



## **PLANNING COMMITTEE**

### **Minutes of the Meeting held on 22<sup>nd</sup> 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, A Keeler, J Thomson, M Wood

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

In attendance: Mrs H Mayes, Assistant Clerk  
Mrs S Hill-Sanders, Principal Planning Officer

#### **95 Apologies for Absence**

Apologies were received and accepted from Cllr Mrs Chapman and Cllr J Scott.

#### **96 Declarations of Interest**

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. They were also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they had not previously notified her about it.

There were no declarations of interest

#### **97 Public Question Time**

There were no members of the public present.

#### **98 Minutes**

RESOLVED: that the minutes of the meeting held on 1<sup>st</sup> October 2012 be approved and signed as a correct record.

#### **99 Planning applications – Appendix A**

The Chairman welcomed the Principal Planning Officer to the meeting. She explained the various areas in which she could offer advice. Three applications were considered and responses agreed. The Assistant Clerk would clarify the wording for application ESS/58/12/CHL (St Cleres Hall Pit) with the Chairman of the Council in relation to the issues with wheel washing at the quarries.

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.

#### **100 Planning decisions – Appendix B**

Several planning decisions were received. Members were pleased that application 12/01305/FUL (27 St Cleres Way) had been refused by CCC.

RESOLVED: to note the decisions shown in Appendix B.

#### **101 Trees**

There were no tree applications to consider.

RESOLVED: that the information be noted.

### **102 Planning Appeals**

An appeal had been received for application 12/00047/FUL (Paternoster Farm, Sporhams Lane) – Installation and operation of an 11kW wind turbine with a hub height of 18.3m. Previous comments made by the Committee would be taken into account by the Planning Inspectorate. Members discussed the appeal and decided that further comments should be sent to the Planning Inspectorate stating the strong objections of the Committee. The Principal Planning Officer confirmed that the appeal was not a straightforward case and felt that any additional comments submitted by the Parish Council to the Inspectorate may assist CCC in their objections. The Assistant Clerk was requested to draft further comments which would be agreed by the Chairman of the Council prior to submission to the Planning Inspectorate.

RESOLVED: that the Assistant Clerk would draft further comments for agreement by the Chairman of the Council for submission to the Planning Inspectorate.

### **103 Tree Warden**

No volunteers had come forward. An advertisement for a Tree Warden would be placed in the next issue of the Danbury Times.

RESOLVED: that the information be noted.

### **104 CCC Planning Committee**

The meeting of 16<sup>th</sup> October considered application 12/05598/CAT (Chapel House, 97 Main Road) & 12/05598/CAT (95 Main Road). The Principal Planning Officer advised that these applications had been approved.

For Members information, application 12/01098/FUL (Topvans, Bicknacre Road - temporary change of use for 5 years for retail in conjunction with existing use) was also considered.

Next scheduled meeting: 13<sup>th</sup> November 2012

RESOLVED: that the information be noted.

### **105 CCC Forum for Parish Councils**

Members wished to thank the Principal Planning Officer for taking the time to come to the meeting and were pleased at the level of assistance given by CCC to Parish Councils in relation to planning issues. The Principal Planning Officer felt that it was useful for Officers to attend Parish Meetings from time to time. Officers would be happy to attend future meetings if a complicated application had been submitted or Members needed further information on a particular issue or large scheme. If any topics were identified that required further training then this could also be arranged by CCC in the future.

Cllr Berlyn informed Members that the EALC were considering producing a training course for planning issues and were currently looking at possible topics. The course would be aimed at new councillors.

CCC had sent an invitation to the next Parish Councils Forum which would be held on Thursday 29<sup>th</sup> November 2012 at 7pm. The list of topics to be covered was circulated with the agenda. Cllrs Allen, Berlyn and Telling wished to attend the forum.

RESOLVED: that Cllrs Allen, Berlyn and Telling to attend the Parish Councils Forum on 29<sup>th</sup> November 2012.

### **106 Danbury Planning Framework - Review**

This item would remain on the agenda and would be reviewed once further guidance was received from CCC regarding the Localism Act.

RESOLVED: that the information be noted.

### **107 Items for Danbury Times**

Cllr Mrs Chapman had given apologies to the meeting and therefore could not give an update. There were no suggestions of planning items for future editions.

RESOLVED: that the information be noted.

### **108 Correspondence**

**108.1 Land for sale: Caravan Storage Park, Old Chase Farm:** The Clerk at Woodham Ferrers and Bicknacre Parish Council did not have any further updates. The property remained up for sale. The property had been reported to CCC Planning Enforcement following works carried out to entrance. Members had been contacted by local residents who were concerned that the site could be purchased and used as a travellers site. There were also concerns at a potential increase of large vehicles using the narrow country lanes.

**108.2 Consultation on Draft Statement of Community Involvement (SCI) 2012:**

The Principal Planning Officer confirmed that there was a statutory requirement for CCC to produce this document. It was a useful guide for developers although it was probably more relevant to larger scale developments. There were no further comments for submission by Members.

