

Minutes of the Meeting held on 16 October 2023 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, Cllr B Hallett and 5 members of the public.

23/24.69 Apologies for Absence

Cllr A Keeler

23/24.70 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 general interest in application 23/01510/CUPAQ

23/24.71 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.

Members of the public raised their concerns on applications on the agenda. 1 member of the public spoke in support of application 23/01510/CUPAQ.

23/24.72 Minutes

RESOLVED: that the minutes of the meeting held on 4 October 2023 were approved and signed as being a true record.

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

23/24.73 Planning Applications

23/24.73.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC). The members of the public left once the applications in which they were interested had been discussed.

Ref no	Property	Proposal	Comments
23/01510/CUPAQ	Blue House Farm, Gay Bowers Road	Determination as to whether the local planning authority is required for the proposed change of use of an agricultural building to 1 dwellinghouse (class C3)	Now that the application complies with the curtilage requirements of the Planning Authority, the comments of the Parish Council submitted in response to application 23/01195/CUPAQ, still apply.

23/01359/FUL	Barns At St Cleres Hall, Main Road	Conversion of existing barns and garage to create 3 detached chalet bungalows. Sub-divide site to provide private rear gardens and parking.	<p>The Parish Council strongly objects to this application and supports the comments of the Chelmsford City Council Listed Building and Conservation Officer. The barns are within the curtilage of St Cleres Hall which is a listed building. There is a lack of detail as to how the plots would be divided but the division of the plot and construction would lead to substantial harm to the character of the area and setting of the listed building. The character of the barns would also be severely compromised. The proposal is at odds with Essex County Council's Policy DM2 by way of intensifying the existing access from the proposed properties onto the A414. This is also where Public Footpaths 4 and 5 join and cross the A414. If Officers are minded to grant Planning Permission, smaller properties of 2-3 bedrooms would be preferable. 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.</p>
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23/01483/LBC	Barns At St Cleres Hall, Main Road	Conversion of existing barns and garage to create 3 detached chalet bungalows. Sub-divide site to provide private rear gardens and parking.	<p>The Parish Council strongly objects to this application and supports the comments of the Chelmsford City Council Listed Building and Conservation Officer. The barns are within the curtilage of St Cleres Hall which is a listed building. There is a lack of detail as to how the plots would be divided but the division of the plot and construction would lead to substantial harm to the character of the area and setting of the listed building. The character of the barns would also be severely compromised. The proposal is at odds with Essex County Council's Policy DM2 by way of intensifying the existing access from the proposed properties onto the A414. This is also where Public Footpaths 4 and 5 join and cross the A414. If Officers are minded to grant Planning Permission, smaller properties of 2-3 bedrooms would be preferable. 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.</p>
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23/05611/CAT	Wakefield House 86E, Main Road	Sycamore tree- Rear of property. Currently 45ft tall- Fell to ground level. Reason: Risk of falling due to protruding branches/trunk and health hazard to young children.	The Parish Council Objects to this application. As far as Parish Council is aware, trees had to be removed as a part of the development of this site but this was one of the trees that Chelmsford City Council agreed should remain. A crown lift may be a sensible solution and the removal of any dead branches may reduce any risk of injury.
23/01505/FUL	Hyde Lodge, Hyde Lane	Proposed detached garage/cart lodge.	The parish Council requests that the boundary hedge be restored with appropriate native species to provide sufficient screening from Hyde Lane.

23/01416/ADV	64, Main Road	Post mounted double sided pictorial sign, GK header & trough. Lighting to replace existing	<p>The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer. The 3 signs on the pillar at the entrance to the car park appear to be cluttered and it would be preferable if the car park sign were to be removed. If Planning Officers are minded to approve the application, please could the car park sign be turned round so as to be parallel to the road. It appears that a car park sign on the western corner of the building has not been included in the plans. It should be removed as it is on an unsightly pole and could be a distraction to drivers. Please would Planning Officers ensure that any lighting on the western gable, facing down the hill, is not so bright as to be a distraction to traffic as it approaches from the direction of the A12. The Parish Council notes that the elevations include temporary structures to the rear of the building, for which it believes there is no planning permission.</p>
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23/01544/LBC	64, Main Road	Post mounted double sided pictorial sign, GK header & trough. Lighting to replace existing	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer. The 3 signs on the pillar at the entrance to the car park appear to be cluttered and it would be preferable if the car park sign were to be removed. If Planning Officers are minded to approve the application, please could the car park sign be turned round so as to be parallel to the road. It appears that a car park sign on the western corner of the building has not been included in the plans. It should be removed as it is on an unsightly pole and could be a distraction to drivers. Please would Planning Officers ensure that any lighting on the western gable, facing down the hill, is not so bright as to be a distraction to traffic as it approaches from the direction of the A12. The Parish Council notes that the elevations include temporary structures to the rear of the building, for which it believes there is no planning permission.
23/01545/FUL	Little Stratton, Moor Hall Lane Bicknacre	Single storey front and rear extension. Extend rear dormer window. Extend rear of the detached garage to create additional habitable space. External cladding to property.	No comments

