

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held on 19 December 2022 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

Present: Cllrs: J Armstrong, S Berlyn, A Chapman, M Hessing (Chair), A Keeler
In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander, one member of the public.

22/23.66 Election of Vice Chair

Deferred to the New Year

22/23.67 Apologies for Absence

None

22/23.68 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

22/23.69 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.

The member of the public was the applicant for application 22/02109/FUL, Twitty Grange, Twitty Fee. They explained the current use of the site, the reason for which the change of use was required, and how the site would be operated; and responded to questions from Committee Members.

22/23.70 Minutes

RESOLVED: that the minutes of the meeting held on 28 November 2022 were approved and signed as being a true record.

Proposed: Cllr Armstrong, seconded: Cllr Keeler and agreed.

22/23.71 Planning Applications

22/23.71.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
22/00971/FUL	Land North East of Little Fields	Retrospective application for hard surfacing of access track to stables.	<p>The Parish Council strongly objects to this application. The materials that have been used are not in keeping with the natural surroundings. The track will facilitate the use of larger vehicles with the potential to intensify traffic on Little Fields. The Parish Council is concerned about the impact on the immediate neighbours to the access at Little Fields.</p> <p>If Planning Officers are minded to approve a track in this location, the existing material should be removed and replaced with materials more in keeping with the natural setting.</p>
22/01962/FUL	The Old Bakery, Main Road	Proposed two storey side and single storey rear extension.	No comments
22/02061/FUL	Lavender Cottage, Ludgores Lane	Proposed replacement dwelling.	Please can the materials used be sustainable, in keeping with the surrounding area and sympathetic to Ludgores House.

22/02109/FUL	Twitty Grange, Twitty Fee	Change of Use from existing (Use Class B8) warehouse to (Use Class Sui Generis) Retail	<p>CLlr Hessing proposed that the Parish Council accept the application with a set of conditions (listed below) and that comments to the previous application still apply. Seconded by CLlr Berlyn and carried by majority vote.</p> <p>The Comments made by the Parish Council to application 22/01247/CUPAR also apply to this application.</p> <p>The Parish Council is concerned about the negative impact that additional vehicular traffic will have on the Protected Lane at Twitty Fee, particularly as other businesses in the surrounding area are already increasing their use of the lane. The Council is also concerned that if parking provision is inadequate it will result in parking on the narrow lane. Hopping Jacks Lane in that vicinity is unsuitable for vehicles due to its restricted width.</p> <p>The Parish Council accepts this application with the following conditions:</p> <ol style="list-style-type: none"> 1. That this is for the exclusive use of the 75 retail club members only and that there is no expansion beyond 75 members. 2. That Hopping Jacks Lane is not used for vehicular travel to the site. 3. That van deliveries are limited to 2 per day. 4. That there is no external lighting. 5. That there is no external signage. 6. That parking on the highway is not permitted. 7. That no articulated vehicles are permitted. 8. That use is limited to that of the Charitable Trust. 9. That opening hours are restricted to 8am to 6pm Monday to Friday, 8am to 12noon on Saturdays and that there be no opening on Public Holidays.
--------------	------------------------------	--	---

22/05608/CAT	Eves Orchard, Copt Hill	G1 Lawson Cypresses x9 - Reduce height to previous pruning point by 2 metres; T1 Sycamore -Roadside boundary - Reduce height by 3.5 metres to previous pruning points and cut down basal growth; T2 Cherry -Roadside boundary -Reduce height by 3 metres to previous pruning points; T3 Mimosa - reduce height by 2 metres. Reason: to keep them as a neat boundary hedge	No Comments
22/05614/CAT	The Third House, Elm Green Lane	Sycamore (Marked A on map) - Height reduction of 5m - A safety issue and in decline; Conifer (Marked D on map) - Fell to ground - Reason: to allow freshly planted yew to flourish; Thuja x2 (Marked E and F) - Fell to ground - Reason: Poor specimens in an over-crowded area; Lawson conifer (Marked G on map) - Fell to ground - Reason: Dying and in competition with adjacent oak; Norway Maple (Marked H on map) - Remove deadwood - Reason: General maintenance.	No Comments

22/05230/TPO	The Third House, Elm Green Lane	W1 - Sycamore (Marked B on map)(Adjacent shed) - Remove Deadwood - Ensure safety; Turkey Oak (Marked C on map) - Remove one of two co-dominants trunk - Overhanging	Please can advice be taken from a tree surgeon/arboriculturist in relation to the Turkey Oak (marked C).
22/02063/FUL	8 Green Meadows	Loft conversion with rear dormer extension. Demolition of rear conservatory with internal and external alterations to the existing house. Associated landscaping.	No Comments
22/05612/CAT	74, Main Road	Eucalyptus tree- Located in side garden to the West of the property between the property and 76 Main Road- Height reduction up to 4m and spread reduction by approximately 3m, cutting to suitable growing points. Reason: The tree is approximately 15 meters tall and given the species and proximity of just 4.5m from the property requires a significant crown reduction to prevent future risk of damage to the property.	No comments

22/23.71.2

Applications 22/00971/FUL Land North East of Little Fields and 22/02109/FUL Twitty Grange, Twitty Fee were referred to the local Ward Members for determination by the CCC Planning Committee (unless Planning Officers were minded to refuse the applications.)

22/23.72 Danbury Neighbourhood Plan.

The Assistant Clerk gave an update on the progress of the Neighbourhood Plan. Subject to amendments, the draft plan had been agreed by the Neighbourhood Plan Steering Group for recommendation to the Parish

Council for it to proceed to the Regulation 14 Consultation. A meeting would be held on the 21st December to confirm details of the engagement strategy for the Consultation and to agree any additional appendices and amendments. The aim would be for the consultation to commence on 1st February so that it could be completed before Purdah for the Local Elections.

22/23.73 Matters for Report (for information only)

There were no matters for report

22/23.74 Date of next meeting

Monday 9 January 2023 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.20pm

Signed

Chairman.....Date.....