RESOLVED: that the information be noted.

### **109 Planning Enforcement Cases**

**109.1 CBC Enforcement record:** The most recent update was circulated. The Principal Planning Officer confirmed that a negotiated outcome was when Officers had spoken with the person concerned and the issue had been resolved without a need for formal action.

**109.2 Unit 4 Bell Works, Well Lane (formerly Baddow Picture Framers):** No further updates had been received following the submission of the retrospective planning application.

**109.3 Frettons:** The owner of the property had been contacted and confirmed that the signs had been put up whilst the work is being carried out at the property. The work would be completed shortly and the signs would then be removed by the company.

**109.4 Gnome Posters:** A resident had reported several posters of gnomes fixed to posts through the village. This had been reported to Planning Enforcement.

There were no other enforcement matters that Members wished to report.

RESOLVED: that the information be noted.

**110 Planning matters for report** (for information only)

The Clerk had asked if a Councillor would be available to lay the wreath at the Remembrance Day Service on 11<sup>th</sup> November 2012. John Alexander offered to lay the wreath although he is not a Councillor. The Assistant Clerk would check with the Clerk and let him know if he would be required.

The Principal Planning Officer had been pleased to attend the meeting as she felt several useful areas had been covered. She asked Members if they were happy to engage with developers looking at potential sites in the village. The Committee confirmed they were pleased to speak with developers prior to any formal planning application submissions although it may reserve comment until a full application was submitted and reserved the right to object at a later date. The Principal Planning Officer was aware of 2 sites which may be coming forward for development. The police houses at Eves Corner were currently being looked at by a developer with a view to putting four houses on the site. There had also been some interest in developing 2 bungalows along Main Road.

The developers of the police houses had asked CCC if they should approach the Parish Council to discuss the application. Members would encourage this approach from developers and may be able to offer some useful advice.

The Principal Planning Officer was then asked if she was aware of any interest in Danbury Palace. She confirmed there had not been any interest for many months. The building was checked regularly by the Listed Buildings Officer to ensure it is secure and safe. If there are any updates available the Principal Planning Officer would inform the Parish Office.

The Principal Planning Officer was also asked if the Danbury Planning Framework was used when determining applications. She confirmed that it is used regularly and was especially useful for developers to identify any significant stumbling blocks prior to submitting a full planning application.

Thanks were once again given to the Principal Planning Officer for attending the meeting.

**111 Forthcoming meetings**

Meetings were scheduled for 19<sup>th</sup> November & 17<sup>th</sup> December 2012.

Business having been concluded, the Chairman closed the meeting at 9.35pm.

Signed: ..... Chairman

Date: .....

**DANBURY PARISH COUNCIL**  
**Planning Committee Agenda: 22<sup>nd</sup> October 2012**

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

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/ Date
12/01472/FUL	26	Mill Lane	Revision to previous application 12/01269/FUL (Single storey rear extension) to increase the size of the rear extension.	22/10/12	No Comments	
12/01415/FUL	13	The Avenue	Two storey rear extension, insertion of first floor widow to side elevation and conversion of garage to store	22/10/12	We support the comments of the neighbours who are content with these proposals.	
ESS/58/12/CHL	St Cleres Hall Pit	Main Road	Continuation of mineral extraction and retention and use of processing plant until 1 August 2015 and continuation of importation of unprocessed aggregates from Royal Oak Quarry (Chelmsford Road, Woodham Mortimer) only for a limited period until 31st December 2013 (part retrospective).	22/10/12	Further to comments made on applications ESS/59/06/CHL in 2006, ESS/30/09/CHL in 2009 and ESS63/10/CHL in 2011, we remain very concerned regarding the effectiveness of the wheel washing facilities at the Royal Oak quarry. Mud, stones and other debris which has been deposited from the lorries can often be seen on the A414 running through Danbury. The current wheel washing facilities at the Royal Oak appear to be inadequate as there is no mechanical device to remove the mud from the wheels, the wheels are only rinsed with water. In addition, once the wheels have been rinsed, the lorry then must drive through further mud before it reaches the main road. The road from the quarry would benefit from a hard surface which can be regularly swept and also improvements should be made to the current wheel washing facility.	

**DANBURY PARISH COUNCIL**  
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**Appendix B**  
**Planning Decisions**

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/01294/FUL	The Anchor	Runsell Green	Installation of an external fire escape staircase and guard rails to existing flat roof	03/09/12	No comments	Approved 10/10/12
12/01295/LBC	The Anchor	Runsell Green	Installation of an external fire escape staircase, fire alarms and emergency lighting system. Guard rails to existing flat roof	03/09/12	No comments	Approved 10/10/12
12/01305/FUL	27	St Cleres 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.) For the addition of 2 dormers to front elevation.	03/09/12	Due to the slope of the land the proposed additional dormers would cause unacceptable overlooking of properties.	Refused 09/10/12
12/01287/FUL	2	Little Fields	Conversion of existing garage and single storey rear extension.	03/09/12	No comments	Approved 02/10/12



