

**Danbury Parish Council  
PLANNING COMMITTEE**

**Minutes of the Meeting held on 9 January 2023 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ**

**Present:** Cllrs: J Armstrong, S Berlyn, A Chapman, A Keeler

**In Attendance:** Mrs L Mitchelmore (Assistant Clerk), Mr J Alexander, Mr M Scofield

**22/23.75 Election of Vice Chair**

Cllr Armstrong nominated Cllr A Chapman and this was seconded by Cllr Berlyn. There being no further nominations, Cllr A Chapman was elected unopposed.

RESOLVED: that Cllr A Chapman be Vice Chairman of the Planning Committee for the remainder of the Municipal Year.

**22/23.76 Apologies for Absence**

Cllr Hessing (Chairman).

In Cllr Hessing's absence, Cllr A Chapman took the chair.

**22/23.77 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

**22/23.78 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.

**22/23.79 Minutes**

RESOLVED: that the minutes of the meeting held on 19 December 2022 were approved and signed as being a true record.

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

**22/23.80 Planning Applications**

22/23.80.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Ref no	Property	Proposal	Comments
22/02148/FUL	1 Danbury Vale	First floor side extension and single storey side extension	No comments
22/02121/FUL	The Bell, 126 Main Road	Resurfacing of existing car park and installation of Timber framed gazebo with shingle roof. New Indian stone patio to be installed below proposed gazebo. Timber gate and posts to be installed for access to cellar	<p>The Parish Council supports the comments of the Chelmsford City Council (CCC) Planning Listed Buildings and Conservation Officer.</p> <p>The Parish Council is also concerned about the impact on the amenity of neighbouring properties, particularly potential noise nuisance if a TV is installed.</p> <p>The Parish Council would prefer see solid /glass side panels rather than roll down UPVC sides which would detract from the setting of the Listed Building. Solid sides would also assist in reducing noise.</p>
22/02122/LBC	The Bell, 126 Main Road	Resurfacing of existing car park. Proposed timber gazebo with shingle roof with stone patio below. Timber gate and posts to be installed for access to cellar. Internal alterations.	<p>The Parish Council supports the comments of the Chelmsford City Council (CCC) Planning Listed Buildings and Conservation Officer.</p> <p>Details should be required for the timber gate, posts and internal alterations before a planning decision is made.</p>
22/02215/FUL	Cherries Farmhouse Hulls Lane Sandon	Agricultural building for upgraded farm services and storage with associated hardstanding.	No comments
22/02268/FUL	Durdans, Elm Green Lane	Proposed replacement dwelling with 2 bay cart lodge and log store. New front gates.	The new front gates should be set 6m back from the highway due to the narrowness of the lane.
22/02249/FUL	Rose Cottage, Woodhill Road	Proposed Outbuilding to provide home gym and games room	The roof tiles should match those of the existing property. Please ensure that this outbuilding is not used for residential purposes.

**22/23.81.2**

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

**22/23.82 Danbury Neighbourhood Plan.**

The Assistant Clerk gave an update on progress of the Neighbourhood Plan. The draft plan and associated documents had been circulated to Councillors and a number of constructive comments received. Preparations were being made for the Regulation 14 Consultation to commence on 1<sup>st</sup> February if the draft plan was approved by Full Parish Council on 19 January 2023.

**22/23.83 Chelmsford City Council Consultation**

Members agreed the following response to the Chelmsford City Council Strategic Housing and Employment Land Availability Assessment (SHELAA) Methodology consultation.

*As Danbury values its local natural and heritage protected features and these are a primary concern in the emerging Danbury Neighbourhood Plan, the Parish Council welcomes the recognition of these features when assessing sites through the SHELAA.*

**22/23.84 Matters for Report (for information only)**

There were no matters for report.

**22/23.85 Date of next meeting**

Monday 30 January 2023 at 7.30pm at the Parish Council Office

**22/23.86 Exclusion of Press and Public**

RESOLVED: that In accordance with S.1 of the Public Bodies (Admission to Meetings) Act 1960, in view of the nature of the business to be discussed it was in the opinion of the Committee advisable that the Public and Press be excluded and they were instructed to withdraw.

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

**22/23.87 Chelmsford City Council Consultation**

Members agreed the following comments in response to the pre-consultation, early working draft document of the Chelmsford City Council Viability Assessment Study Update. This was a targeted consultation and not yet open to the public:

*The Parish Council has no comments at this time but looks forward to being consulted on any subsequent drafts.*

There being no further matters to consider, the Chairman closed the meeting at 8.52pm

Signed

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