



PLANNING COMMITTEE

Minutes of the Meeting held on 19th November 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 Scott, J Thomson, M Wood

Additional Members: Mr J Alexander

In attendance: Mrs H Mayes, Assistant Clerk
Mr Ben Oates, Volunteer for Tree Warden

112 Apologies for Absence

Apologies were received and accepted from Cllr Berlyn and Mr P Walton.

113 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.

Cllr Wood declared an interest in item 116 (12/01396/FUL – 20 Runsell Close) in relation to Sovereign Country Homes.

114 Public Question Time

There were no members of the public present.

115 Minutes

RESOLVED: that the minutes of the meeting held on 22nd October 2012 be approved and signed as a correct record.

116 Planning applications – Appendix A

Five 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.

117 Planning decisions – Appendix B

Several planning decisions were received.

RESOLVED: to note the decisions shown in Appendix B.

118 Tree Application – Appendix C

Four tree applications were considered and responses agreed.

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

119 Trees

119.1 Volunteer Tree Warden: A local resident, Mr Oates, had volunteered to be a Tree Warden and attended the meeting. He advised that he was currently working as a Tree Surgeon and had recently completed a qualification at Writtle College. He stated that he was currently a volunteer for the National Trust and looked after veteran trees in Hatfield Forest. Members thanked Mr Oates for offering to volunteer for this position. Cllr Bolwell proposed that Mr Oates was formally appointed to be a Tree Warden for Danbury. This was seconded by Cllr Wood.

RESOLVED: that Mr Oates be formally appointed as Tree Warden for Danbury.

119.2 Tree Planting Grant: Members discussed the letter from CCC regarding available grants for planting new trees. There were some concerns that planting sites were difficult to find as Danbury is already a well wooded area. The Tree Warden suggested that planting trees to link wooded areas together was useful as it formed animal corridors which enable wildlife to move safely between areas. The Tree Warden offered to speak to the CCC Tree Officer and see if he could identify any potential sites for planting which he would then pass back to the Committee.

RESOLVED: that the Tree Warden would speak with CCC Tree Officer and, if possible, make suggestions of suitable areas in Danbury for planting trees to the Committee.

120 CCC Planning Committee

The meeting of 13th November did not consider any applications for Danbury.

Next scheduled meetings: 27th November 2012 and 11th December 2012.

RESOLVED: that the information be noted.

121 CCC Forum for Parish Councils

CCC would be holding the next Parish Councils Forum on Thursday 29th November at 7pm. Cllrs Berlyn, Allen and Telling would be attending.

RESOLVED: that the information be noted.

122 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.

123 Items for Danbury Times

Cllr Mrs Chapman updated the meeting and confirmed that the Danbury Times was currently being printed. Delivery was provisionally booked for 28th November although it was hoped it may take place on the previous Friday. Cllr Mrs Chapman would let people know when they can collect the boxes for delivery. Cllr Thomson offered to store Mr Alexander's copies as he would be away.

RESOLVED: that the information be noted.

124 Correspondence

124.1 Land for sale: Caravan Storage Park, Old Chase Farm: The property had been reported to CCC Planning Enforcement following works carried out to entrance. There were no further updates

124.2 Community Infrastructure Levy (CIL): an email had been received from CCC which confirmed that this item would now be considered by CCC's Development Policy Committee on 17th January 2013.

124.3 Planning Application Validation: CCC were reviewing its Local Validation Requirements. Members wished to make the following comments:

- Clearer dimensions and measurements should be included on drawings to give a better indication of scale
- Clear indication should be given of any amendments made to an application
- The plans should show the relationship of the property to adjacent buildings.

RESOLVED: that items 124.1 & 124.2 be noted and that the comments made in item 124.3 be sent to CCC.

125 Planning Enforcement Cases

125.1 CBC Enforcement record: The most recent update was circulated.

125.2 Unit 4 Bell Works, Well Lane (formerly Badow Picture Framers): Cllr Allen advised that this application had now been approved. He confirmed that CCC had imposed several conditions which mainly related to noise disturbance. Members were disappointed that the opening hours had remained the same.

125.3 Frettons: The signs had now been removed.

125.4 Gnome Posters: The posters had now been removed.

125.5 Any enforcement matters members wished to report: There were several reports of Highways signs that were still up following the works to potholes around the village. The Assistant Clerk was requested to report the signs to Highways and ask for them to be removed.

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

126 Planning matters for report (for information only)

Cllr Keeler raised a concern about a recent planning application that had been approved in Sandon (12/00741/FUL – Westwood Livery, Butts Green). This was a change of use from a livery stables to a tree surgery business. He was concerned about the impact of the new business on Sporhams Lane as this is a designated quiet lane. Cllr Keeler would like to see a way for parishes to be informed about applications which may impact neighbouring areas. It was hoped that the Localism Act will assist in bringing parishes together. The Chairman proposed that a letter be written to CCC asking if Sporhams Lane had been considered when approving the application and if CCC had given any consideration to attaching conditions regarding access and egress to the site in recognition of it being a quiet lane. This was agreed unanimously.

RESOLVED: that the Assistant Clerk writes to CCC to ask if consideration was given to Sporhams Lane being a designated quiet lane when the approval was given.

127 Forthcoming meetings

Meetings were scheduled for 17th December 2012, 14th January 2013 & 4th February 2013.

Business having been concluded, the Chairman closed the meeting at 9.05pm.

Signed: Chairman

Date:

Ref no	Property	Street name	Proposal	Committee date	Comments	Decision/Date
12/01554/CLEUD	Orchard End (Land adj)	Sporhams Lane	Siting of mobile home as temporary accommodation (2-3 days per week) and use of land as garden and smallholding	19/11/12	Whilst we have no evidence to contradict that the resident has lived on the site for the last ten years, we believe earlier enforcement action should have been taken. As a general principle we do not believe that a residential mobile home should be accepted in this area on a permanent basis.	
12/01396/FUL	20	Runsell Close	Replacement dwelling at 20 Runsell Close and new dwelling on land to rear of 46 Hopping Jacks Lane, Danbury - amendments to previous application 10/01102/FUL	19/11/12	1. We object to this backland development, which is over-development of the site. 2. The proposals are not in accordance with Policy DC45 ii in terms of scale, massing and layout in relation to the surrounding area. 3. Access for emergency vehicles to the new property appears to be inadequate. 4. If the trees on site are not already protected by TPOs we request that this be done.	
12/01559/FUL	9	Beaumont Park	Single storey rear extension. Insertion of new first floor side window	19/11/12	No comments	
12/01657/FUL	Woodside	Woodhill Road	Alteration and extension to outbuildings	19/11/12	We fully endorse the comments of the Conservation Officer and that it should not be used other than ancillary to the building.	
12/01618/FUL	158	Main Road	Single storey side and rear extension	19/11/12	No comments	

Ref no	Property	Street name	Proposal	Committee date	Comments	Dec'n & Date
12/01249/FUL	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	Approved 19/10/12
12/01190/FUL	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.	Approved 05/11/12
12/01404/FUL	Fairway	Well Lane	Two storey front extension and single storey rear extension	01/10/12	No comments	Approved 06/11/12
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	Approved 06/11/12

Ref no	TPO ref	Property	Street name	Proposal	Committee date	Comments	Decision/Date
12/05213/TPO		1	South Hill Close	Oaks x 3 - (marked T1, T3 & T4 on plan) within curtilage - crown reduce by 3m cutting to suitable growing points	19/11/12	No Comments	
12/05630/CAT		Butts Farm, 10	Eves Corner	Apple - in front garden - fruit tree management, annually for 5 years Holly - in front garden - remove new growth annually for 5 years	19/11/12	No Comments	
12/05631/CAT		Willow Cottage, 11	Eves Corner	Goat Willow - in rear garden of Willow Cottage – coppice	19/11/12	No Comments	
12/05214/TPO	2007/124	Swiss Cottage, 52	Hopping Jacks Lane	W1 - Sweet Chestnut and Oak overhanging rear garden 56 Hopping Jacks Lane - crown lift Sweet Chestnut over shed to 4m from ground level; Oak and Sweet Chestnut - cut overhang back to boundary line. All cuts to suitable growing points	19/11/12	No Comments	