

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held on 18 March 2024 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

Present: Cllrs: J Armstrong, S Berlyn, A Chapman, P Churchouse, M Hessing (Chairman)

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr M Scofield and 3 members of the public

23/24.140 Apologies for Absence

Cllr A Keeler

23/24.141 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.

None

23/24.142 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 members of the public were welcomed to the meeting. One was in attendance to observe the meeting as they were considering joining the Parish Council. Two were in attendance in relation to application 24/00129/OUT.

23/24.143 Minutes

RESOLVED: that the minutes of the Planning Committee meeting held on 26 February 2024 were approved and signed as being a true record.

Proposed: Cllr A Chapman, seconded: Cllr Armstrong and all agreed.

23/24.144 Planning Applications

23/24.144.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC). Cllr Armstong declared a general interest in application 24/05050/TPO prior to its being discussed.

Ref no	Property	Proposal	Comments
23/01644/FUL	1 Lingwoods, 99 Main Road	Additional parking space to front of property and new formation of access.	The Parish Council supports the comments and concerns of the Chelmsford City Council Planning Listed Building and Conservation Officer and any conditions recommended by Essex Highways. The Parish Council requests a condition to be attached to retain the brick piers either side of the proposed hardstanding to define the entrance. Please also attach a condition that no commercial vehicles are to be parked in the parking space to prevent overhanging and obstruction of the footway.
24/00129/OUT	56 Maldon Road	Outline application for the redevelopment of commercial site into 7 self contained residential flats with associated amenity space and parking. Access being sought, all other matters (appearance, landscaping, layout, scale) reserved.	Please see the response below.
24/00325/FUL	Lynchetts Colemans Lane	First floor rear extension.	Please attach a condition for a Management Plan for the protection of the lane during construction and for construction vehicles to be parked on site and not obstructing the lane.

24/00232/FUL	11 Hopping Jacks Lane	Part single, part two storey rear extension. First floor front extension.	<p>The Parish Council strongly objects to this application. The proposed development is out of keeping with and will be over dominant in the street scene. If officers are minded to approve the application, materials with more neutral/natural tones would be preferable to black UPVC windows and black weather boarding; and brickwork and tiles should match the host building. Please refer to the draft Danbury Design Guide.</p> <p>Please would officers clarify as to whether the applicant is intending to demolish the host dwelling.</p> <p>The Parish Council notes that there does not appear to be a Planning Notification by the property.</p>
24/05050/TPO	54 Maldon Road	<p>TPO/2002/064 - T1-T3 Oak (Marked T5-T3 on map) - Remove deadwood and prune side branches near building to give a clearance of 2.5m metres. T4 Oak (Marked T2 on map) - Remove deadwood. G1 x3 oak (Marked T6-T8 on map) - Remove deadwood.</p> <p>TPO/1977/013 - T1 - Oak - Remove deadwood. Reason: To reduce risk of damage to vehicles, people and the fabric of the building.</p>	No comments

24/05618/CAT	Flat The Bakers Arms, 7 Maldon Road	T1 Walnut tree- Located on the rear boundary garden of 7 Maldon Road (Bakers Arms)- Reduce tree back to previous cut points (approximately 2.5-3m), 15% crown thin and deadwood. Reason: To encourage inner vitality and reduce crown spread from neighbours and garden side. Also to limit root expansion; T2 Self sown sycamore tree- Situated by neighbours garage on Maldon Road side of the Bakers Arms- Fell to ground level. Reason: To stop any potential damage to said garage. Unsuitable position for a tree.	The Parish Council has no objection but requests that: 1. The works to the walnut tree are undertaken by an appropriately qualified arboriculturalist. 2. A replacement for tree T2 should be planted in a suitable location elsewhere on the property.
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23/24.144.1 Planning Applications (cont)

Response to application 24/00129/OUT, 56 Maldon Road: Outline application for the redevelopment of commercial site into 7 self contained residential flats with associated amenity space and parking. Access being sought, all other matters (appearance, landscaping, layout, scale) reserved. Please see the response attached below.

