

Danbury Parish Council Planning Working Group Notes 19 July 2021 at 7.30pm

Present: Cllrs: Stuart Berlyn, April Chapman, Mandy Hessing, Alan Keeler

In attendance: Mrs Lesley Mitchelmore (Assistant Clerk), Mr Mark Scofield (Danbury Society)

Apologies: Mr John Alexander, Cllr N Orange

1. The following applications were discussed and responses recommended for the Clerk to consider:

Ref no	Property	Proposal	Comments
21 /01235/FUL	Land Adj. 32, Pedlars Close	Alterations to existing dwelling and removal of outbuilding. Construction of 1 no. new 3 bedroom end of terrace dwelling with parking for existing and proposed.	The 1.8m fence along the building line will reduce the open character of the area and may affect sight lines. A soft landscaped boundary would be preferable. Please ensure that the residents of the property only have access to the parking at the rear of the property. The Parish Council supports the concerns of number 33 Pedlars Close that the new property may be over dominant due to its increased bulk.
21/01095/FUL	Glastor House, 31 Hyde Lane	Hipped to gable loft conversion with blind dormer to rear.	The Parish Council strongly objects to this proposed development. It is over development of the site and out of keeping with the street scene. The blind dormer will be over dominant in the roofline resulting in poor and awkward design, particularly on the South Elevation. The Chimneys will be below the height of the new roofline – is this acceptable under building control regulations?
19/01748/S73/1	86 Main Road	Variation to condition 1 of approved planning permission 19/01748/S73 (variation of condition 2 of previously approved application 19/01748/FUL (Proposed development of 6 x dwellings with parking and all associated works.) (Proposed car ports and repositioning of dwellings and parking.) To allow for rendered/timber finish to the second-floor level of the rear of plots a and b.	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.

21/01051/FUL	Twinwoods 4 Hyde Green	Demolish existing single storey front extension. Construction of part single, part two storey front extension. First floor side extension to create. Single storey rear extensions. Raising of roof height. Alterations to external materials. Addition of Juliet balconies.	Please ensure that the property to the South isn't overlooked by this development.
21/05160/TPO	Telecommunications Site, Bakers Lane	W1 - West of Mast Site - Salix (Willow) - Fell to 100mm from ground level; All other 'self-set' trees within the compound - Fell to 50mm from ground level and overhanging tree limbs pruned back to 1m behind the fence line up to 5m from ground level - Reason - Access.	Please ensure that adequate tree cover remains to screen the site from Neighbouring properties.
21/05168/TPO	Patmel House, South View Road	Oak - T1-5 - Crown reduction by 4m or to nearest pruning point - Reason - Reduce encroachment over their property, maintain the size of the trees within their surroundings. Planning Application	<i>(Cllr Hessing declared a non-pecuniary interest.)</i> No comments.
21/05589/CAT	St John the Baptist Church	Rowan Tree – Fell – Reason – Suffering from internal decay and dangerous; American Red Oak – South East of church adjacent to gate – crown lift to 5m, remove deadwood – reason – tree is overhanging path; Cherry Tree – remove westernmost limb – reason – overhanging meeting room at west of church.	The Parish Council has no objections, however, please can the tree be replaced as it is in the Conservation Area.

21/01348/FUL	Conlig, Copt Hill	Ground floor partial front extension, first floor foot print, with set back over the garage and in line with existing ground floor. Installation of rear balcony and solar panels on roof.	<i>(All Cllrs declared a non-pecuniary interest.)</i> This was deferred until closer to the consultation deadline so that any public comments could be taken into account.
21/01404/FUL	45 Little Baddow Road	Demolish existing garage and erect single storey front extension including new integral garage. Proposed single storey rear extension and hip to gable end loft conversion with dormers to front.	No comments

2. Members discussed whether to ask the Clerk to refer any applications to the local Ward Member for determination by the CCC Planning Committee (unless officers were minded to refuse it). Members requested that the Clerk consider referring application 21/01348/Ful if an objection is made closer to the consultation date.

3. Planning Committee Draft Strategic Plan: Members discussed the draft strategic plan and requested that an additional objective be added as follows:

'To actively pursue enforcement where breaches of planning legislation have been made'

And that *'Green wedges'* is amended to *'Green buffers.'*

4. The Assistant Clerk gave an update on the progress of the Neighbourhood Plan. The Planning consultant had provided initial feedback on the first draft of the Neighbourhood Plan. There had been no news about the progress of the application for an addendum to the Sites Option and Assessment Application.

5. The Assistant Clerk reported that there had been no response to the letter and email to Chelmsford City Council and members considered that this should be followed up.