

**Danbury Parish Council**  
**PLANNING COMMITTEE**

**Minutes of the Extraordinary Meeting held on 20 January 2022 at 11am at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ**

**Present:** Cllrs: Berlyn, A Chapman, M Hessing, A Keeler, N Orange

**In Attendance:** Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander

**21/22.44 Apologies for Absence**

Mr Mark Scofield

**21/22.45 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

**21/22.46 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.

None

**21/22.47 Planning Applications**

A response to Planning Appeal ref: APP/X1545/W/21/3280176 against refused Application (Maldon District Council) 20/00519/FUL Warren Golf Club, Woodham Walter was considered, agreed and would be submitted to the Planning Inspector.

1. Danbury Parish Council Strongly objects to this development due to the impact on:

- Traffic Flows along the A414 and rat running along rural lanes
- Parking in the Village from visitors accessing services/facilities
- The AQMA (Air Quality Management Area) at Eves Corner
- Recreational pressure on the surrounding SSSIs including Scrubs Wood, Danbury Common, Blakes Wood and Lingwood Common

And that there is no mention of a development of this size in the Maldon Local Plan Policy E5 for tourism.

2. Danbury is a Village in the Chelmsford City Council Area, situated next to the Parish of Woodham Walter. Its North Eastern Boundary is in close proximity to the Warren Estate. Danbury is a Key Service Settlement providing retail, medical/health and recreation facilities to the local area. The development would be a short step away from the A414, the main route through Danbury from Chelmsford, the A12 and Maldon.

2.1. Danbury and the surrounding areas are fortunate to enjoy the intrinsic beauty of the countryside and rural character of the landscape with SSSIs, local nature reserves and ancient woodland. The proposed development would effectively introduce a new village in close proximity to the existing village and significantly reduce their separation.

3. The A414 through Danbury is the only A road, and therefore the main route for emergency vehicles and other vehicles to access Maldon and the Dengie from Chelmsford and the A12, as well as providing access to the Warren Estate. It already suffers from significant congestion and has an AQMA along its route (in the centre of Danbury.) As Maldon and the Dengie continue to grow, residents are concerned about increasing traffic flows, congestion and pollution. Visitors, staff and delivery vehicles accessing the holiday park will add to that.

3.1. There is no assessment of the impact of the traffic through Danbury and upon the AQMA. The Maldon Local Plan is now being reviewed and is open for consultation. A cursory review makes no mention of any mitigation in terms of the potential increase of traffic through Danbury, merely that there have been “Eves Corner Junction changes in Danbury”. That mitigation amounted to the addition of part time traffic lights on two side roads more than five years ago.

3.2. Furthermore, if this is a tourism location, people will be travelling to visit local attractions which will involve car journeys. Visitors to the holiday park are also likely to drive to Danbury to access its facilities and services, particularly as there is no convenience store onsite. Parking in the village is limited, particularly around the local supermarket and small retail centre at Eves Corner.

3.3. The junction of Herbage Park Road with the A414 at Runsell Green is difficult to egress due to traffic flows, speed and sight lines. Traffic on the lanes and rat running are already a concern, particularly along Herbage Park Road. The development would result in increased use of the rural lanes and rat running. The rural lanes are narrow with narrow verges and no footways. The emerging Danbury Neighbourhood Plan seeks to protect the rural lanes within and around the village which could be affected by a development of this nature.

3.4. The application states that the clubhouse improvements will provide facilities for visitors staying in lodges which brings into question the need for the additional 67 parking spaces - or is there is an expectation of additional traffic from visitors not holidaying on site?

3.5. A condition has been recommended that any gates be set 6m back from the highway, but this would not be sufficient to prevent vehicles queuing back onto the highway in the event that more than one arrives at any one time or the arrival of delivery vehicles.

4. The development of 70 holiday lodges with their associated pathways, roads and an additional 67 parking spaces at the Clubhouse will have an urbanising effect on the character of the countryside, failing to respect its intrinsic character and beauty.

4.1. The development will also increase recreational pressure on local SSSIs (Danbury Ridge Nature Reserve SSSIs, Blakes Wood and Lingwood Common SSSI, Danbury Common SSSI) Nature Reserves and Wildlife Sites, particularly from dog walking and cycling. Areas in the Danbury Common SSSI are well-known destinations for cyclists which already causes issues with limited parking facilities during the summer months.

4.2. There is no assessment of the potential impact on nearby SSSI's and no recreational strategy was submitted as part of the application. Such a strategy should include an assessment of the existing level of

visitors at the SSSIs and an analysis of what the likely impact of the occupants of this development may be on the notified features.

4.3. The impact of recreational pressure on SSSIs in the area was a contributing factor in the dismissal of Appeal ref: APP/W1525/W/17/3176978, paragraph 65. The proposed development may also have a detrimental effect on protecting Wildlife Corridor 4 as identified by the Essex Wildlife Trust in their draft Living Landscapes document.

5. There is no mention of a development of this scale in the Maldon Local Plan Policy E5. Were the appeal to be allowed, the development would not be plan led, undermining the core planning principle of the NPPF that “planning should be genuinely plan led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”

6. The Parish Council supports the comments of the Conservation Officer, Archaeology Report and Woodham Walter Parish Council.

**21/22.48 Parish Council Application 21/02076/FUL**

It was agreed that Cllr Hessing would attend the Chelmsford City Council Planning Committee meeting on 8<sup>th</sup> February at 7pm to speak in favour of Parish Council Application 21/02076/Ful for the installation of the Jungle Dome at the Dawson Field. Cllrs Hessing, Berlyn and the Assistant Clerk would prepare a script for the meeting, to be agreed at the Planning Committee Meeting Scheduled for 31 January 2022.

**21/22.49 Dates of next meeting**

Monday 31 January 2022 at 7.30pm at the Parish Council Office

There being no further business to transact, the Chairman closed the meeting at 12.14pm.

Signed: Chairman

Date