1. The Parish Council objects to this application unless the following conditions are attached:
 - i. Materials should match the materials of residential properties along the Maldon Road and not the neighbouring Church, Medical Centre or Quinlan Court, so as to be in keeping with the residential street scene.
 - ii. Materials should be sympathetic to the adjacent Grade II listed building, Mill House.
 - iii. The height of the buildings should be no higher than two storeys and be in accordance with the draft Danbury Neighbourhood Plan/Danbury Design Guide.
 - iv. A Section 106 agreement to convert the nearby zebra crossing to a signalised pedestrian crossing (due to increased pedestrian traffic created by the proposal) and any recommendations made by Essex Highways should be created.
 - v. That the dwellings are made available on the open market to buy or rent and that they be reserved in the first instance for purchase by Danbury Residents at a discounted price/rent.
 - vi. That boundary treatments for the rear gardens are lower fencing (not 6ft high) and/or hedging to enhance the aesthetic of the green space on the site.
 - vii. That lighting accords with the draft Danbury Neighbourhood Plan and draft Danbury Design Guide dark skies policies. Please can there also be mitigation to prevent car headlights from shining into Mill House when cars access the site.
2. The Parish Council are disappointed about the loss of a business and employment in the village. This is the loss of a local retail outlet for the provision of tools and building materials, resulting in residents having to make car journeys outside of the village to visit alternative outlets.
3. The Parish Council supports the comments of Essex County Council with regards to archaeology on the site.

4. The Parish Council recognises that the site will benefit from more green space than with its existing use.
5. The Parish Council is concerned about increased vehicle movements accessing and egressing the site, particularly during rush hour so close to the pedestrian crossing; and next to the Church and Medical Centre which are busy at times. A traffic survey at this location would be beneficial when considering the impact of additional traffic to this site.
6. The Parish Council is concerned that the number of parking spaces will not be sufficient for the potential number of residents in the dwellings. The Maldon Road is not suitable for on-street parking.
7. The Parish Council would like to see features of the existing 1930's style brick building incorporated into the design.

23/24.144.2

Applications 24/00129/OUT and 24/00232/FUL were referred to the Local Ward Members for consideration by the CCC Planning Committee unless Officers were minded to refuse them.

23/24.145 Danbury Neighbourhood Plan.

The Assistant Clerk and Mr Scofield reported that a Neighbourhood Plan Sub-Committee meeting had been scheduled for 19 March to consider recommending the draft Neighbourhood Plan and associated documents to the Parish Council for submission to Chelmsford City Council.

23/24.146 Replacement Essex Minerals Local Plan review 2025 to 2040

Members considered the draft response to the Essex Minerals Local Plan Review (Appendix 1) and made amendments (there were no additional comments from the Environment Committee):

- i. That 'ecology' be included in the comments in the sections related to: Presumption in Favour of Sustainable Development; Plan Assessment and Wider Evidence Base; and The Approach to Identifying Preferred Mineral Sites for Primary Mineral Extraction.
- ii. That the following question be added to the comments related to: The presumption in favour of sustainable development: Has any consideration been included for sites to lead to biodiversity net gain?
- iii. To disagree to Creating a Network of Aggregate Recycling Facilities and New Transhipment Sites (including Policy S5) and make the following comment: This section does not provide sufficient comment on where it would be appropriate/inappropriate to have facilities which could lead to an increase of HGV movements in areas such as Danbury or other rural areas where there may be highways capacity issues.

RESOLVED: that the response be submitted as amended.

Proposed: Cllr Berlyn, Seconded: Cllr Churchouse and all agreed.

23/24.147 Matters for Report (for information only)

It was reported that Cllrs Hessing and A Chapman had attended the Chelmsford Policy Board Meeting at Chelmsford City Council where the Documents for the Preferred Options Consultation were considered for approval to proceed to public consultation. Cllr Hessing suggested that a working party be created to work

alongside Neighbouring Parish Councils and this would be brought to the next Planning Committee Meeting on April 8th.

23/24.148 Date of next meeting
Monday 8 April 2024 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.17pm.

Signed
Chairman.....Date.....