



Danbury Parish Council

Parish Office Old School House, Main Road, Danbury, Essex, CM3 4NQ

Tel: 01245 225111

parish.council@danbury-essex.gov.uk

21 September 2022

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are summonsed to attend the Planning Committee meeting of the Danbury Parish Council. The meeting will be held at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ on **Tuesday 27 September 2022** commencing at **7.30pm**.

Yours sincerely

Ms M Harper

Clerk to Danbury Parish Council

Distribution: Cllrs: S Berlyn, A Chapman, C Chaney, M Hessing (Chair), A Keeler

Additional Members: Mr J Alexander, Mr M Scofield

AGENDA

22/23.29 Apologies for Absence

22/23.30 Declarations of Interest

Members are required to declare any personal or prejudicial interests they know they may have in items of business on the meeting's agenda. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. Members have dispensation to discuss and vote in respect of matters relating to the Precept and the DCA.

22/23.31 Public Question Time

Members of the public are invited to address the Council, give their views and question the Council on issues on this agenda, or raise issues for future consideration (at the discretion of the Chairman). Members of the public may not take part in the Council meeting itself. At the close of this item members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman. The session will last for a maximum of 15 minutes with any individual contribution lasting a maximum of 5 minutes. Members of the public should address their representation through the Chairman of the meeting.

22/23.32 Minutes

22/23.32.1 To approve the minutes of the Planning Committee meeting held on 27 June 2022.

22/23.32.2 To note that the meeting scheduled for 18th July was cancelled due to the extreme heat and that the meeting scheduled for 5 September was inquorate. The consultation deadlines for the applications on the agenda for the 5 September could not be extended.

22/23.33 Planning Applications

22/23.33.1 To consider responses to the following applications for submission to Chelmsford City Council.

Ref no	Property	Proposal	Comments
22/05412/TPO	28 Barley Mead	T3 - Oak - Crown reduction by 2-3m where needed to create a natural profile. Remove dead wood - Reason: To encourage new growth and inner vitality.	
22/01139/FUL	Land North of Slough Lane	Construction of an agricultural lean-to livestock building.	
22/01533/FUL	68 Pedlars Path	Single storey rear/side extension	

22/01561/FUL	Hyde Farm Cottage, Hyde Lane	Part single, part two storey rear extension with terrace. Additional first floor side window.	
22/01504/FUL	Old Mission, The Common	Two storey side extension	
22/01632/FUL	Twinwoods, 4 Hyde Green	Installation of two air source heat pumps	
22/01440/FUL	Holly Lodge, Woodhill	Construction of 3 stables with tack room and hay store. Addition of a private use equestrian arena on existing equestrian paddock land.	

22/23.33.2

To determine whether the Committee wishes to refer any application *to which it has objected* to the local Ward Members for determination by the CCC Planning Committee (unless officers are minded to refuse it).

22/23.34 To note the application responses submitted to Chelmsford City Council for applications where the consultation deadlines would be missed due to the August recess and could not be extended until the September 5 Planning Committee meeting.

Ref no	Property	Proposal	Comments
22/01281/FUL	Blue House Farm, Gay Bowers Road	Demolish existing outbuilding and replace with new outbuilding.	The new outbuilding should not be used for residential purposes.
22/01336/LBC	The Anchor	Localised remedial repairs to flooring following Structural Engineers report	No comments

22/01247/CUPAR	Land South Of Junction With Hopping Jacks Lane And Twitty Fee	Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from agricultural buildings to (Class B8) storage and distribution with ancillary office and staff facilities.	<p>1. The Parish Council objects to this application on the grounds of highway safety, the detrimental impact on the setting and integrity of Twitty Fee which is a Protected Lane and Hopping Jacks Lane which is a narrow rural lane unsuitable for vehicles.</p> <p>2. Twitty Fee is a narrow rural lane with Protected Lane Status and few passing places. The lane is popular with pedestrians (dog walkers) and cyclists but has no footway or cycle path.</p> <p>3. Chelmsford City Council (CCC) Local Plan Strategic Policy 3 and policy DM14 set out the historic and landscape value of protected lanes, how they contribute to the rural character of certain areas and how they intend to protect them.</p> <p>3.1. Essex County Council's Place Services Historic Environment Team was commissioned by Chelmsford City Council to undertake an assessment of six lanes within the district in October 2017. In the report Commissioned by CCC only 2 of 6 lanes met the criteria for designation of which Twitty Fee was one.</p> <p>For Aesthetic value it scored 2 indicating the lane has a variety of aesthetic features or forms/alignment and / or a significant view</p> <p>For Biodiversity it scored a of 4 indicating Designated assets e.g. LOWS, Special Verge, veteran pollards, Ancient Species Rich hedgerow(s) associated with the lane or its component parts</p> <p>For Historic Integrity it scored 4 Indicating Limited or discrete erosion/damage to the historic fabric of the lane and/or significant hedgerow loss</p> <p>3.2. There is no indication given in the application as to what will be stored on site</p>
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			<p>or what the anticipated vehicle movements will be, however, as there will be 5 parking spaces and a need for delivery vehicles it can be taken that traffic movements along the lane will increase.</p> <p>3.3. Heavy Goods Vehicles use the lane to access and egress from Brooks Timber Yard which is currently in the process of applying to the traffic commissioners to store trailers and HGVs on site, which will increase traffic movements on the lane.</p> <p>3.4. There is no consideration given for the impact on the verges of the lane, particularly where vehicles come into conflict and there is no passing place.</p> <p>3.5. Neither Twitty Fee nor the adjacent Hopping Jacks Lane are wide enough for vehicles and commercial vehicles to park in the event that the car park is full or when waiting for access, without mounting the verge or obstructing the lane.</p> <p>3.6. There will be a visual change on site with vehicles parking and security fencing, creating an urbanising affect which will be detrimental to rural character of the historic protected lane and the surrounding area.</p> <p>3.7. Increased vehicle movements and activity on site will potentially have a detrimental impact on the tranquillity of the rural area for wildlife, visitors to the area and users of the adjacent dog walking park.</p> <p>4. The Parish Council is concerned about the safety of highway users. The proposed entrance is close to the end of Hopping Jacks Lane opposite Public Right of Way - footpath 21. This is well used by dog walkers, walking groups and riding groups for training. Any intensification of traffic may have safety implications.</p>
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22/23.35 Danbury Neighbourhood Plan.

To receive an update about progress of the Neighbourhood Plan.

22/23.36 Chelmsford City Council Local Plan Review Issues and Options Consultation

To consider how best to determine a response to the Issues and Options Consultation. The closing date for this consultation is Thursday 20 October and so there is time to consider a response to be confirmed at the next Planning Committee Meeting scheduled for the 17 October. The link to the consultation documents is: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

22/23.37 Matters for Report (for information only)

To note that an appeal has been made to the planning inspectorate in respect of refused application 22/0523/TPO.

22/23.38 Date of next meeting

Monday 17 October 2022 at 7.30pm at the Parish Council Office