

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held on 4 November 2024 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

Present: Cllrs: J Armstrong, S Berlyn, A Chapman, P Churchouse, M Hessing (Chairman), A Keeler, U Rasiule

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Ms M Harper (Clerk), Mr M Scofield and 6 members of the public

24/25.86 Apologies for Absence

None

24/25.87 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.

None.

24/25.88 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 members of the public made representation to the committee with regards to application 24/01422/FUL.

24/25.89 Minutes

RESOLVED: that the minutes of the Planning Committee meeting held on 21 October 2024 were approved and signed as being a true record.

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

24/25.90 Planning Applications

24/25.90.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Members agreed to bring Wickham House to the top of this agenda item. The residents left the meeting after the application had been discussed.

Ref no	Property	Proposal	Comments
24/01422/FUL	Wickham House, Runsell Green	Replace existing rear extensions with new single and two storey rear extensions. Basement extension including lightwell to rear. Loft conversion with dormer windows and new pitched roof with flat top section. Internal and external works. New detached car port in rear garden to replace collapsed garage. Associated landscaping.	Please see below for the response to this application.
24/01384/FUL	26 Main Road	Demolition of a section of the existing entrance level accommodation, rear dormer and existing roof. Replacement accommodation on same footprint with raised roofline and new dormer windows. Proposed extension to existing porch, and single storey side extension. Alterations to fenestration including Juliette balconies and roof lights.	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer. A more traditional design to the front door would be preferable to be more in keeping with the street scene and Conservation Area. If minded to approve the application, please would Officers apply the following condition: That materials are in keeping with the street scene and conservation area.
24/01402/FUL	9 Hyde Green	Proposed Cart Lodge.	No comment
24/01400/FUL	21 Mildmays	New two storey garage with upper storage room.	If minded to approve the application, please would officers apply a condition that the cart lodge is not to be used for residential purposes, and please remove permitted development rights.

24/01427/LBC	Barns At St Cleres Hall	Conversion of existing west and north barns to create 2 dwellings with private amenity and parking spaces. Single storey extension to west barn to provide additional sleeping accommodation. New 2 bay cartlodge for the north barn. Associated works.	The Parish Council strongly supports the recommendations for conditions made by the CCC Planning Listed Building and Conservation Officer and ECC Historic Environment Branch.
24/01426/FUL	Barns At St Cleres Hall	Conversion of existing west and north barns to create 2 dwellings with private amenity and parking spaces. Single storey extension to west barn to provide additional sleeping accommodation. New 2 bay cartlodge for the north barn. Associated works.	The Parish Council strongly supports all the recommendations for conditions made by the CCC Planning Listed Building and Conservation Officer and ECC Historic Environment Branch.
24/01434/FUL	Carnoy, Pump Lane	Proposed side extension to form self-contained annexe and enlarged kitchen.	No comments
24/01430/ADV	92 Main Road	2x Fascia signs and 1 totem showing company logos	The Parish Council requests that Officers apply a condition that the lights to illuminate the sign are turned off when the Office is closed to reduce light pollution and disturbance to wildlife and neighbouring properties.

Response to application 24/01422/FUL Wickham House, Runsell Green:

The Parish Council Strongly objects to this application and fully supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.

Chelmsford City Council policies DM14 and DM15, and NPPF policy 209 apply to this application as the building is a non-designated heritage asset. By way of the scale and massing of the design; proposals to remove historic features to construct a car port; and insufficient independent and qualified information relating to the following issues, the proposals do not demonstrate that there will be no harm to the significance of the asset or that any harm is justified. Neither do they demonstrate that any harm is minimised through the retention of features of significance or mitigation.

1. Heritage Statement
2. Archaeological Study.
3. Structural Surveys
4. Details of Materials
5. Field Assessments
6. Landscape Plans – including the amenity space to the rear.

As this building has been allowed to deteriorate after being left unoccupied for in excess of 35 years, NPPF paragraph 202 also applies, whereby, the deteriorated state of the asset should not be taken into account when determining this application.

There is also insufficient, independent and qualified information relating to:

1. Foul water disposal and surface water drainage.
2. Ecological Studies
3. Traffic Management Plans. The applicant has failed to demonstrate that vehicles accessing and ingressing the site can do so in a forward gear. This is particularly important as the site fronts directly onto the narrow public highway.
4. Lighting details to ensure that any disturbance to wildlife and neighbouring properties is minimised.

It is requested that when the above information is supplied, it is brought back to the Parish Council for consultation.

The proposals are for a substantial 5 bedroom dwelling which could be scaled back to a smaller three bedroom property that would be more in accordance with the need in Danbury for smaller dwellings of 2-3 bedrooms as identified in the Housing Needs Assessment produced for the emerging Danbury Neighbourhood Plan.

The Parish Council is concerned that the proposed new dormer to the East and the new window to the West will overlook neighbouring properties, causing harm to their amenity. If Officers are minded to approve this application a condition should be included to prevent overlooking of the neighbouring properties.

In view of the condition of the site and the effects on the health and wellbeing of nearby residents, there needs to be resolution soon. If Officers are minded to approve this application, the Parish Council requests that a condition to ensure commencement and completion to a habitable state within 6 months and 2 years respectively from the granting of planning permission be applied.

24/25.90.2

Application 24/01422/FUL Wickham House, was referred to the Local Ward Members for determination by the CCC Planning Committee (unless officers were minded to refuse it)

24/25.91 Danbury Neighbourhood Plan Update

The Assistant Clerk informed the Committee that the date for the Referendum had been published on the Chelmsford City Council Website and that it would be the 12 December. Publicity materials were in hand, however, members were reminded that the Council was now in Purdah (including members of the Neighbourhood Plan Group).

24/25.92 Matters for Report (for information only)

Members reported that a new sign had appeared in the Conservation Area that may need planning permission.

24/25.93 Date of next meeting

Monday 25 November 2024 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.30pm.

Signed

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