

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held on 6 June 2022 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

Present: Cllrs: S Berlyn, C Chaney, A Chapman, M Hessian (Chairman), A Keeler
In Attendance: Mrs L Mitchelmore (Assistant Clerk)

22/23.11 Apologies for Absence

Mr J Alexander

22/23.12 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.

None

22/23.13 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.

There were no members of the public present.

22/23.14 Minutes

RESOLVED: that the minutes of the meeting held on 9 May 2022 were approved and signed as being a true record.

Proposed: Cllr C Chaney, seconded: Cllr S Berlyn, and agreed.

22/23.15 Planning Applications

22/23.15.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
22/00625/FUL	80 Main Road	Construction of an outbuilding for storage.	No comments

22/00883/FUL	22 Runsell Close	Single storey side and rear extension, partly replacing conservatory and kitchen extension. Partial garage conversion.	No comments
22/00922/FUL	1 Willow Cottages Gay Bowers	Single storey front porch and addition of window to front elevation.	No comments
22/05076/TPO	41 Mill Lane	T5 - Oak - Reduce lateral spread by 2m back to appropriate growth points - Reason - Encroaching properties 41 & 43	No comments
22/00952/FUL	12 Cherry Garden Lane	First floor extension over property to create habitable first floor, alterations to fenestration, new porch, roof alterations, driveway extension, conversion of garage and replacement walls.	The Parish Council is concerned about the impact on the amenity of the neighbouring property due to the proposed height and close proximity. There is a potential for overlooking to the rear. The Parish Council regrets the loss of a bungalow.
20/02073/S73	OS Field 3552 Twitty Fee	Variation to condition 2 of approved permission 20/02073/FUL - (Retrospective application for the change of use of the land to an area for dog walking. Construction of boundary fence and hardstanding). Removal of the condition regarding opening times the business is allowed to operate on the land.	The Parish Council strongly objects to the variation of this condition due to the increased impact of noise on neighbouring properties and the intensification of the lanes by increased vehicular traffic - in accordance with Policy DM29 of the Chelmsford Local Plan. The Parish Council is aware of instances where more than one dog has used the field and vehicles have been parked in the lane.
22/05067/TPO	5 Runsell View	T3 - Oak - Crown lift to roughly 5m and the lower branches on the western side of the tree reduced by 1m/ 1.5m - Reason - Encroaching on the property.	No comments

22/23.15.2

The Committee referred application 20/02073/S73, OS Field 3552 Twitty Fee, to the local Ward Member for determination by the CCC Planning Committee (unless officers were minded to refuse it.)

22/23.16 Danbury Neighbourhood Plan.

Members received an update on progress of the Neighbourhood Plan from the Assistant Clerk and Cllr Hessing. The exhibition that had been held on the 13 and 14 May had been well received by those who attended. Work was continuing to edit the draft plan and site policies, and this was nearing completion. Cllr Berlyn thanked Mr Holland for producing the display boards for the exhibition and the group for their time and efforts in producing the Neighbourhood Plan.

22/23.17 A414 By Pass Policy Review

Members reviewed the Parish Council A414 By-pass Policy which was as follows:

“A local Danbury By-Pass is not achievable due to the environment in which we live. The Parish Council supports a Maldon-Langford-Hatfield Peverel to A12 link, with a view to the current A414 being downgraded to B Status as recommended by the Ministry of Transport Inquiry at Danbury Palace in 1995.” (adopted 27 July 2005 at the Parish Council Meeting, Minute 38)

Cllr Hessing had requested that the policy be reviewed as it had not been reviewed since 2005 and in the event that a by-pass was proposed, the Parish Council would be constrained in any consultation response and less able to respond to any concerns raised by residents. Cllr Berlyn explained that the Policy had had the support of residents and that the primary concern raised by residents during village surveys was traffic flow along the A414. After a long discussion, members deferred any decision to the Planning Committee meeting scheduled for 27 June to enable further research to be undertaken.

22/23.18 Matters for Report (for information only)

Notification had been received that the Planning Appeal for refused application 20/00519/FUL Warren Golf Club, Woodham Walter, would be determined on the basis of an Inquiry which would be held over 4 days from 10am on 21 June 2022. Members expressed a desire to attend and speak at the enquiry.

22/23.19 Dates of next meeting

Monday 27 June 2022 at 7.30pm at the Parish Council Office

There being no further matters to transact, the Chairman closed the meeting at 9.03pm

Signed: Chairman

Date: