

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held on 7 August 2023 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

Present: Cllrs: J Armstrong, S Berlyn, M Hessing (Chairman), A Keeler
In Attendance: Mrs L Mitchelmore (Assistant Clerk), Mr M Scofield, 1 member of the public.

23/24.37 Apologies for Absence

Apologies were received from Cllr A Chapman.

23/24.38 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 on application 23/01195/CUPAQ.
The Committee declared a general interest in application 23/05123/TPO.

23/24.39 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 member of the public was attending to observe the meeting as they were considering becoming a Parish Councillor. They were welcomed to the meeting by Cllr Hessing.

23/24.40 Minutes

RESOLVED: that the minutes of the meeting held on 17 July 2023 were approved and signed as being a true record.

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

23/24.41 Planning Applications

23/24.41.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
23/01133/FUL	11 Landisdale	Proposed ground floor rear extension, side and front extension with alterations to fenestration including roof lights. Garage conversion.	The Parish Council considers that the proposal is an overdevelopment of the site and is concerned about the proximity of the extension to the boundary and potential loss of amenity to the neighbouring property. It would be preferable if the footprint of the studio did not extend beyond the western extent of the utility room. The applicant should demonstrate that there is sufficient parking for two cars on the drive whilst retaining green space. The Studio should only be used for domestic purposes. The Parish Council supports the comments submitted by the resident on 3rd August.
23/01034/FUL	18 Pedlars Path	Two storey Front and rear extension with alterations to fenestration including dormers	No comments
23/01195/CUPAQ	Agricultural Buildings North of 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)	The Parish Council supports the comments of the Chelmsford City Council Listed Buildings and Conservation Officer and the comment submitted by the resident on 30 th July.
23/05114/TPO	40 Jubilee Rise	T2 - Oak- Dead wooding and rebalance by 4m - Reason: Imbalance	No comments

23/05123/TPO	19 Danbury Vale	Oak - T1, T3, T4, T5, T6 - (Located along west side of property bounding bridleway (Pedlars Path)- Removal of thin growth up to 3 - 4 metres, of thin growth that the trees have produced since they were last pruned back to the previous node and the branches being no more that 50 mm in diameter. Reason: to reduce shading to the garden and to remove branches that are over-hanging the property; G1 - 4 x Silver Birch's- Located on eastern side boundary- Reduction in height by up to 3m, cutting back to suitable growing points and shape to natural profile. For the Silver Birch tree closest to the house, reducing back lowest lateral 1m to elbow just beyond previous cutting point. 2m crown reduction of thin growth. Removal of dead wood. Reason: General maintenance	Due to the location of the Oak Trees along Parish Council Land (Pedlar's Path Bridleway) the Parish Council feels that it would not be appropriate to comment on this application.
23/05570/CAT	130 Main Road	Silver birch- Located at the front of my property- Fell. Reason: Encroaching the overhead telephone wires and covering the light over the public footpath adjacent to it. The roots are surfacing and causing disruption to my parking area. The growing potential of this tree is too vast for its location and proximity to surrounding properties.	If Planning Officers are minded to approve this application, please would they include a condition to replace the tree with a species appropriate to the location and that will provide some screening between the modern property and the listed building – The Bell.
23/05133/TPO	42 Runsell Lane	T2 - Oak - (Marked T1, Located at rear of property) - Remove the damaged/declining limb overhanging garden to the East - Reason: limb damaged/declining. T3 - Scotts Pine - (Marked T2, located at rear of property) - Remove large diameter deadwood throughout crown - Reason: General maintenance	No comments

23/24.41.2 No applications were referred to the local Ward Members for determination by the CCC Planning Committee.

23/24.42 Danbury Neighbourhood Plan.

There were no new updates from the Danbury Neighbourhood Plan.

23/24.43 Danbury Conservation Area

Members received a report and considered whether to undertake a review of the Conservation Area in Danbury.

Cllr Armstrong explained that the Conservation Area in Danbury had not been formally reviewed by Chelmsford City Council since 1991 (apart from the request to extend the area made by the Parish Council in 2020.) and that there was no management plan for it. Stock had recently reviewed their conservation area and this had resulted in a management plan. The work had been undertaken by consultants.

Cllr Armstrong felt that the Danbury Neighbourhood Plan contained around 80% of the information required for a Conservation Area Appraisal and Management Plan and wondered whether volunteers from the village – perhaps from the Neighbourhood Plan Group or Danbury Society – would complete it. It could then be reviewed by a consultant. The process could take around 6 months.

Mr Scofield had discussed the suggestion with the Danbury Society Committee who had agreed that both he and another member could try to better understand the suggestion and participate going forwards. It was confirmed that there would be a requirement for public consultation.

A budget request could be made at the Parish Council Budget Setting meeting in November to fund a Conservation Area Appraisal and Management Plan.

This would be included in the next Agenda for further discussion.

23/24.44 Matters for Report (for information only)

i. It was reported that residents were expressing concerns on the Village Facebook Page about the development of a barn at Twitty Fee. The development in question had planning permission to become a food distribution centre for a limited number of members. The situation would be monitored to ensure that the development proceeded as set out in the planning application and that the planning conditions were adhered to.

ii. Cllr Armstrong had raised a query with Planning Officers regarding Wickham House remaining empty.

iii. The Assistant Clerk reported, further to a telephone conversation with Mr Alexander, that he had decided reluctantly to resign from his position as a co-opted member of the Planning Committee.

23/24.45 Date of next meeting

Monday 4 September 2023 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 8.49pm

Signed

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