



PLANNING COMMITTEE

Minutes of the Meeting held on 1st October 2012 at 8pm in the Meeting Room, The Old School House, Main Road, Danbury

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

Additional Members: Mr P Walton (Danbury Society)

In attendance: Mrs H Mayes, Assistant Clerk

78 Apologies for Absence

Apologies were received and accepted from Mr J Alexander, Cllrs J Scott and J Thomson.

79 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 Wood declared an interest in minute 84 by virtue of living in Hopping Jacks Lane. Cllr Berlyn declared an interest in minute 82.1 (12/01190/FUL) by virtue of being acquainted with the applicant.

80 Public Question Time

One member of the public was present. He was attending as he had been invited following a letter that he had sent to the Parish Office. The member of the public restated the points he had raised in his recent letter regarding his preference for members of the council to contact him directly if they wished to view works on his property. The Chairman confirmed that the Parish Council Planning Committee is advisory only and that Chelmsford City Council make the final planning decisions. Councillors do not usually inspect properties as generally they have a good knowledge of the village. Cllr Berlyn confirmed that he had noticed work being undertaken whilst out walking and had asked for a check to be made with CCC to make sure the appropriate planning approval been given. He welcomed the way the member of the public had approached this issue and was pleased he had taken up the invitation to attend the meeting. Cllr Bolwell confirmed he had taken a couple of photographs along Moores Bridge Lane in the past but not of this particular property.

The member of the public left the meeting

81 Minutes

RESOLVED: that the minutes of the meeting held on 3rd September 2012 be approved and signed as a correct record.

82 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.

83 Planning decisions – Appendix B

To note the planning decisions shown in Appendix B.

84 Trees – Appendix C – papers attached

84.1 Several tree applications were considered and responses agreed.

84.2 Application 12/05134/TPO (Beech Cottage): Notification had been received that this application had been refused .

84.3 Applications 12/05570/CAT (Flat 1 121 Main Road) & 12/05575/CAT (128 Main Road). These two applications had been approved following the Committees objections.

RESOLVED: that the responses shown in Appendix C be submitted to Chelmsford City Council and items 84.2 and 84.3 be noted.

85 Tree Warden

An advertisement for a Tree Warden would be placed in the next issue of the Danbury Times.

RESOLVED: that the information be noted

86 CCC Planning Committee

The meeting of 18th September considered application 12/00723/FUL (Olletts) which was approved.

Next scheduled meeting: 16th October 2012

RESOLVED: that the information be noted

87 CCC Forum for Parish Councils

The Principal Planning Officer from CCC would be attending the meeting of the 22nd October and may also bring a Case Officer to observe the meeting.

RESOLVED: that the information be noted

88 Danbury Planning Framework - Review

This item had been discussed at a Planning Committee in April and it was agreed then to discuss it further in September to see if it could be taken forward. This review would need to be carried out alongside CCC following the Localism Act. Members wished to keep this item on the agenda until more information and guidance was received.

RESOLVED: that the information be noted

89 Items for Danbury Times

Cllr Mrs Chapman informed the committee that the Danbury Times was currently at the planning stage and contributions were underway. Cllr Berlyn wished to thank Cllr Mrs Chapman for her work on the Annual Report edition of the Danbury Times as this had recently won a prize at the EALC.

RESOLVED: that the information be noted

90 Street Naming & Numbering

Notification had been received from CCC regarding the renaming of Aburi, Cherry Garden Lane to Winterberry. There were no comments from members.

RESOLVED: that the information be noted

91 Correspondence

91.1 Land for sale: Caravan Storage Park, Old Chase Farm: It had been reported that surfacing work is being carried out to the entrance. The Assistant Clerk to report to CCC Planning Enforcement.

91.2 Moores Bridge, Moores Bridge Lane: A letter had been received from the resident of this property regarding how the Parish Council deal with planning applications and enforcement issues. A reply had been sent from the Clerk. The resident had attended the meeting and spoken to members directly about his concerns.

91.3 Chelmsford Community Infrastructure Levy (CIL): The consultation feedback report had now been received and had been circulated with the agenda.

91.4 Tree Damage Alert 151: This alert had been received from the CCC Tree Warden.

RESOLVED: that the information be noted and that the Assistant Clerk report item 91.1 to CCC Planning Enforcement.

92 Planning Enforcement Cases

92.1 CBC Enforcement Record: - The most recent update had been circulated with the agenda. .

92.2 Unit 4 Bell Works, Well Lane (formerly Badow Picture Framers) - An update had received from CCC advising that a retrospective planning application had now been submitted. Members had commented on this application in minute 82.

92.3 Any other enforcement matters members wish to report: - It was reported that 2 signs had been outside Frettons, Main Road for a long period of time following work carried out. The Assistant Clerk was asked to contact the owner of Frettons to request the removal of the signs.

RESOLVED: that the information be noted and that the Assistant Clerk contacts Frettons to request the removal of the signs.

93 Planning matters for report (for information only)

93.1 It was reported that gravel lorries from Royal Oak Quarry had been seen at Eves Corner with dirty sides and wheels and that it was apparent that the wheels were not being washed. The Assistant Clerk was requested to write to the quarry to request adequate wheel washing.

93.2 The wind turbine at the Park & Ride site in Sandon was now repaired and working.

93.3 The Police Houses at Eves Corner have been sold and are awaiting exchange of contracts.

93.4 An appeal is to be made to CCC following the refusal of the application for a wind turbine at Paternoster Farm.

94 Forthcoming meetings

Meetings are scheduled for 22nd October 2012 and 19th November 2012 & 17th December 2012.

