

Danbury Parish Council Planning Working Group Notes 31st August 2021 at 7.30pm

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

In attendance: Mrs Lesley Mitchelmore (Assistant Clerk)

Apologies: Cllr A Chapman, Mr John Alexander

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

Ref no	Property	Proposal	Comments
20/01411/S73	Tea on the Green, Eves Corner	Variation of condition 3 to approved planning application 20/01411/FUL (Temporary approval through to summer 2021 for the provision of 4 No timber cabins) to extend the deadline for the removal of the structures to March 2022.	<p>The Parish Council strongly objects to this application. Now that Covid restrictions have been relaxed, there is no reason for the cabins to remain in place. The space between the cabins and the shops is narrow and the addition of fake grass mats and wooden animal character boards reduce this further (photographs to be emailed), potentially making it inaccessible to buggy and wheelchair users.</p> <p>Neither the cabins, nor the fake grass used to 'disguise' them are appropriate in the Conservation Area. They have a negative impact on the picturesque building frontages and open character of the area.</p>

21/00081/FUL	Land East and West of St Cleres Hall Pit Main Road	Installation of a solar photovoltaic (PV) park generating up to 25 MW of electricity spread over two sites (sited either side of St Cleres Hall Pit), comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, grid connection cables, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements.	<p>The previous comments of the Parish Council submitted on 26 February still apply. However, in response to the amended application:</p> <p>The new location for the access in the vicinity to Hulls Lane will still be a hazard considering the number of accidents that occur on the same stretch of road as the Hulls Lane Junction.</p> <p>The junction close to Danbury Palace Drive remains hazardous. If Planning Officers were minded to approve this application, then hidden junction/junction on bend signs for both Danbury Palace Drive and the Solar Farm would be welcomed.</p> <p>It is not acceptable for 15 years to elapse before the site is fully screen by landscaping. If Planning Officers are minded to approve the application, then please would a condition be made that mature planting must be included to provide immediate screening for the site and that the species are evergreen to provide year-round screening.</p> <p>Please would Planning Officers be mindful that where vegetation is kept back for visibility splays at the accesses, there will be a view into the site due to reduced screening.</p>
21/01548/FUL	Doves Southwood Chase	Construction of carport with recladding of exiting garage, demolition of roof and construction of roof terrace with external stairs.	Cllr Hensing declared a non-pecuniary interest. No comments
21/01490/FUL	19 Daen Ingas	Proposed single storey rear extension.	No comments
21/01630/FUL	9 Hopping Jacks Lane	Remove existing rear extension and construct part single, part two storey rear extension with alterations to existing fenestration.	No comments

21/05177/TPO	42 Barley Mead	Oak (T13) - south side of rear garden - Crown reduction by 3m, cutting to suitable growing points. Remove one sub-lateral, growing towards the centre of the garden, as this is showing signs of oak decline. Remove weak and crossing branches and deadwood - Reason - To alleviate excessive shading; Oak (T14) - north side of rear garden - Crown reduction by 3 metres, cutting to suitable growing points. Remove weak and crossing branches and deadwood - Reason - To alleviate excessive shading.	Application was withdrawn prior to the meeting.
21/05185/TPO	1A Hyde Lane	Birch - T1 -Reduce crown by up to 2m all round. Remove deadwood - Reason - To maintain the size of the tree to ensure it remains suitable for the location.	No comments
21/05195/TPO	28 Barley Mead	Oak - T3 - 1m height reduction - Reason - Decay on the stem, reduce risk of failure.	Application was withdrawn prior to the meeting.
21/05593/CAT	8 Butts Lane	Oak - T1 - Front Garden (Marked by red spot on map) - Reduce lower crown by 2m blending into upper crown to create natural profile - Reasons- to get building and road clearance.	No comments
21/01598/FUL	Longlands, 11 Hyde Lane	Two storey front extension, part single, part two storey rear extension, front porch and garage extension.	No comments
21/01527/FUL	6 Parkdale Danbury	Demolish existing garage and erect a single storey rear and side extension and new front canopy.	The Parish Council supports the comments submitted by the neighbouring resident. As per DPF policy 28, a sloped roof would be preferable to a flat roof.

21/01687/FUL	Roseneath, Gay Bowers Lane	Single storey rear extension	No comments
21/01638/FUL	Woodlands, Hyde Lane	Proposed two storey side, single storey front and rear extension.	No comments
21/01553/FUL	7, Maldon Road	Rection of two sheds in rear garden	No comments
21/05596/CAT	Elm Green House, 125-127 Main Road	Maple - (Marked T1 on Map) - Crown lift to 5m with all cuts to be at sustainable growth points, reshape the south side of the tree by up to 2 m to prevent higher overhanging branches causing issues and for a balanced appearance. Work is to be restricted to the southern side of the tree, notably the branches that overhang the property 119 Main Road - Reason - The tree itself has a very low amenity value from our view, it is approximately 2m from our property and causes excessive shading/ leaf fall and the branches strike the roof in high winds.	The Parish Council does not object to this application, however, please would Planning Officers supervise works undertaken to ensure that they do not harm the health of the tree.

21/05200/TPO	The Third House, Elm Green Lane	<p>Scots Pine - (Marked 1 on Map) - Facing road - Fell - Reason - Poor leaning (into road) specimen; Leylandii and Sycamore trees - (Marked Area B on Map) - To front LH side of house - Reduce sides by up to 2 metres - Reason - To gain 3.5 metre building clearance; Sweet Chestnut - (Marked 2 on Map) - By rear gate (back garden) - Remove top 1m - Reason - Top is dead; Sweet Chestnut - (Marked 3 on Map) - Adjacent to tree No2 on boundary - Remove top 1m - Reason - Top is dead; Sweet Chestnut - (Marked 4 & 5 on Map) - Adjacent to rear of house - Raise crowns by 6 metres. Reduce crowns by 3 metres - Reason - To gain a 3.5 metre building clearance; Turkey Oak - (Marked 6 on Map) - Remove major deadwood; Apple - (Marked 7 on Map) - On rear boundary - Reduce height by 4m - Reason - Reduce to previous height; Apple - (Marked 8 on Map) - Cut off 3 metres from one side - Reason - To rebalance the tree and encourage new inner growth.</p>	No comments
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2. Members decided that there were not to ask the Clerk to refer any applications to the local Ward Member for determination by the CCC Planning Committee.

3. Members discussed the Chelmsford City Council Chelmsford Housing Strategy Consultation and would email any thoughts to the Clerk to be formulated into any response. Emails should be received by Friday 10th September.

4. The Assistant Clerk gave an update on the Neighbourhood Plan. The Plan Writing Group was progressing well with feedback and amendments from the Planning Consultant.

The meeting was closed at 9.06pm.