

**Danbury Parish Council**  
**PLANNING COMMITTEE**

**Minutes of the Meeting held on 25 November 2024 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ**

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

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Ms M Harper (Clerk), Mr M Scofield, Cllr G Chapman and 10 members of the public

**24/25.94 Apologies for Absence**

Cllr Churchouse

**24/25.95 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

**24/25.96 Minutes**

RESOLVED: that the minutes of the Planning Committee meeting held on 4 November 2024 were approved and signed as being a true record.

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

**24/25.97 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.

Cllr Hessing read a statement (attached - Appendix 1) with regards to the Danbury Neighbourhood Plan.

Members of the public made representation to the committee with regards to Land South of Maldon Road and application 24/01497/FUL.

**24/25.98 Proposed Development at Land South of Maldon Road (Site B: Land at Tyndales Farm West in the draft Danbury Neighbourhood Plan)**

To note concerns raised by residents with regards to a proposed development at Land South of Maldon Road (Site B: Land at Tyndales Farm West in the draft Danbury Neighbourhood Plan.)

The concerns raised by residents were noted.

8 members of the public left the meeting.

**24/25.99 Planning Applications**

24/25.99.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

2 members of the public left after application 24/01497/FUL had been discussed.

Ref no	Property	Proposal	Comments
24/01497/FUL	3 Hyde Lane	Replacement dwelling	<p>If Officers are minded to approve this application, please would they include the following conditions:</p> <ol style="list-style-type: none"> <li>1. A tree management plan to be approved by Planning Officers to maintain the rural aspect and screening.</li> <li>2. A landscape plan to be approved by Planning Officers to maintain the rural aspect and screening.</li> <li>3. Lighting to be approved by Planning Officers to ensure that it is not obtrusive.</li> <li>4. Materials to be approved by Planning Officers and to be in keeping with and sympathetic to the street scene and character of the surrounding area.</li> </ol> <p>The Parish Council strongly supports the recommendations in section 7 of the Preliminary Ecological Assessment.</p>
24/05115/TPO	38 Barley Mead	T10 Oak - Crown reduction by 2/2.5m back to previous points. Reason: To reduce root expansion, create new growth improving vitality and removing weak branches.	No comments

24/05236/TPO	Willow Cottages, Gay Bowers Road	W1 x1 Ash - Pollard with removal of approximately 8 meters to leave 9 meters above ground level. Reason: Tree is showing extensive decline in crown including significant amounts of dead wood. Large bracket fungus is visible at approx 7 meters on main stem, may cause damage to overhead lines, vehicles passing and danger to residents. To maintain tree is benefit to wildlife.	The Parish Council requests that the tree is monitored for Ash Dieback.
21/01892/S73	Further Field, Elm Green Lane	Variation of Condition 2, 7 and 8 to approved planning application 21/01892/FUL (Demolition of existing bungalow. Proposed replacement dwelling, with integrated solar panels. Alterations to and raising of land levels and retaining wall.) to including alterations to the rear patio and fencing.	The Parish Council strongly objects to the variation of these conditions. Please would Planning Officers ensure that: the development reverts to the original plans in the permitted application; the patio is reduced in size to no further than its original extent; that any screening including fencing and planting is installed along the boundary in accordance with the permitted application; that no further trees, hedges or shrubs are removed (unless they are dead, dying or dangerous) and that any trees, hedges or shrubs that have been removed are replaced (replacement trees should be mature trees).
24/01512/FUL	Pine Cottage, Mill Lane	Demolition of existing porch and construction of a single storey side/rear extension.	No Comments

24/25.99.2

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

**24/25.100 Matters for Report (for information only)**

It was reported that planning application 24/01422/FUL Wickham House had been withdrawn. It was requested that it be included on the next Planning Committee Agenda.

**24/25.101 Date of next meeting**

Monday 16 December 2024 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.....

**Agenda item 24/25.97**

**Statement for DPC Planning meeting - 25 November 2024**

We are grateful to residents bringing their comments to the meeting about the pre-application consultation on proposals for Land at Tyndales Farm. The site is proposed for allocation via the Danbury Neighbourhood Plan (NP). Now that the referendum date has been announced for the plan, Councillors will listen to your comments but must remain neutral.

A NP is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that Danbury is concerned with, the NP also considers, for example, environmental issues, transport, leisure facilities and all aspects of village life. It does not influence matters such as traffic or medical and education facilities which are covered by Essex County Council or NHS England.

The NP has been developed over a number of years with wide public consultation and although it is not intended to be overly restrictive it is a very comprehensive document setting out a vision and requirements for development that will be very important for the community, Chelmsford City Council, developers and many other interested parties. It proposes a wide range of planning policies which will help to decide all kinds of planning applications across the Parish, including the protection of important views, recreational and leisure facilities, protection for Sites of Special Scientific Interest, light pollution, building design, enhancing biodiversity and site specific policies.

Under the adopted Chelmsford City Council Local Plan, around 100 houses were allocated to Danbury to help provide new homes within the Chelmsford City area. New development is proposed across a number of areas for growth – including Danbury – to meet evidenced housing needs which include affordable homes and those for older people. These are needed as much in Danbury as they are elsewhere. Danbury is recognised as a village with a good range of local services and facilities. The NP proposes the sites for accommodating this housing, broadly identifying where new development goes in principle.

Looking specifically at the housing allocation, 21 sites were considered which was reduced to a shortlist of 8 before the final allocation of 5 sites. This process is explained in the NP and supporting documentation all of which is available on the NP website.

Sometimes a developer will carry out consultation before making a planning application – as in the case of Tyndales Farm – inviting people to make suggestions for changes or improvements which the developer can then include in the planning application

The planning application process will set out the details of a site's layout and what is included on the development, including the access and impact on the adjacent road network, facilities and provision of open space. The process for commenting on these matters is through the normal planning process.

The Plan has been through two rounds of formal consultation and has been subject to independent examination. No objections to the site allocations were raised by Essex County Council in relation to traffic generation or school capacity. The Examiner concluded that the NP met the Basic Conditions and other legal requirements and that its approach was entirely reasonable. In addition, it was noted that the Parish Council had chosen five acceptable sites and it was not necessary to consider other options.

The Examiner recommended the NP proceeds to referendum. If there is a simple majority the NP will be adopted by the City Council and will form part of the Chelmsford Local Plan. The referendum is separate to the planning application.

The Neighbourhood Plan referendum is for local people to vote on the whole plan, and whether collectively all the policies should be used to decide planning applications. If residents vote No to the plan, they are not only voting against this site, but against all the policies.

If more vote No than Yes, then the NP would have to go back several stages. The NP would still need to accommodate around 100 houses. The NP would then have to go back through the consultation stages, examination stage and referendum.

Whilst this is happening, planning applications can be put forward by developers to build on the sites that were put forward for consideration above. This includes the sites allocated on the draft NP. However, in determining these applications, Chelmsford City Council would not take account of the policies in the current draft NP.

If the Neighbourhood Plan was delayed, Chelmsford City Council would address the allocation of 100 houses through the next review of the Chelmsford Local Plan.

We would urge people to read the draft Neighbourhood Plan and the Examiners Report to get the full picture.