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

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/01249/FUL Mr Whitehouse	Moores Bridge	Moores Bridge Lane	Change of use of land to garden land & retrospective application for the construction of a staircase & viewing platform	01/10/12	No comments	
12/01190/FUL Mr Creak	61	Little Baddow Road	Proposed loft conversion with rear dormer windows and raising of the existing roof height by 1 meter. Insertion of new second floor side window.	01/10/12	We comment that the roof height movement will make this property in an even more prominent position. The scale, bulk and massing appear excessive.	
12/01404/FUL Mr Moore	Fairway	Well Lane	Two storey front extension and single storey rear extension	01/10/12	No comments	
12/01414/FUL Mr Laker	Unit 4, Bell Works	Well Lane	Retrospective change of use to an open plan gym from an open plan picture framers	01/10/12	This change has already occurred even before planning permission has been granted. There has been an increase in noise pollution and parking. It has been observed that the doors have been open late at night. We object to the operating hours which now commence from 5.30am. There needs to be adequate sound insulation to ensure that noise pollution is kept to a minimum. We have received several complaints of noise due to the fact the premises are close to a residential area. Vehicular traffic has already increased and this is likely to grow further in an area where road safety is already an issue. The area is already highly congested at peak times.	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/01112/FUL	The Fairways	Hyde Lane	Single storey rear/side infill extension	30/07/12	No comments	Approved 04/09/12
12/01139/FUL	Hopping Jacks Hall, 15-17	Hopping Jacks Lane	Demolition of 15-17 Hopping Jacks Lane and erection of two detached dwellings	03/09/12	We support the comments by Mr Berlyn. We have no other observations to make.	Approved 13/09/12
12/01131/FUL	2	Runsell Lane	Single storey front extension and conversion of double garage to habitable accommodation	30/07/12	No comments	Approved 13/09/12
12/01168/FUL	49	Little Baddow Road	Proposed two storey extension to the rear and single storey extension to rear and side	03/09/12	No comments	Approved 18/09/12
12/00723/FUL	Olletts, 71	West Belvedere	Demolition of existing sheltered housing scheme and erection of 8 No 2 bed dwellings, bin store & associated car parking	21/05/12	<p>1. We believe the car park entrance should be relocated to access via parking spaces numbered 8 on the block plan, with these 2 spaces being relocated to the area of the presently proposed entrance/exit. This would improve access during icy conditions in winter.</p> <p>2. We ask that due attention be given to protecting neighbouring residents from excessive noise and dust during demolition and construction;</p> <p>3. We have concerns about access to the site by HGVs on narrow streets with heavy residential parking.</p>	Approved 18/9/12
12/01195/FUL	Oakleigh Cottages, 1	Plumptre Lane	Part single, part two storey rear/side extensions.	03/09/12	No comments	Approved 19/9/12
12/01265/FUL	39	Little Baddow Road	Demolition of existing conservatory and erection of single storey rear extension	03/09/12	No comments	Approved 21/09/12

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/01269/FUL	26	Mill Lane	Single storey rear extension	03/09/12	No comments	Approved 21/09/12
12/01278/FUL	43	Belvedere Road	Construction of a single storey rear conservatory.	03/09/12	No comments	Approved 21/09/12
12/01211/CLEUD	Little Birchwood	Hyde Lane	Previous garage to Birchwood Cottage converted and used as a separate dwelling known as Little Birchwood together with parcel of land indicated by red line on accompanying drawing	03/09/12	No comments	Approved 24/09/12

DANBURY PARISH COUNCIL
Planning Committee Minutes: 1st October 2012

Appendix C
Work to Trees

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/05595/CAT		Fenham	Copt Hill	12 x Leyland Cypress - side garden - reduce top height by 6-7m 3 x Sycamore, 2 x Lime - front garden/roadside boundary - crown lift to 3m, cutting branch to collar 1 x Oak - roadside boundary (Gay Bowers Road) - crown lift to 5.2m cutting to branch collar/suitable growing points	01/10/12	No comment	
12/05594/CAT		Blacksmiths Cottage, 3	Maldon Road	Red Norway Maple, Laburnum, Ash & Robinia - rear garden of Blacksmiths Cottage, boundary with 11 Eves Corner - crown lift to 3m, cutting to branch collar	01/10/12	No comment	
12/05593/CAT		Willow Cottage, 11	Eves Corner	Norway Maple, Plum and Hazel - rear garden - fell to ground level and remove/kill stumps	01/10/12	No comment	
12/05598/CAT		Chapel House, 97	Main Road	Spruce x 2 - in rear garden - fell to ground level and remove stumps	01/10/12	No comment	
12/05599/CAT		95	Main Road	Willow - in rear garden - crown reduce by 2m, cutting to suitable growing points and remove dead wood	01/10/12	No comment	
12/05611/CAT		121	Main Road	5 x Leyland Cypress - boundary with 113 Main Road - reduce to 5m in height	01/10/12	No comment	
12/05613/CAT		3	Maldon Road	Robinia and Laburnum - rear garden - fell to ground level and remove/kill stumps Ash and Red Norway Maple - rear garden - remove weak and crossing branches, cutting to branch collar	01/10/12	No comment	
12/05186/TPO	2007/057	7	Hopping Jacks Lane	T1 - Ash within the curtilage of 7 Hopping Jacks Lane, overhanging 1 Butts Lane - Reduce lateral branches	01/10/12	No comment	