

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held on 6 November 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 Hensing (Chairman),
A Keeler

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr M Scofield and 2 members of the public

23/24.78 Apologies for Absence

None

23/24.79 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 Churchouse declared a general interest in application 23/01709/FUL.

23/24.80 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 had attended with respect to agenda item 23/24.83.2 -Licensing Hearing – Old Barn, Twitty Grange, Twitty Fee, Danbury, CM3 4PG.

It was agreed that the item would be brought forward in the meeting.

23/24.81 Minutes

RESOLVED: that the minutes of the meeting held on 16 October 2023 were approved and signed as being a true record.

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

23/24.83 Licensing Hearing – Old Barn, Twitty Grange, Twitty Fee, Danbury, CM3 4PG

The Committee agreed that this item would be brought forward in the meeting.

23/24.83.1 RESOLVED: that Standing Order 7a, would be suspended to allow the Planning Committee to reconsider its response to New Premise Licence Application – Old Barn, Twitty Grange, Twitty Fee, Danbury, CM3 4PG (Minute 23/24.73.1, Planning Committee Meeting held on 16 October 2023) in the light of new information received.

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

23/24.83.2 Members reconsidered the response to the New Premise Licence Application in the light of the new information listed below and the members of the public responded to any questions.

- i. Information clarifying the number of members received from the Chelmsford City Council Licensing Officer on 19 October and circulated to Committee Members
- ii. A letter received from the Licensing Consultant for the Applicant
- iii. The discharge of Planning Condition 3 – External Lighting Details - by Chelmsford City Council – Application reference 22/02109/DOC/1

~~After a lengthy discussion and consideration of the new information, Cllr Berlyn made the proposal to leave the response as submitted and not withdraw it. The new information didn't answer all of the Committee's concerns and hadn't been reflected in the licensing application. This was seconded by Cllr A Chapman and all agreed.~~

RESOLVED: to leave the response as submitted and not withdraw it.

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

The members of the public left the meeting.

23/24.83.3 It was agreed that Cllr Hessing would represent the Parish Council at the Licensing Hearing on 13 November.

23/24.82 Planning Applications

23/24.82.1 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
23/05207/TPO	45 Mill Lane	T7 Oak - Remove deadwood and reduce whole crown to by 2m. Reason: To give sufficient clearance over Mill lane road and to safeguard the future life of the tree.	No comments

AFTER A LENGTHY DISCUSSION AND CONSIDERATION OF THE NEW INFORMATION, Cllr BERLYN MADE THE SUGGESTION TO THE APPLICANT WHO WAS PRESENT AT THE MEETING THAT THEY WITHDRAW THE CURRENT ALCOHOL LICENCE APPLICATION TO ENABLE THE PARISH COUNCIL TO CONSIDER THE CONDITIONS, AS THE NEW INFORMATION DIDN'T ANSWER ALL OF THE PARISH COUNCIL'S CONCERNS AND HADN'T BEEN REFLECTED IN THE EXISTING LICENSING APPLICATION. Cllr BERLYN MADE THE PROPOSAL TO LEAVE THE REPRESENTATION AS SUBMITTED AND NOT WITHDRAW IT.



23/01621/FUL	Land At Hillbrook, Bicknacre Road, Bicknacre	Proposed new detached dwelling in the garden of an existing bungalow. Demolition of the existing double garage. Driveway alterations	The Parish Council is concerned about the visibility splay from the shared access as this proposal will result in the intensification of the access to Bicknacre Road – at odds with Essex County Council Policy DM2. If Officers are minded to approve the application, please can they include the following conditions: 1: that the hedge be retained to screen the development from Bicknacre Road. 2: that the hedge should be maintained to keep the visibility splay at the access clear. 3: to remove permitted development rights so that no further development can take place on the site without planning permission.
23/01640/FUL	132 Main Road	Alterations to existing orangery/conservatory including a new pitched roof and gable end with fully glazed patio doors and windows to the rear elevation. New window on side elevation.	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.
23/01709/FUL	Ivy Cottage, Gay Bowers Lane	Proposed part single, part two storey rear extension with rooflight	The Parish Council would encourage the use of materials sympathetic to the host dwelling and nearby listed buildings



23/01733/FUL	Danecourt, Copt Hill	Erection of a garage outbuilding containing 8 garages and the replacement of an existing outbuilding to provide guest accommodation.	If Officers are minded to approve the application, please would they include the following conditions: 1: that an EV charging point be installed at the garage. 2: that the annex remains ancillary to the main residence and cannot be sold separately. 3: that lighting be low level and directional in accordance with Chelmsford City Council Policy DM23, to limit the impact of light pollution on the rural area. 4: that full tree protection measures are provided along with a new landscape plan to replace any lost trees, ensure biodiversity net gain, and provide sufficient screening of the garage and annex to protect the amenity of the public rights of way.
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23/24.82.2 No applications were referred to the local Ward Members for determination by the CCC Planning Committee.

23/24.83 Licensing Hearing – Old Barn, Twitty Grange, Twitty Fee, Danbury, CM3 4PG

The Committee agreed that this item would be brought forward in the meeting and was discussed prior to Agenda Item 23/24.82.

23/24.84 Essex Planning Officers Association, Parking Consultation

This was deferred until the next Planning Committee meeting on 27 November 2023.

23/24.85 Essex County Council Application Ref: CC/CHL/80/23 – Danbury Outdoors

The response submitted under delegated powers due to the deadline not being able to be extended and taking into account the comments made by Committee members was noted. It was:

‘The Parish Council has no objections to this application.’

23/24.86 Danbury Neighbourhood Plan.

The Assistant Clerk gave an update on progress of the local plan. The draft amended plan would soon be ready to send to the Planning Consultant.

23/24.87 Matters for Report (for information only)

23/24.87.1 It was noted that the Independent Examiner has recommended that subject to modifications listed in his report, the Sandon Neighbourhood Plan should proceed to referendum.

23/24.87.2 It was noted that Chelmsford City Council is undertaking a Call for Sites for Gypsy and Traveller use until 4pm on 30 November.

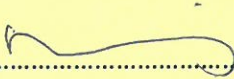
23/24.88 Date of next meeting

Monday 27 November 2023 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.08pm

Signed

Chairman.....



Date.....

13.11.23

