

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Extraordinary Meeting held on 21 January 2025 at 6pm at the Dawson Suite, Danbury Leisure Centre, Main Road, Danbury, CM3 4NQ

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

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Ms M Harper (Parish Clerk), Mr M Scofield, Mr S Holland and 26 members of the public, including Cllr G Chapman.

24/25.120 Apologies for Absence

None

24/25.121 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 A Chapman declared a non-registerable interest in application 24/01643/OUT

Agenda items 24.25/123 and 124 were moved forward ahead of agenda item 24/25.122.

24/25.123 Minutes

The Assistant Clerk explained that there had been an error in the final sentence of the response to application 24/01633/FUL whereby 24/01633/FUL should have read 24/01632/FUL and this was amended. (Chelmsford City Council Planning Department had been informed.)

RESOLVED: that the minutes of the meeting, as amended, held on 13 January 2025 were approved and signed as being a true record.

Proposed: Cllr Berlyn, seconded: Cllr Armstrong and agreed by majority vote.

24/25.124 Co-option

RESOLVED: that Mr S Holland be co-opted to the Planning Committee as an advisory member without voting rights.

Proposed: Cllr Hessing, Seconded: Cllr Armstrong and agreed by majority vote.

24/25.122 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.

This agenda item was moved to after item 24/25.124

Public participation was extended to 30minutes to enable sufficient time for those present to address the Committee.

Cllr Armstrong left the meeting during public participation.

Members of the public addressed the Committee with respect to planning application 24/01643/OUT raised issues related to the following:

Highway and Pedestrian Safety, and Parking

1. Safety when accessing/egressing the site due to the blind corner and volume and speed of traffic along Woodhill Road. 40mph is an appropriate speed limit for that section of Woodhill Road.
2. Pedestrian safety due to the lack of footways at the North and South of Woodhill Road, and lack of safe crossing points.
3. That the proposed width of the access would not be achievable.
4. That there was insufficient parking provision which would lead to overspill parking on South View Road.

Layout and Scale

1. That the building heights were in excess of 8m and 2 storeys and so not compliant with the Danbury Neighbourhood Plan policy. Due to the rise of the slope this would lead to loss of amenity to neighbouring properties due to overlooking.
2. That the distance of the buildings from the boundaries was less than 15m and so not compliant with planning policy.
3. That the design of the houses was not in keeping with the styles of the houses along South View Road and Woodhill Road.

Heritage

1. That there was a heritage site that would be impacted by the access road.

Ecology, Hedges and Trees

1. Concern about the integrity of the hedges that were important for privacy and wildlife.
2. Concern about the loss of trees on site.
3. Impact on wildlife and that the ecological report seemed incomplete and had been redacted in places.

Flooding

1. Concern about the potential for flooding from run off.
2. Concern that water run off may affect the pond and wildlife on the south side of Woodhill Road.

Cllrs A Chapman and G Chapman left the meeting.

24/25.125 Planning Applications

24/25.125.1 A response to the following application was considered for submission to Chelmsford City Council.

24/01643/OUT Danecroft Woodhill Road

Outline application for the erection of 15 dwellings with associated garaging and parking within residential curtilage of Danecroft. Demolition of existing outbuilding and replacement garage. Widening of existing access to Woodhill Road and relocated parking rear of Lyndhurst. Access, appearance, layout and scale being sought. Landscaping reserved.

The Parish Council is concerned about the following:

Highways

The Parish Council is concerned about:

1. the safety of vehicles accessing and egressing the site due to the speed and volume of traffic and the blind bend. The speed limit of 40mph should be reduced to 30mph. Please would Planning Officers ensure that the visibility splay is achievable.
2. The safety of pedestrians on both the north and south side of Woodhill Road due to inadequate footways, the speed and volume of traffic and the blind bend.

Heritage

The Parish Council supports the comments of the Chelmsford City Council Planning Listed Building and Conservation Officer dated 16 January 2025 and ECC Historic Environment Branch dated 8 January 2025.

Ecology and Biodiversity Net Gain

The Parish Council is concerned about the potential impact of any surface water run off on the pond and newts on the south side of Woodhill Road.

There appears to be no mention of dormice in the ecological survey, however residents have reported sightings in the area.

The Parish Council is concerned about the loss of trees and any impact on the integrity of the hedges. If Planning Officers are minded to approve the application, please would they ensure that any lost trees are replaced and that the integrity of the boundary hedge is maintained - in compliance with Danbury Neighbourhood Plan Policy DNP11.

It is not clear where the Biodiversity Credits would be secured. The benefit of the credits should be local – perhaps a contribution to the Parish Council’s Community Woodland?

Building Heights

Please would Planning Officers ensure that the proposed building heights in relation to the slope and number of storeys are compliant with Danbury Neighbourhood Plan Policy DNP4 paragraph 5.

Lighting

The application does not provide lighting details. In compliance with Danbury Neighbourhood Plan policy DNP10, if Planning Officers are minded to approve the application, please would a condition be imposed to ensure that any external lighting schemes protect the night sky from pollution and do not impact negatively on local residents, areas of ecological value, light sensitive species and green spaces.

Affordable Housing Provision

Please would Planning Officers ensure that affordable housing provision complies with Chelmsford City Council Local Plan Policy DM2 and the NPPF. Once the viability assessment has been completed and in light of the Housing Needs Assessment undertaken for the Danbury Neighbourhood Plan, identifying a lack of social or affordable rented dwellings in Danbury, the Parish Council requests that Chelmsford City Council ensures that Danbury benefits from any off site provision for affordable homes.

Open Spaces

There appears to be no provision for open space within the scheme. Please would Planning Officers ensure that the scheme is compliant with Chelmsford City Council Development Standards B.24 and B.25.

Flooding

The Parish Council notes that Essex County Council (SUDS) wish to issue a holding objection and supports their comments dated 15 January 2025.

The Parish Council is concerned about the potential impact of any surface water run off on the pond and newts on the south side of Woodhill Road.

Due to time constraints, the Chairman closed the meeting at 7.15pm and agenda items 24/25.125.2 and 24/25.126 were not considered.

Signed

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