<p>Licensing Application</p>	<p>Old Barn, Twitty Grange, Twitty Fee</p>	<p>Sale or supply of Alcohol Every Day 08:00 – 22:00</p> <p>This is a new retail shop, access is restricted to members of the Plymouth Brethren Community only and as such any sales of alcohol are not available to the general public.</p> <p>Essentially the venue is a mini supermarket where profit from sales go toward educational programmes within the Plymouth Brethren Community. There are approximately 200 adult members of the community that will shop at this premises.</p> <p>Procedures to promote the licensing objectives are in place and there have been no concerns with upholding such objectives in over 40 similar sized, maintained, Campus&Co. stores in the UK.</p>	<p>Danbury Parish Council objects to this application on the grounds of Prevention of Public Nuisance and Public Safety. In this representation, the Parish Council makes reference to planning application 22/02109/FUL to provide context to and support its objection.</p> <p>This licensing application seeks a licence for the sale or supply of alcohol everyday between 08.00 and 22.00.</p> <p>This is an extension beyond the current opening hours set out in condition 7 of granted planning application 22/02109/FUL of Monday to Friday 08.00 to 21.00 and Saturdays 08.00 to 12noon. The condition is in the interest of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.</p> <p>The Parish Council considers that opening hours in excess of those agreed in condition 7 will cause nuisance to the occupiers of neighbouring dwellings, recreational users of the lane (particularly at the weekends) and will be detrimental to the intrinsic character of the countryside and Twitty Fee which is a Protected Lane. The licensing application states that the use will be</p>
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			<p>for 200 adult members which would appear to be an increase from the 75 members set out in condition 8 of the planning application. This condition is in the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan and protecting the intrinsic character and beauty of the countryside in accordance with Policy DM10 of the Local Plan. Also, in the interest of highway safety.</p> <p>The Parish Council considers that if this does constitute an increase in members using the retail club, then this may result in further nuisance and a risk to public safety due to the increase in traffic movements along Twitty Fee for which there does not appear to be an updated traffic management plan.</p> <p>Nuisance to the occupiers of neighbouring dwellings Noise: From traffic movements late at night along the narrow, rural protected lane. Increased traffic movements: there does not appear to be an updated traffic management plan to reduce intensification of the lane and ensure that onsite parking provision is sufficient to avoid parking on Twitty Fee.</p>
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			<p>Light pollution: light emanating from the barn is very bright, particularly as there is no street lighting along Twitty Fee.</p> <p>1.1. Nuisance and risk to highway safety of members of the public (including runners, dog walkers, cyclists, pedestrians, horse riders and vehicles accessing local businesses)</p> <p>Increased traffic movements along what is a quiet lane, particularly at the weekends, will cause a nuisance to recreational users. Twitty Fee is a narrow, protected lane with narrow verges; no footways; no street lighting and limited passing places with the potential to bring vehicles into conflict with each other and recreational users. The lane is used to access Public Footpath 21, the Danbury Ridge Nature Reserves and a small number of businesses.</p> <p>With the lack of street lighting, there is less security for people working at and using the retail club at night.</p>
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23/24.73.2

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

23/24.74 Licensing Hearing – Sophie’s Flowers, Lay By, Main Road, Danbury, CM2 7RY

The representation to be made by Cllr Hessing at the Licensing Hearing to be held on 17 October was discussed.

23/24.75 Danbury Neighbourhood Plan.

The Assistant Clerk informed the Committee that a meeting had been held in the previous week to confirm the final details to be completed prior to the draft plan being sent to the consultant.

23/24.76 Matters for Report (for information only)

It was reported that there had been an application to Chelmsford City Council to Discharge Condition 3 – External Lighting Details - for application 22/02109/FUL.

23/24.77 Date of next meeting

Monday 6 November 2023 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.....