

Danbury Parish Council
PLANNING COMMITTEE

Minutes of the Meeting held on 17 March 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), U Rasiule

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

24/25.148 Apologies for Absence

Cllr J Armstrong and Mr S Holland

24/25.149 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.

There were no declarations of interest.

24/25.150 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.

24/25.151 Minutes

RESOLVED: that the minutes of the Planning Committee meeting held on 24 February 2025 were approved and signed as being a true record.

Proposed: Cllr Churchouse, seconded by Cllr A Chapman and all agreed.

24/25.152 Planning Applications

24/25.152.1 Responses to the following applications were considered for submission to Chelmsford City Council (CCC)

Ref no	Property	Proposal	Comments
25/00218/FUL	Old Chase Farm Hyde Lane	Retrospective application for 25 compound security columns and lights	Please see the response below.
25/00234/CLEUD	130 Maldon Road	Certificate of lawfulness to regularise alteration to residential dwelling	This application was withdrawn prior to the meeting.

25/05031/TPO	4 Hyde Green	T1 - Oak - Crown reduction of 3m to suitable pruning points - Reason: to maintain size, removal of deadwood which falls frequently and reduce overhang to property.	No comments
25/05032/TPO	42 Barley Mead	Oak - On both trees: Crown reduction by approx 3m, cutting to suitable growing points. Remove weak and crossing branches and deadwood - Reason: To maintain the health of the tree promoting growth longer term and reduced risk from storm damage, reduction in shade.	No comments
25/00168/OUT	Land South Of Badgers Accessed From East Hanningfield Road	Outline planning permission for the siting of 10 low impact eco-lodges (including 2 classrooms), within an area of woodland, together with an access track, remote parking, landscaping and drainage features. Access, appearance and scale being sought. Landscaping and layout reserved	Please see the response below.
25/00263/FUL	46 Hopping Jacks Lane	Demolish existing conservatory and single storey rear extension. Construct a single storey side and two storey rear extension with a juliet balcony. Alterations to fenestration.	No comments
25/00308/FUL	40 Parkdale	First floor extension above existing rear extension, conversion of garage to habitable accommodation and new roof.	No comments

25/00315/FUL	23A Maldon Road	Proposed single storey side/rear extension.	No comments
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Response to Application 25/00218/FUL Old Chase Farm Hyde Lane

The Parish Council considers that this retrospective application conflicts with Chelmsford City Council Policy DM29 and Danbury Neighbourhood Plan policy DNP10. In addition, the application states neither the site's operating hours nor when the lighting will be in operation during both the winter and summer months.

The Parish Council supports the comments of Public Health and Protection Services. If minded to approve the application please would Planning Officers apply:

1. A condition for operating hours to be between 8am and 8pm, with the site remaining closed on Bank Holidays. In addition, only low level lighting to be in operation during hours of darkness. When closed, only low level lighting should be in operation. This is to preserve the amenity to neighbouring properties in accordance with Chelmsford City Council Policy DM29.
2. A condition to ensure to that both Chelmsford City Policy DM29 and Danbury Neighbourhood Plan Policy DNP10 (with particular reference to paragraph 6.31) are adhered to. Please would Planning Officers confirm that there are no hazardous materials being stored on site and apply a condition to ensure that no high risk materials are stored in the containers.

Response to Application 25/00168/OUT Land South Of Badgers Accessed From East Hanningfield Road

Danbury Parish Council supports the objections raised by the local community and very strongly objects to this application for the following reasons:

1. The site has not been included for development in the Chelmsford City Council Local Plan spatial strategy, neither has it been allocated for development within the Danbury Neighbourhood Plan and therefore, does not comply with the NPPF. The development site is pristine woodland and would cause considerable damage to the rural character and natural environment.
2. The application does not conform to the following policies:
 - Chelmsford City Council Policies S11(C) and DM8: The application has not demonstrated a local need for an outdoor centre and a similar facility exists within the parish at Danbury Outdoors. In addition, the development, track and car park will have a negative impact on the intrinsic character and beauty of the rural area, as this is currently undisturbed woodland.
 - Danbury Neighbourhood Plan Policy DNP10: As no lighting scheme/assessment has been included in the application, it has not been demonstrated that the proposals will protect the night sky from light pollution and not impact negatively on local residents and areas of ecological value.
 - Chelmsford Local Policy DM18. The Parish Council notes the risk of groundwater runoff into Sandon Brook, flooding and the potential risk of sewage overflow from the onsite treatment works, and is concerned about the potential harm to wildlife. Noise from sewerage tankers will be harmful to the amenity of neighbouring properties.
 - Chelmsford City Council Policy DM20: Whilst there are public rights of way in the vicinity of the site, there are no cycling routes. The Parish Council considers that the use of the tractor between the car park and site is neither active nor sustainable transport. Noise from the tractor will be harmful to the amenity of neighbouring properties. There is no footway to access the bus stops. In addition, it appears that the access track will cross East Hanningfield PROW 3.

3. The Parish Council is concerned about highways safety and notes the comments of residents stating concerns about road traffic accidents. No access statement has been submitted with the application. The access is located on a sharp bend within a 60mph speed limit. The application should be referred to Essex Police for their observations on road safety implications. If minded to approve this application, please would Planning Officers ensure that the access has visual splays suitable for coaches and minibuses.

If minded to approve this application, please would planning Officers remove permitted development rights and include conditions to ensure that no trees are removed and that the amenity of neighbouring residents will not be negatively impacted by groundwater runoff/flooding from Sandon Brook and light and noise pollution.

The Parish Council notes from comments submitted by individuals in their responses to the application and East Hanningfield Council (in their response to application 25/00065/CUPAQ) that the wider site may have been subject to alleged breaches of planning control. Please would officers take this into account when considering this application.

24/25.152.2

Applications 25/00218/FUL and 25/00168/OUT were referred to the Local Ward Members for determination by the CCC Planning Committee (unless officers were minded to refuse them).

24/25.153 Local Plan Consultation

It was noted that the draft report as supplied by the Little Baddow Parish Council working party had been approved for submission to the Regulation 19 Consultation and that there would be no additional response from Danbury Parish Council.

24/25.154 Matters for Report (for information only)

Cllr Hessing thanked the Committee for attending additional meetings for recent planning applications and the Local Plan Consultation.

It was suggested that as there would be an additional 100 dwellings in the village, the Council should continue to press for a signalised crossing adjacent to Danbury Park School.

The Assistant Clerk gave an update on the responses to the email to Cabinet Members regarding Wickham House.

24/25.155 Date of next meeting

Monday 7 April 2025 at 7.30pm at the Parish Council Office

There being no further matters to consider, the Chairman closed the meeting at 9.55pm.

Signed

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