

**Danbury Parish Council  
PLANNING COMMITTEE**

**Minutes of the Meeting held on 7 November 2022 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ**

**Present:** Cllrs: S Berlyn, C Chaney (Vice Chair), A Chapman, M Hessing (Chair)  
**In Attendance:** Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander, Mr M Scofield

**22/23.50 Apologies for Absence**

Cllr A Keeler

**22/23.51 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. Members have dispensation to discuss and vote in respect of matters relating to the Precept and the DCA.

None

**22/23.52 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.

**22/23.53 Minutes**

RESOLVED: that the minutes of the meeting held on 17 October 2022 were approved and signed as being a true record.

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

**22/23.54 Planning Applications**

22/23.54.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
22/01660/FUL	Tea on the Green, Eves Corner	Use of land in association with Tea On The Green and construction of a patio area and addition of ventilation extraction to the tea rooms.	No comments
22/01687/FUL	5, Tanglewood Place	Retrospective application for single storey annexe	The Parish Council very strongly objects to this backland development. There will be an adverse impact on the amenity of neighbouring properties by way of its height and length. It will also set a precedent for similar properties in the area and should be removed.
22/05595/CAT	115 Main Road, Danbury	Conifer trees x10 - located in rear garden. Fell all 10 conifer trees and remove stumps. Reason: Blocking out light and cause much expense as roots grow into the sewage drain and regularly block them, requiring the system to be cleared.	No comments
22/01766/FUL	Driftwood, Elm Green Lane	Part two storey, part first floor extension to existing garage to create bedrooms above. Two storey rear extension to create balcony. Additions to fenestration on all elevations and alterations to the roof form.	The Council strongly objects to this application and supports the comments of the Chelmsford City Council Planning and Listed Building Officer. The proposed development will be out of keeping with the street scene, relate poorly to the host building by way of its bulk and cause harm to the character of the Conservation Area.
22/05189/TPO	Lawlings, Hyde Lane	T1- Oak- located at bottom of rear garden- reduce height by 3.5m. Prune lateral spread by up to 3m. Reason: general maintenance	No comments

22/01820/FUL	Hyde Lane Petrol Station, Hyde Lane	Demolition of existing storage, workshop and ancillary buildings, erection of replacement steel portal storage and workshop buildings, installation of new above-ground water separator tank and below-ground water interceptor and sewage treatment plant, and all associated development.	No comments
22/01881/FUL	TheSheiling, Bicknacre Road	Proposed single storey rear extension and with roof lights and additional fenestration.	No comments
22/01853/FUL	Minsmere, Bicknacre Road	Part single, part two storey rear extension, construction of new front porch and internal alterations. Changes to garage roof from flat to pitched. Removal of two existing accesses and formation of new access. Additional fenestration.	No comments
22/01866/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 strongly objects to this proposal as it is an overdevelopment of the site that will be harmful to the rural character of the area and setting of the Grade II listed Blue House Farm. There is also no ecological study of any potential impacts on the pond. The Council supports the comments of the Chelmsford City Council Listed Building and Planning Officer
22/01865/FUL	25A Maldon Road	Single storey rear extension.	No comments

22/23.54.2

The Committee referred applications 22/01687/FUL 5 Tanglewood Place, 22/01766/FUL Driftwood, Elm Green Lane, and 22/01866/CUPAQ Buildings North of Blue House Farm, to the local Ward Member for determination by the CCC Planning Committee (unless officers were minded to refuse them.)

**22/23.55 Danbury Neighbourhood Plan.**

An update was given by Cllr Hessing. The Plan Writing Group were preparing the plan to go to the Steering Group for recommendation to Parish Council. It was suggested that once the content had been agreed, the final proofreading and any remaining formatting could be completed and quotes would be sought for this work.

**22/23.56 Matters for Report (for information only)**

A query was raised as to whether the canopy at the Griffin should require planning permission as it was within the curtilage of a Listed Building.

**22/23.57 Date of next meeting**

Monday 28 November 2022 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 8.51pm

Signed

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