prior to submission to CCC.

### **56 Items for Danbury Times**

The summer issue has now been distributed. An article by Pauline Bowen about the Tree Warden Scheme will be included in the autumn issue. Cllr Mrs Chapman confirmed that she already had several articles for the next issue. Members did not have any suggestions of planning items for future editions.

RESOLVED: that the information be noted.

## **57 Correspondence**

**57.1 Land for sale: Caravan Storage Park, Old Chase Farm:** No further updates.

**57.2 Danbury Society – Art Show Sign:** It had been agreed at the Facilities Committee that the Danbury Society be allowed to display their sign as long as it met CCC planning guidelines. A meeting was to be arranged between ECC Highways, CCC and Danbury Parish Council to clarify the position on advertising in the village. An email was circulated from the CCC Conservation Officer which stated that due to the size and position of the proposed sign it would probably need planning consent. Mr Alexander had received a newsletter from the Danbury Society with an article regarding signage which he passed to the Assistant Clerk for information.

**57.3 Advertising at Eves Corner –** An email had been received from Dr King regarding notices on the verge at Eves Corner. The Assistant Clerk was asked to respond to the email, directing Dr King to the regulations and confirming that the Parish Council does not have any authority over this verge.

**57.4 Maldon District Local Development Plan Preferred Options Consultation –** An email had been received asking for views on the Preferred Options consultation document in the Maldon District. Members felt the main concern would be the increase of traffic through Danbury that large scale developments in Maldon would bring. It was agreed that the Clerk should send a comment requesting that Maldon should receive a direct road to the A12 to discourage traffic from passing through Danbury.

**57.5** Any other items received and not dealt with elsewhere on the agenda.

RESOLVED: that items 57.1 to 57.5 be noted and that the Assistant Clerk sends responses to items 57.3 and 57.4 as agreed.

## **58 Planning Enforcement Cases**

**58.1 CBC Enforcement record** No updated information had been received.

**58.2 82 Maldon Road –** This had been identified as Cllr Kennewells address. He had received a letter from CCC regarding the sign and had contacted the Clerk to confirm that the sign was placed by a company that had carried out work for him. CCC had been informed of this but they would still investigate the report to enable them to close the case.

**58.3 Unit 4 Bell Works, Well Lane (formerly Badow Picture Framers) –** This had been reported to CCC to ensure appropriate permission had been given to use the premises as a gym. CCC had confirmed that the gym would need a change of use and may require planning permission. It was reported that the gym was displaying a large banner at the Well Lane junction. The Assistant Clerk would inform the CCC Planning Enforcement Officer of this.

**58.4** There were no further enforcement matters that members wished to report.

RESOLVED: that the information in 58.1 to 58.4 be noted and the Assistant Clerk to report the sign at Well Lane.

## **59 Planning matters for report (for information only)**

**59.1** A copy of the Tree Warden Newsletter Volume 5 issue 5 was circulated. Cllr Mrs Chapman advised that the CCC Favourite Tree nominations did not fit into the Danbury Times timescale. Cllr Mrs Chapman also would like to see encouragement for people to volunteer as additional Tree Wardens.

**59.2** Local Development Framework Update

**59.3** There were no other planning matters that members wished to report.

**60 Forthcoming meetings**

Meetings are scheduled for 3<sup>rd</sup> September 2012, 1<sup>st</sup> October 2012 and 22<sup>nd</sup> October 2012.

No meetings in August.

Business having been concluded, the Chairman closed the meeting at 9.30pm.

Signed: ..... Chairman

Date: .....

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/01017/FUL	3	Runsell View	Front porch and catslide roof over existing front elevation dormer windows and two storey rear extension.	30/07/12	No comments	
12/01060/FUL	17	West Belvedere	Bay window to front of house	30/07/12	No comments	
12/01068/FUL	37	West Belvedere	Amendment to planning permission reference 11/01972/FUL (construct new single storey rear/side extension) to increase the width of the extension by 300mm, alterations to fenestration and form a pitched roof over part of the side extension	30/07/12	No comments	
12/01112/FUL	The Fairways	Hyde Lane	Single storey rear/side infill extension	30/07/12	No comments	
12/01131/FUL	2	Runsell Lane	Single storey front extension and conversion of double garage to habitable accommodation	30/07/12	No comments	
ESS/34/11/MAL	Royal Oak Quarry	Chelmsford Road	Details in response to conditions of planning permission relating to: noise monitoring locations (12), night time monitoring scheme (13), scheme of working for phases 1 and 2 (40), water management scheme for phases 1 and 2 (41)	30/07/12	We support the restoration of the land after completion but there should be no increase in noise levels during the work	
ESS/63/10/CHL	St Cleres Hall Pit	Main Road	Details in response to conditions of planning permission relating to: dewatering of the void (38) surface and foul water drainage (26)	30/07/12	We ask that the appropriate safeguards be observed in the disposal of construction waste.	

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/00731/FUL	86	Maldon Road	Single storey side extension. Pitched roof entrance canopy and first floor front dormer window.	11/06/12	No comments	Approved 04/07/12
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	Approved 16/07/12
12/00633/FUL	Danecourt	Copt Hill	Change of use and reconstruction of existing outbuildings to provide ancillary accommodation for home working, playroom, workshop and storage, including minor changes to convert flat roofs to a shallow pitch to minimise maintenance and alterations to fenestration.	11/06/12	We refer to condition 6 of application/permission 01/02131/FUL which should be adhered to. The site plan appears to conflict with the more detailed plans for the reconstruction.	Approved 19/07/12
12/00858/ADV	The Bakers Arms, 7	Maldon Road	1 No. illuminated hanging pictorial sign.	09/07/12	No comments	Approved 16/07/12
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.	Approved 24/07/12

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

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/005564/CAT		Pantiles	Copt Hill	Quercus robar (Oak) - roadside boundary - crown reduce by 2m, cutting to suitable growing points; Laurel - western boundary - remove tree portion and hedge trim remainder; English Elm - western boundary - crown reduce by 2 - 3m, cutting to suitable growing points; Holm Oak - opposite western elvation of dwelling - crown reduce by 2.5m, cutting to suitable growing points; Laburnum - north west of dwelling - coppice; Fir - by summer house - crown lift by 1m, cutting to branch collar / suitable growing points; Hornbeam - east of dwelling - crown reduce reduce by 2-3m, cutting to suitable growing points; Apple - north of dwelling - prune top growth, remove crossing and dead branches	30/07/12	No comments	
12/05125/TPO		51	Mill Lane	T9 - Oak - front boundary - crown lift to 4m from ground level, taking back to main trunk - sever ivy, clean out dead wood	30/07/12	No comments	
12/05127/TPO		Elphinstone	Hyde Lane	T5 - Oak adjacent road boundary - reduce back from street light by 1.5m, reduce remaining crown by maximum of 1.5m to shape crown, raise over roadway by 5.2m.	30/07/12	No comments	
12/05116/TPO		20	Hyde Lane	Sycamore (T1) - roadside boundary - remove large deadwood over drive and crown clean over highway; crown reduce by 2m max, cutting to suitable growing points Sycamore (T2) - roadside boundary - crown clean over highway and driveways. Reduce up to 2m - so as to keep continuity with T1, cutting to suitable growing points	30/07/12	No comments	