

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held on 29 April 2024 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, U Rasiule

In Attendance: Mrs L Mitchelmore (Assistant Clerk)

23/24.158 Apologies for Absence

Cllr Churchouse and Mr Scofield

23/24.159 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.

Cllr Hessing declared a general interest in application 24/00582/FUL.

23/24.160 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.

23/24.161 Minutes

RESOLVED: that the minutes of the Planning Committee meeting held on 8 April 2024 were approved and signed as being a true record.

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

23/24.162 Planning Applications

23/24.162.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
24/00358/FUL	116 Maldon Road	Demolition of existing residential dwelling. Proposed four dwellings with associated car parking and private amenity space. Widening of existing access (Revised Proposal)	Please see below for the response to this application.
24/00522/FUL	77 Hoynors	New window to side elevation	Please include a condition that the glass must be obscured to an appropriate level.
24/05078/TPO	40 Runsell Lane	T2 Oak tree - Prune back 2m. Reason: Excessive shading and close proximity to house patio	No comments
24/00582/FUL	34 Parkdale	Proposed first floor extension to rear and internal alterations	No comments
24/00587/LBC	Gill House, Runsell Green	Conversion of existing outbuilding. Alterations to conservatory.	The Parish Council Supports the comments of the Planning Listed Buildings and Conservation Officer. If possible, the hedge between the Cart Lodge and the wall should be replaced. If Officers are minded to Grant Permission, please include the following conditions: 1. That the outbuilding is ancillary to the house and not for residential use 2. A condition on external lighting to limit visibility from Main Road and surrounding buildings/houses.

23/24.162.1 Planning Applications (cont)

Response to application 24/00358/FUL, 116 Maldon Road: Demolition of existing residential dwelling. Proposed four dwellings with associated car parking and private amenity space. Widening of existing access (Revised Proposal)

1. The Parish Council objects to this proposal. The NPPF paragraph 127 states that planning decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting.” Paragraph 130 states that permission “should be refused for development of poor design that fails to take opportunity for improving the character and quality of the area.”
2. The proposals will lead to overdevelopment of the site with a cramped appearance, lack of consideration for neighbouring properties, other road users and the character of the surrounding area. There is insufficient visitor/overflow parking provision and the proposal does not demonstrate that refuse lorries, emergency vehicles (fire appliances in particular) can both access and egress in forward gear.
3. The revisions to the building heights and the distance between property 02 and the neighbouring properties are not sufficient to meet Chelmsford City Council Policies DM23, DM26 and DM29. The revised proposals reduce the heights of the main wings from 9.6m to 9.575 – a reduction of just 2.5cm. The distance between dwelling 02 and the neighbouring property to the rear falls short of the 25m specified in Local Plan Appendix B – Development Standards, table 9.
4. In addition, the designs remain identical in character which does not reflect the existing development pattern in the surrounding area. The larger surrounding properties are of a variety of design and individual character.
5. This is backland development. The layout of the revised proposals retains the shared driveway, creating large areas of hard standing leading to a cramped, modern, urbanised appearance within the rural setting. In contrast, the surrounding properties occupy their own plots with individual driveways.
6. The revised proposals have reduced the size of the layby for visitor parking to accommodate bin storage. The A414 Maldon Road is a busy 40mph road so visitor parking there would not be acceptable. There is insufficient provision for off road parking for visitors and any additional vehicles that the dwellings may generate. The garages are not big enough to accommodate vehicles and so there will be just two spaces per dwelling. There will also be an excess of vehicle movements with residents maneuvering into and around the site and construction traffic during the construction phase.
7. The proposal fails to demonstrate that refuse vehicles and fire appliances can access and egress the site in forward gear – having room to turn without impacting the green space. Would there also be sufficient space for more than one emergency vehicle in the event of an emergency? The A414 is a busy 40mph road and vehicles reversing on or off the site would be a hazard to other road users. There is also a bus stop adjacent to the access - is there sufficient space for a bus to stop without impeding access/egress from the site?
8. The access will require the removal of hedging to achieve the visibility splay which will cause harm to the rural nature of the street scene. There will also be an impact on biodiversity with the loss of large green spaces and the introduction of a large section of hard standing.

9. In addition, The Housing Needs Assessment conducted on behalf of Danbury Parish Council to support the emerging Danbury Neighbourhood Plan, advises that the supply of smaller or mid-sized dwellings should be prioritised as Danbury already has a high proportion of larger homes.

23/24.162.2

Application 24/00358/FUL was referred to the Local Ward Members for consideration by the CCC Planning Committee unless Officers were minded to refuse it.

23/24.163 Danbury Neighbourhood Plan.

The Assistant Clerk reported that dates of the Regulation 16 Consultation were yet to be confirmed.

23/24.164 Chelmsford City Council (CCC) Local Plan Review Preferred Options Documents

23/24.164.1 Cllrs Hessing and A Chapman gave feedback from a meeting with representatives from Boreham, Little Baddow and Sandon to discuss the proposed development at Hammonds Farm. Mr Scofield was also in attendance. Cllrs Hessing, A Chapman and Mr Scofield volunteered to investigate the preferred options element of the Local Plan Review and would put together a report. Public meetings would be held to inform residents about the Local Plan Review Consultation and the proposed Hammonds Farm Development.

23/24.164.2 RESOLVED: to put a banner providing information to our residents about the proposed Hammonds Farm Development, at various locations throughout the village.

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

23/24.164.3 Members considered whether to produce and distribute leaflets. As posters would be available and the Council did not have the resources to distribute leaflets to every household in Danbury, it was decided not to produce them.

23/24.165 Conservation Area Appraisal

Cllr Armstrong suggested that the decision as to whether to form a Conservation Area Appraisal Working Party should be deferred until after the Local Plan Review Consultation had been completed. After a brief discussion, it was deferred until September.

23/24.166 Matters for Report (for information only)

Cllr Berlyn reported that application 24/00232/FUL had been refused.

Cllr Armstrong reported that there were no updates on the Solar Farm.

23/24.167 Date of next meeting

Monday 20 May 2024 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 8.58pm.

Signed

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