

**Danbury Parish Council**  
**PLANNING COMMITTEE**

**Minutes of the Meeting held on 25 September 2023 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ**

**Present:** Cllrs: J Armstrong, S Berlyn, A Chapman, M Hessing (Chairman), A Keeler  
**In Attendance:** Mrs L Mitchelmore (Assistant Clerk), Mr M Scofield, 2 members of the public.

**23/24.55 Apologies for Absence**

None

**23/24.56 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 J Armstrong declared a general, non-pecuniary interest in application 23/01407/FUL.

**23/24.57 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 2 members of the public attended the meeting to speak in support of application 23/01364/FUL, for which they were the applicant and agent. The applicant had attended the Planning Committee on the 26<sup>th</sup> June to discuss the proposal prior to its submission. The members of the public spoke about the application and answered questions posed by members of the Committee to clarify any details.

**23/24.58 Minutes**

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

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

**23/24.59 Planning Applications**

23/24.59.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
23/01364/FUL	Nightingales, Well Lane	Proposed demolition of the existing house and outbuildings, erection of a new detached dwellinghouse with garage and associated operational development	The Parish Council would encourage the use of recycled materials where appropriate. The recommendations of the ecological report should be followed. If any recommendations are made by the Listed Building and Conservation Officer, these should also be followed.
23/05173/TPO	Squirrels, Riffhams Lane	Yew fell to ground level. Reason: Tree has become too big for surrounding area.	The Parish Council strongly objects to this application. The tree should be retained and managed appropriately rather than being removed.

23/01409/FUL	60 Maldon Road	Proposed extensions and alterations to existing dwelling existing dwelling to create two separate dwellings with associated works.	<p>The Parish Council strongly objects to this application. It is overdevelopment of the site, detrimental to the character of the surrounding area and out of keeping with the street scene - primarily detached properties. The widening of the access will impact on the root protection zone of the tree in the front garden. The Parish Council is concerned about the impact on the setting of the Listed Building to the rear of the property.</p> <p>The proposal is also at odds with Essex County Council's Policy DM2 by way of intensifying the existing access from the proposed properties onto the A414. The proposal has room for two cars per property leaving no space for visitor parking - there is no on street parking on the A414 and limited on street parking in the close vicinity.</p>
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23/01407/FUL	25 Main Road	Demolition of existing sheds and erection of a detached single-storey residential annexe	<p>The Parish Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"><li>1. The proposed annexe would relate poorly to the host dwelling by way of its raised elevation and risk water run off onto the A414 and into the host dwelling.</li><li>2. There seems to be little consideration for the fact that the proposed annexe sits within the Conservation Area and in the setting of a listed building. The distance between the South and Eastern sides of the proposed dwelling and the boundary with the neighbouring property is less than the necessary 2 metres. If disturbance to the tree roots along the boundaries, results in the loss of the trees, screening will be reduced and there will be a greater impact on the setting of the listed building.</li><li>3. Contrary to Essex County Council's Policy DM2, this proposal would result in the intensification of the existing vehicular access and the Parish Council questions whether there is sufficient land for two of the parking spaces due to the location of a retaining wall.</li></ol> <p>If Officers are minded to approve this application, please would they include a condition that the annexe cannot be sold as a residential unit.</p>
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23/01419/FUL	9 St Cleres Way	Single Storey Rear Extension	No comments
Licensing Application	Sophie's Flowers, Lay By, Main Road, Danbury, CM2 7RY	<p>Sale or supply of Alcohol (off sales only) Friday to Sunday 08.00-18.00.</p> <p>We run a roadside flower stall at the proposed location on Fridays, Saturdays and Sundays. This is a weekly 'pop up' shop selling flowers, gift cards, plants etc. The stall is currently set up with 2 gazebos, which will be shortly replaced by a large 14' box trailer.</p> <p>I intend to add alcohol as an extra product to provide to customers. Any alcohol here will be displayed by the serving counter and i propose to sell alcohol within the remit of an off license, in sealed containers to be taken away by customers upon legal purchase, no alcohol is to be served to drink on premises.</p>	<p>The Parish Council objects to this application on the grounds of Public Safety and Prevention of Crime and Disorder.</p> <p>The Parish Council questions whether the operator has a trading licence for this site from the Local Highway Authority.</p> <p>As this is an isolated layby, there is a lack of security onsite for the prevention of Crime and Disorder and the Parish Council is concerned that customers may consume alcohol in their cars or in the lay by, and questions what Governance will be in place. There is a potential for underage sales. The A414 is a busy road, often congested and the layby is in close the vicinity to bus stops.</p> <p>There is a potential for collisions if the use of the layby is intensified by increased numbers of customers to the stall.</p>

#### 23/24.59.2

Applications 23/05173/TPO, 23/01409/FUL and 23/01407/FUL were referred to the local Ward Members for determination by the Chelmsford City Council Planning Committee unless officers were minded to refuse them.

**23/24.60 Danbury Neighbourhood Plan.**

The Assistant Clerk reported that the Neighbourhood Plan post regulation 14 work had not progressed as far as previously thought. The outstanding work had been identified and was being completed. Cllr A Chapman reported that the remaining stages were in hand.

**23/24.61 Matters for Report (for information only)**

Cllr Hessing reported that NALC (National Association of Local Councils) had responded to the government’s consultation on hedgerows. Members suggested that the Parish Council could also respond and that it may be relevant to both the Planning and Environment Committees. *(Subsequent to the meeting, it was found that the Consultation had closed on 20<sup>th</sup> September 2023.)*

Mr Scofield was writing an article informing residents about breaches of planning and how to report them for the next edition of the Danbury Society Newsletter.

Mr Scofield reported that there was a proposal for a Solar Farm adjacent to Tom Tit Lane in Woodham Walter.

Mr Scofield reported that there were plans for a Crematorium on the Maldon Road near Lion Seeds.

The Assistant Clerk reported that an Appeal had been submitted to the Planning Inspectorate in respect of refused application 23/00836/FUL.

**23/24.62 Date of next meeting**

Monday 16 October 2023 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.23pm

Signed

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