

**Danbury Parish Council
PLANNING COMMITTEE**

Minutes of the Meeting held on 3 February 2025 at 7.30pm at Danbury Parish Council Office, Main Road, Danbury, CM3 4NQ

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

In Attendance: Mrs L Mitchelmore (Assistant Clerk), Ms S Harper, Mr S Holland, Mr M Scofield and 4 members of the public

24/25.127 Apologies for Absence

Cllr Armstrong

24/25.128 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 general interest in application 24/01783/FUL

Cllr Rasiule declared a general interest in application 25/00015/FUL

24/25.129 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.

Members of the public addressed the Council in relation to applications 25/05008/TPO and 25/05009/TPO, and 24/01783/FUL

24/25.130 Minutes

- i. RESOLVED: that the minutes of the Extraordinary Planning Committee meeting held on 21 January 2025 were approved and signed as being a true record.

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

- ii. RESOLVED: that the minutes of the Danbury Neighbourhood Plan Sub-Committee Meeting held on 19 March 2024 were approved and signed as a true record.

Proposed: Cllr Berlyn, seconded: Cllr A Chapman and all agreed

24/25.131 Planning Applications

24/25.131.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC).

CLlr Berlyn declared a general interest in application 24/01783/FUL

Ref no	Property	Proposal	Comments
24/01768/OUT Application in Sandon parish Council Area.	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	Outline planning application for a commercial development of mixed employment, logistics, storage and distribution uses (use classes E(g)(iii), B2, B8) supporting associated development, infrastructure and landscaping. Appearance, landscaping, scale and layout reserved. Access being sought.	Please see below.
24/01783/FUL	Bonaire South View Road	Single storey garage extension and ground-floor rear infill extension. Addition of juliette balcony. Alterations to fenestration and roof renewal.	RESOLVED: The Parish Council supports point 4 of the member of the public's comments submitted to Chelmsford City Council on 27 January 2025, however there should be time to allow for deliveries with minimum disruption to the surrounding neighbours. Proposed: Cllr Hessing, seconded: Cllr Churchouse and all agreed.
25/00015/FUL	8 St Cleres Way	Single storey rear extension, two storey side and first floor front extension. Part garage conversion, new external finishes.	RESOLVED: No comments Proposed: Cllr Berlyn, seconded: Cllr Hessing and all agreed.

25/05008/TPO	11 Green Meadows	T5 x1 Oak (Marked T2 on plan) - Fell to near ground level and treat stump to inhibit regrowth. T4 x1 Oak (Marked T4 on plan) - Fell to near ground level and treat stump to inhibit regrowth. T1 x1 Oak (Marked T5 on plan) - Fell to near ground level and treat stump to inhibit regrowth. T4 & T5 x2 Oak (Marked TG1 on map) - Fell to near ground level and treat stump to inhibit regrowth. Reason: Clay shrinkage subsidence damage at 32 Hyde Road, CM3 4QT.	RESOLVED: The Parish Council is not qualified to make comment and so the matter is referred to Chelmsford City Council Planning Department. The Parish Council understands from representation received that there may be some identification errors in the documentation. Please would Chelmsford City Council check them. Proposed: Cllr Berlyn, seconded: Cllr Hessing and all agreed.
25/05009/TPO	Land To The East Of 32 Hyde Lane	T1 Oak (T8 in report) - Remove (fell) to near ground level and treat stump to inhibit regrowth. T2 Oak (T9 in report) - Remove (fell) to near ground level and treat stump to inhibit regrowth. T3 Oak (T10 in report) - Remove (fell) to near ground level and treat stump to inhibit regrowth. Reason: Clay shrinkage subsidence damage at neighbouring property 32 Hyde Road, CM3 4QT	RESOLVED: The Parish Council is not qualified to make comment and so the matter is referred to Chelmsford City Council Planning Department. The Parish Council understands from representation received that there may be some tree identification errors in the documentation. Please would Chelmsford City Council check them. Proposed: Cllr Berlyn, seconded: Cllr Hessing and all agreed.
25/05013/TPO	53 Mill Lane Danbury	T10 Oak - Crown reduction by 2m. Reason: To make it more symmetrical and to stop it catching on passing lorries. There is a large branch is growing very near the house.	RESOLVED: No comments Proposed: Cllr Chapman, seconded: Cllr Berlyn and all agreed.
24/01786/OUT	Land South Of Maldon Road And East Of Hyde Green Maldon Road	Outline application for the erection of up to 72 dwellings with associated infrastructure and open space. Access being sought. Appearance, layout, landscaping and scale reserved.	RESOLVED: that this application be deferred until an extraordinary meeting on the 17 February, at 7.30pm. Proposed: Cllr Berlyn, Seconded: Cllr A Chapman and all agreed.

Application 24/01768/OUT

Members of the Committee discussed the application including matters relating to the prematurity of the application, highways issues, flood risk, loss of agricultural land and design. The application was considered to be contrary to Chelmsford Local Plan Adopted 2020 Strategic Policy S7 and policies DM8. Cllr Berlyn proposed that a response be submitted based on the items discussed during the meeting.

RESOLVED: that the Parish Council respond to the application covering the items discussed during the meeting.

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

24/25.131.2

Application 24/01768/OUT was referred to the Local Ward Members for determination by the CCC Planning Committee (unless officers were minded to refuse it)

24/25.132 – Chelmsford City Council Pre-submission Local Plan Consultation

It was noted that the Chelmsford City Council Local Plan Pre-Submission Consultation would run from 4th February to 18 March 2025. Committee Members were requested to view the documents when published on 4th February and send comments to the Assistant Clerk by the 13th February 2025, so that a draft response can be considered at the Planning Committee Meeting on 24 February 2025.

24/25.133 Date of next meeting

Monday 17 February 2025 at 7.30pm at the Parish Council Office (Extraordinary Meeting)
Monday 24 February 2025 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.....