

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held on 23 September 2024 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

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

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

24/25.61 Apologies for Absence

Cllrs U Rasiule and J Armstrong

24/25.62 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

24/25.63 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.

24/25.64 Minutes

RESOLVED: that the minutes of the Planning Committee meeting held on 2 September 2024 were approved and signed as being a true record.

Proposed: Cllr Hessing, seconded: Cllr A Chapman and they were agreed.

24/25.65 Planning Applications

24/25.65.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
24/01206/FUL	Jackletts Farm, Slough Road	Redevelopment of existing commercial site to comprise the erection of new buildings for Class E(g) and Class B8 use following cessation of an existing external storage yard (Class B8 use); conversion of a former agricultural building for Class B8 use; associated parking, landscaping and other infrastructure	<p>The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.</p> <p>If Planning Officers are minded to approve this application, please would they include conditions to minimise light and noise pollution both during the construction phase and ongoing operation of the site. The Parish Council considers that the 7am/7.30am construction starting times are too early and risk noise disturbance to neighbouring properties in the mornings.</p>
24/05174/TPO	7 Butts Lane	(T1) Silver Birch - tree located within 7 Butts Lane - 2.5 m overall Crown Reduction, cutting to suitable growth points. Reason: Reduce encroachment and Health & Safety of trees to preserve their life expectancy.	No comments
24/05165/TPO	24 Barley Mead	T1 & T2 Oaks x 2 in rear garden - crown clean and crown thin by 15%, remove weak and crossing branches, crown reduction by 2m cutting to suitable growing points. Reason: Work required due to excessive shading in garden and close proximity of the trees to domestic dwelling.	No comments
24/01227/FUL	Mission Cottage, Gay Bowers Lane	Loft conversion with addition of dormer windows. First floor side extension above garage. Two storey rear extension with garage conversion and detached cartlodge.	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.

24/00987/FUL 1 amended and 1 additional document	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	<p>The Parish Council notes the amended and additional documents but continues to strongly object to the application.</p> <p>The comments made by the Parish Council on 31st July still stand.</p> <p>In addition, the Parish Council considers that there is insufficient room for parking – particularly visitor parking – as on-road parking along the narrow lane would obstruct the highway and present a hazard to other road users, including pedestrians, cyclists and equestrians.</p> <p>The Parish Council objects to the removal of the tree. If Officers are minded to approve the application, then the replacement tree should be planted at the same location as the existing one to preserve the street scene.</p> <p>If minded to approve the application, please would Planning Officers include a condition for soft landscaping to the side and rear of the site to minimise the visual impact of the parking.</p>
24/01229/FUL	14 St Cleres Way	First floor side extension	No comments

24/25.65.2

Application 24/00987/FUL had previously been referred to the Local Ward Members for determination by the CCC Planning Committee (unless officers are minded to refuse it). The Assistant

Clerk would inform the Ward Members of the response to the amended application and that the Parish Council still strongly objected to it.

24/25.66 National Planning Policy Framework Consultation – Appendix 1 to follow

Members considered the draft produced by the working party and made amendments.

RESOLVED: that the response as amended during the meeting be submitted to the consultation.

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

24/25.67 Danbury Neighbourhood Plan Update

The Assistant Clerk informed the Committee that the Examination of the Neighbourhood Plan by the Independent Inspector was continuing.

24/25.68 Potential Planning Enforcement

Members considered Cllr Hessing's proposal (below) and deferred it to the next Planning Committee Meeting scheduled for 14 October 2024.

Planning Application 22/02109/FUL
Twitty Grange, Twitty Fee Danbury CM3 4PG

To make a formal complaint to Chelmsford City Council Planning Enforcement and to refer to the Local Ward Members, the following potential breaches of:

Condition 5- failure to comply with the approved Parking management plan- Policy DM 29
Condition 6- failure to comply with 'No storage' within the application - policy DM23
Condition 7- failure to comply with approved opening hours - Policy DM29

24/25.69 Matters for Report (for information only)

Mr Scofield gave an update about the situation regarding Wickham House.

Mr Scofield suggested that now that nesting season had ended, residents could trim back their hedges, particularly where they may be encroaching onto pavements and the highway.

24/25.70 Date of next meeting

Monday 14 October 2024 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.05pm.

Signed

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