

**Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury,
Chelmsford, Essex 13/00432/FUL**

Construction of Class D1 Medical Centre, Class C2 Autism Centre and 6 one-bed and 2 two-bed, single storey Class C3 assisted living dwellings; together with separate vehicle and pedestrian accesses onto the Maldon Road, secondary vehicle link to the adjacent Danbury Mission Site and associated parking and landscaping.

Danbury Parish Council held a public meeting on Tuesday 14th May 2013 for residents to give their views on the proposed application. Following this, the Parish Council held an Extraordinary Parish Council Meeting and, based on the majority views of residents, resolved to object to this application in its current form. Had the application been solely for a Medical Centre the village, and the Parish Council, would have supported it. The previously approved plan in 2008 for this site was for a Medical Centre only.

However, if Officers are minded to approve this application the Parish Council would wish to see the following points addressed.

1. The proposed pedestrian crossing on Maldon Road should be light controlled as part of the Section 106 agreement.
2. The Parish Council has concerns regarding traffic entering and leaving the site, particularly when coming out of the Medical Centre and turning right towards Maldon. The A414 is a busy road which is also used regularly by HGV's and, especially at peak times, it would be hazardous for drivers and pedestrians to have numerous vehicles using the current access points. The Parish Council would prefer to see a mini roundabout in place at the entrance/exit point on the A414 (as part of the Section 106 agreement).
3. Originally this meadow, which is outside of the defined settlement and within the conservation area, has been protected as a green wedge within the centre of the village. At a previous meeting the village agreed to the development of a **medical centre only** due to the urgent need to improve the services provided by the local practice (DPF 32). The remainder of Hitchcocks Meadow should be protected by Chelmsford City Council against further development.
4. A condition should be placed on the proposed Autism/Assisted Living Units to ensure that they can only be used for the purpose originally intended and that the Autism units are for temporary accommodation only. The Parish Council would not wish to see the units subsequently changed to general needs housing or sold off privately (as part of the Section 106 agreement).
5. The parking provision for the site is inadequate.
6. Permitted development rights should be removed.

7. The style of the development is not in keeping with the rest of Danbury (DPF 12) and is an overdevelopment of the site. DPF 26 in the Danbury Planning Framework states that pitched roofs with tiles of natural appearance are preferable to flat roofs or pitched roofs with concrete tiles.
8. The proposed development contravenes the Danbury Planning Framework, Danbury Village Plan (DPF 1) and the City Councils own Planning Framework.

Unless Officers are minded to refuse the application, the Parish Council requests that it is determined by Chelmsford City Council Planning Committee.