

**Danbury Parish Council  
PLANNING COMMITTEE**

**Minutes of the Meeting held on 26 June 2023 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ**

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

**23/24.20 Apologies for Absence**  
Mr J Alexander

**23/24.21 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.

Cllrs Armstrong, Berlyn, Chapman, Hessing and Keeler declared a non-pecuniary interest in application 23/00884/FUL

**23/24.22 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 explained to the committee that they were planning to develop their property but had not yet submitted an application. They showed the committee their initial plans and explained their reasons for wanting to develop the property. The Committee could not comment on the plans until an application had been submitted but they suggested that the member of the public may wish to seek Pre-application advice from Chelmsford City Council and to consult the Essex Design Guide and emerging Danbury Neighbourhood Plan Design Guide.

**23/24.23 Minutes**

RESOLVED: that the minutes of the meeting held on 5 June 2023 were approved and signed as being a true record.

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

**23/24.24 Planning Applications**

23/24.24.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

<b>Ref no</b>	<b>Property</b>	<b>Proposal</b>	<b>Comments</b>
23/00840/FUL	Fansmead, Slough Road	Retrospective permission for the demolition of the existing boundary wall and construction of new boundary wall and two access gates.	If minded to approve this application, please ensure that the wall does not exceed 1m in height. The Parish Council is disappointed that works had commenced without planning permission having been applied for.
23/00884/FUL	4, The Heights	Proposed side and rear first floor extensions.	Please include a condition that the rear bathroom window should be obscured glass to avoid overlooking the neighbouring property.
23/00887/FUL	72, Hopping Jacks Lane	Raise roof to create first floor over existing footprint and single storey rear extension.	If Officers are minded to approve the application, please would they ensure that the impact on the amenity (in particular light) of the Neighbouring properties is minimised. The Parish Council is disappointed at the loss of a smaller property. The Housing Needs Assessment conducted on behalf of Danbury Parish Council to support the emerging Danbury Neighbourhood Plan, advises that the supply of smaller or mid-sized dwellings should be prioritised as Danbury already has a high proportion of larger homes. Would the applicant also have regard to the emerging Danbury Neighbourhood Plan and Design Guide.

23/05558/CAT	109, Main Road	Leylandii Trees x2 - Fell. Reason: Tree 1 is dying & Tree 2 is causing issues to neighbour at 111 Main Road being in close proximity to their property.	Please ensure that the trees are replaced with native species appropriate for the location.
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23/24.24.2

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

**23/24.25 Sandon Neighbourhood Plan Consultation – Appendix 1**

Members made the following response to the Sandon Neighbourhood Plan Consultation

Danbury Parish Council supports the Sandon Neighbourhood Plan, and shares concerns about the impact of developments in Sandon and surrounding areas on infrastructure (including schools and medical services in Danbury) and traffic management on the A414.

The member of the public left the meeting.

**23/24.26 Danbury Neighbourhood Plan.**

Cllr Hessing gave an update on progress of the Neighbourhood Plan. Responses to the comments were almost completed and then the group would consult with the Senior Chelmsford City Council Planning Officer.

**23/24.27 Matters for Report (for information only)**

It was reported that a property had been cleared at Twitty Fee.

It was reported that there was new signage along the A414 and it was questioned as to whether planning permission was required/had been obtained.

It was reported that a banner along the A414 was obtrusive.

**23/24.28 Date of next meeting**

Monday 17 July 2023 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 8.40pm

Signed

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