

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held on 13 January 2025 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

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

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

24/25.110 Apologies for Absence

Cllr A Chapman

24/25.111 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.

Cllr Rasiule declared a pecuniary interest in applications 24/01632/FUL and 24/01633/FUL.

24/25.112 Public Participation

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.

24/25.113 Minutes

RESOLVED: that the minutes of the Planning Committee meeting held on 16 December 2024 were approved and signed as being a true record.

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

24/25.114 Planning Applications

24/25.114.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

Cllr Rasiule left the meeting while the Committee considered responses to applications 24/01632/FUL and 24/01633/FUL.

Ref no	Property	Proposal	Comments
24/01632/FUL	17 St Cleres Way	Proposed loft conversion. Rear dormer alterations including additional storey and widening.	This proposal is out of keeping with the street scene and obtrusive by way of it's excessive scale and form. It is contrary to Danbury Neighbourhood Plan Policy DNP4. Please would Planning Officers consider the impact of both this application and application 24/01633/FUL together.
24/01633/FUL	17 St Cleres Way	First storey extension to existing detached garage to create garden office	This proposal is out of keeping with the street scene and obtrusive with the juxtaposition between the proposed pitched roof and the flat roof of the garage. It is contrary to Danbury Neighbourhood Plan Policy DNP4. If minded to approve this application, please would Planning Officers include a condition that it is for non-residential use only. Please would Planning Officers consider the impact of both this application and application 24/01632/FUL together.

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24/00993/S73	The Third House Elm Green Lane	Variation of Condition 2 of Planning Permission 24/00993/FUL (Proposed infill extensions and construction of new summerhouse. Replace storage building and move existing sauna. Creation of new canopy. New Juliet balcony. New roof lights and installation of solar panels. Brick and timber over cladding. Changes to fenestration and internal alterations.) for alterations to the extension and fenestration.	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.
24/01672/LBC	Gay Bowers Cottage Gay Bowers Lane	Alterations to an existing garage to allow for sufficient space internally for a modern vehicle	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.
24/01671/FUL	Gay Bowers Cottage Gay Bowers Lane	Alterations to an existing garage to allow for sufficient space internally for a modern vehicle	The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer.
24/01725/FUL	3 Green Meadows	Demolition of existing conservatory and construction of single storey rear extension.	No comments
24/01668/FUL	60 Hopping Jacks Lane	Proposed two storey side extension and single storey rear extension. Proposed replacement of existing flat roof to garage and porch with a monopitched tiled roof	This proposal is contrary to Danbury Neighbourhood Plan Policy DNP5 (7) as it would result in the loss of the framed view between the properties.
24/05278/TPO	10A Hyde Lane	T2 - Oak (front boundary adjacent to no 10) - Crown reduce to previous pruning points by removing no more than 3.5m maintaining a natural shape to the crown as much as possible - Reason: Clearance from insulated power/phone lines, to avoid risk of damage and to avoid tree becoming too large for its location.	No comments

24/25.114.2

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

24/25.115 Potential Planning Enforcement

Following the resolution made at the Extraordinary Planning Committee meeting held on 21st October 2024 (minute 24/25.84), members re-considered whether to send a formal complaint to Chelmsford City Council Planning Enforcement and to refer to the Local Ward Members, the following

potential breaches of planning application 22/02109/FUL, Twitty Grange, Twitty Fee Danbury CM3 4PG:

Condition 5- failure to comply with the approved Parking management plan- Policy DM 29

Condition 6- failure to comply with 'No storage' within the application - policy DM23

Condition 7- failure to comply with approved opening hours - Policy DM29

It was decided that a new report would be made to Chelmsford City Council regarding the storage, car parking and opening hours at the site.

24/25.116 Conservation Area Appraisal (deferred from the Planning Meeting held on 2nd September, minute 24/25.58)

Members agreed to defer this until May 2025.

24/25.117 Danbury Neighbourhood Plan Sub-Committee.

RESOLVED: That the Danbury Neighbourhood Plan Steering Group Sub-Committee be disbanded as the Danbury Neighbourhood Plan has now been successfully adopted by Chelmsford City Council. Sincere thanks go to all involved during the lifetime of the Steering Group.

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

24/25.118 Matters for Report (for information only)

The following matters were reported:

- i. That the Pre-Submission Local Plan Consultation was expected to commence in February 2025.
- ii. That a planning application had been submitted for a commercial development at land adjacent to the A12. This would be included in the agenda for the Planning Meeting scheduled for 3 February 2025.
- iii. Cllr Hessing gave an update on the Hammonds Farm Joint Working Group
- iv. That the Solar Farm east of St Clere's Hall had yet to plant screening hedging.

24/25.119 Date of next meeting

Tuesday 21 January 2025 at 6pm at the Dawson Suite, Danbury Leisure Centre, Main Road, CM3 4NQ.

There being no further matters to consider, the Chairman closed the meeting at 9.13pm.

Signed

Chairman.....

Date.....