

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held on 27 September 2022 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

Present: Cllrs: S Berlyn, C Chaney (Vice Chair), A Chapman, A Keeler
In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander

22/23.29 Apologies for Absence

Cllr Hessing (Chair).

In Cllr Hessing's (Chair) absence, Cllr Chaney (Vice Chair) took the Chair.

22/23.30 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

22/23.31 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.

There were no members of the public present.

22/23.32 Minutes

22/23.32.1 RESOLVED: that the minutes of the meeting held on 27 June 2022 were approved and signed as being a true record.

Proposed: Cllr Chapman, seconded: Cllr Keeler and all agreed.

22/23.32.2 It was noted that the meeting scheduled for 18th July had been cancelled due to the extreme heat and that the meeting scheduled for 5 September had been inquorate. The consultation deadlines for the applications on the agenda for the 5 September could not be extended.

22/23.33 Planning Applications

22/23.33.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
22/05142/TPO	28 Barley Mead	T3 - Oak - Crown reduction by 2-3m where needed to create a natural profile. Remove dead wood - Reason: To encourage new growth and inner vitality.	No comments
22/01139/FUL	Land North of Slough Lane	Construction of an agricultural lean-to livestock building.	No comments
22/01533/FUL	68 Pedlars Path	Single storey rear/side extension	No comments
22/01561/FUL	Hyde Farm Cottage, Hyde Lane	Part single, part two storey rear extension with terrace. Additional first floor side window.	No comments
22/01504/FUL	Old Mission, The Common	Two storey side extension	No comments
22/01632/FUL	Twinwoods, 4 Hyde Green	Installation of two air source heat pumps	No comments
22/01440/FUL	Holly Lodge, Woodhill	Construction of 3 stables with tack room and hay store. Addition of a private use equestrian arena on existing equestrian paddock land.	<p>Cllr Chaney declared a non-pecuniary interest in this application.</p> <p>Please ensure that the area is not floodlit and that any lighting is not left on over night as this would impact on the rural character of the area. The proposed development should not be used for commercial purposes.</p>

22/23.33.2

No applications were referred to the local Ward Member for determination by the CCC Planning Committee.

22/23.34 The responses submitted to Chelmsford City Council for applications where the consultation deadlines would be missed due to the August recess and could not be extended until the September 5 Planning Committee meeting were noted.

Ref no	Property	Proposal	Comments
22/01281/FUL	Blue House Farm, Gay Bowers Road	Demolish existing outbuilding and replace with new outbuilding.	The new outbuilding should not be used for residential purposes.
22/01336/LBC	The Anchor	Localised remedial repairs to flooring following Structural Engineers report	No comments

22/01247/CUPAR	Land South Of Junction With Hopping Jacks Lane And Twitty Fee	<p>Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from agricultural buildings to (Class B8) storage and distribution with ancillary office and staff facilities.</p>	<p>1. The Parish Council objects to this application on the grounds of highway safety, the detrimental impact on the setting and integrity of Twitty Fee which is a Protected Lane and Hopping Jacks Lane which is a narrow rural lane unsuitable for vehicles.</p> <p>2. Twitty Fee is a narrow rural lane with Protected Lane Status and few passing places. The lane is popular with pedestrians (dog walkers) and cyclists but has no footway or cycle path.</p> <p>3. Chelmsford City Council (CCC) Local Plan Strategic Policy 3 and policy DM14 set out the historic and landscape value of protected lanes, how they contribute to the rural character of certain areas and how they intend to protect them.</p> <p>3.1. Essex County Council's Place Services Historic Environment Team was commissioned by Chelmsford City Council to undertake an assessment of six lanes within the district in October 2017. In the report Commissioned by CCC only 2 of 6 lanes met the criteria for designation of which Twitty Fee was one.</p> <p>For Aesthetic value it scored 2 indicating the lane has a variety of aesthetic features or forms/alignment and / or a significant view</p> <p>For Biodiversity it scored a of 4 indicating Designated assets e.g. LOWS, Special Verge, veteran pollards, Ancient Species Rich hedgerow(s) associated with the lane or its component parts</p> <p>For Historic Integrity it scored 4 Indicating Limited or discrete erosion/damage to the historic fabric of the lane and/or significant hedgerow loss</p> <p>3.2. There is no indication given in the application as to what will be stored on site or what the anticipated vehicle movements will be, however, as there will be 5 parking</p>
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22/23.35 Danbury Neighbourhood Plan.

The Assistant Clerk gave an update about the Neighbourhood Plan. The final touches were being made to the draft plan and a Steering Group meeting would be organised to formally agree it for recommendation to the Parish Council for the Regulation 14 Consultation. The Assistant Clerk would be investigating the possibility of contracting a copy editor to format the document.

22/23.36 Chelmsford City Council Local Plan Review Issues and Options Consultation

The Committee would consider a response to the Issues and Options Consultation at its next meeting on 17 October 2022 as the closing date had been extended to Thursday 20 October. The Assistant Clerk would contact local Parish Councils to enquire as to whether they had yet made a response and would also find the Parish Council's response to previous local plan consultations – particularly in respect of Land at Hammonds Farm. The link to the consultation documents is: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

22/23.37 Matters for Report (for information only)

It was noted that an appeal had been made to the planning inspectorate in respect of refused application 22/0523/TPO.

22/23.38 Date of next meeting

Monday 17 October 2022 at 7.30pm at the Parish Council Office

There being no further matters to transact, the Chairman closed the meeting at 8.19pm.

Signed: Chairman

Date: