

**Danbury Parish Council  
PLANNING COMMITTEE**

**Minutes of the Meeting held on 29 July 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), A Keeler, U Rasiule

**In Attendance:** Mrs L Mitchelmore (Assistant Clerk), Mr M Scofield

**24/25.39 Election of Vice Chairman**

There being no nominations, this item was deferred to the next meeting.

**24/25.40 Apologies for Absence**

None

**24/25.41 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 Armstrong declared a pecuniary interest in applications 24/00939/LBC and 24/00938/FUL

The Committee declared a general interest in applications 24/00939/LBC and 24/00938/FUL

**24/25.42 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.

**24/25.43 Minutes**

RESOLVED: that the minutes of the Planning Committee meeting held on 1 July 2024 were approved and signed as being a true record.

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

**24/25.44 Planning Applications**

24/25.44.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Cllr Armstrong left the meeting during the committee's consideration of applications 24/00939/LBC and 24/00938/FUL.

Ref no	Property	Proposal	Comments
24/00939/LBC	41 Main Road	Demolition of existing outbuildings. Repairs and alterations to existing cartlodge with outbuilding extensions to provide an Annex and Sheepbarn.	The Parish Council Supports the comments of the Chelmsford City Council Planning, Listed Building and Conservation Officer.
24/00938/FUL	41 Main Road	Demolition of existing outbuildings. Repairs and alterations ltertaions to existing cartlodge with outbuilding extensions to provide an Annex and Sheepbarn.	The Parish Council Supports the comments of the Chelmsford City Council Planning, Listed Building and Conservation Officer.
24/05646/CAT	87 Main Road	Sycamore (Acer) (adjacent to access road) - Fell - Reason: Excessive shading to dwelling and Annex, leaves are blocking gutters which cause mould inside, courtyard covered in sticky residue; Yew (rear garden) - Height reduction of 1m - Reason: Allow more light into rear of dwelling.	Sycamore (adjacent to access road): Trimming and maintenance would be preferable to felling.  Yew (rear garden): No comments
24/05124/TPO	48 Barley Mead	T1 Oak - reduced vertically by 3m and lateral growth reduced by 2-2.5m. Reason: The tree is overgrown and requires a reduction, it is also growing into an adjacent building, proposed works carried out to benefit the tree and achieve a more natural shape	No comments

24/05130/TPO	48 Barley Mead	<p>G1 x1 Oak (marked T1 on map) - Reducing the height and lateral branches by 2m and remove deadwood greater than 30mm. Reason: the tree is overgrown and due a reduction, it is also encroaching on a the property, debris and deadwood are falling into the garden.</p> <p>G1 x1 Oak (marked T2 on map) - Removal of deadwood and 1.5 m crown reduction - Reason: the tree is in a bad condition and showing signs of rot at the base, being in such close proximity to the others trees it can be assumed that it will not regenerate.</p> <p>G1 x1 Oak (Marked T3 on map) - Up to 3.5 m maximum crown reduction and remove deadwood greater than 30mm. Reason: the tree is overgrown and due a reduction, it is also encroaching on the property, debris and deadwood are falling into the garden</p>	No comments
24/05135/TPO	7 Hopping Jacks Lane	(T4) Silver birch - Crown Lift to provide 2.8 metres clearance from ground level over pedestrian path and 5.2m over public highway. (T1) & (T3) Willow - Re-pollard all stems back to most recent cut-points, between 5.0 and 6.0 metres above ground level. Remove dead stubs, rubbing and crossing branches and thin-out epicormics shoots - Reason: Health and safety and maintenance of trees to preserve their life expectancy	No comments
24/00960/FUL	60 Maldon Road	Proposed first floor side extension and single storey rear extension. Alterations to fenestration.	The Parish Council Supports the comments of the Chelmsford City Council Planning, Listed Building and Conservation Officer. The Parish Council requests the removal of permitted development rights.

24/00893/FUL	Arundene Elm Green Lane	Construction of a new front entrance sliding gate and piers	<p>The Parish Council considers that the solid design and height of the proposal will be too imposing, out of character with the street scene, and have a negative impact on the openness of the Lane. If Officers are minded to approve this application, please include the following conditions:</p> <ol style="list-style-type: none"> <li>1. To reinstate the hedging and planting with native, mature species.</li> <li>2. That materials are submitted and agreed prior to construction.</li> </ol>
24/00993/FUL	The Third House Elm Green Lane	Proposed infill extensions and construction of new summerhouse. Replace storage building and move existing sauna. Creation of new canopy. New juliet balcony. New roof lights and installation of solar panels. Brick and timber overcladding. Changes to fenestration and internal alterations. Resubmission of application 23/01744/FUL	If minded to approve this application, please would Officers include a condition that the summerhouse and storage building must not be used for residential purposes.

24/00987/FUL	Dellwood Elm Green Lane	Sub-division of existing detached dwelling to form two semi-detached three bedroom dwellings including internal reconfiguration and alterations to fenestration	The Parish Council Strongly objects to this application. The loss of the tree and hedges at the front of the property will cause harm to the rural street scene and character of the area. The parking is awkward due to restricted space which may result in difficulty in turning to exit onto the very narrow lane in forward gear. There is no provision for visitor parking and the narrow lane is unsuitable for on street parking. The Parish Council is also concerned about the impact of the proposal on the setting of Grade II Listed Building Riffhams House and the Registered Park and Garden.
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24/00988/FUL	Dellwood Elm Green Lane	Construction of 1 detached dwelling house with new access	<p>The Parish Council very strongly objects to this application.</p> <p>The Chelmsford City Council Planning and Listed Building Officer, and Historic England should be made aware of this application due to the proximity to and impact on Grade II Listed Riffhams House and the Registered Park and Garden.</p> <p>The proposed design is out of keeping with the rural street scene and rural character of the area by way of its design, bulk and industrial feel, with the inclusion of materials such as the metal roof. The building is not of an exceptional design to make it acceptable in this location. Despite being set back from the highway, the gate is too high and will be imposing.</p> <p>Insufficient screening has been included in the proposal to mitigate for the impact on the rural street scene and the setting of Riffham's House and the Registered Park and Garden. The removal of the tree at the front will open up the site and harm the rural setting.</p> <p>Vehicles accessing the proposed dwelling will intensify the use of the rural lanes. Both Elm Green Lane and Riffhams Lane at this junction are very narrow, rural country lanes. It is also in close proximity to the part of Riffham's Lane that has Protected Lane Status.</p>
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			The Housing Needs Assessment undertaken for the Danbury Neighbourhood Plan demonstrated the need for smaller dwellings and not large four bedroom dwellings.
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24/25.44.2

Applications 24/00987/FUL and 24/00988/FUL were referred to the local Ward Members for determination by the CCC Planning Committee (unless officers were minded to refuse them)

#### **24/25.45 Danbury Neighbourhood Plan Update**

Cllr Hessing gave an update on the progress of the Neighbourhood Plan. A response was being awaited from the Planning Inspector.

#### **24/25.46 Matters for Report (for information only)**

- i. It was reported that a Habitat Management and Monitoring Plan had been submitted by the Solar Farm.
- ii. It was reported that the Government would be consulting on revisions to the NPPF (National Planning Policy Framework)

#### **24/25.47 Date of next meeting**

Monday 2 September 2024 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.19pm.

Signed

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