

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was on Wednesday 3rd June 2015 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Chairman Councillor Blake
Councillors: Carter, Smith & Thomson
Also Present: Mrs K Hurrell (Clerk)

Public Question Time: No members of public were present.

35. Apologies for absence

Apologies were received from Councillors Garwood and Jones.

36. Declarations of Interest

No declarations were made.

37. To approve minutes of Property & Planning Committee Meeting held on 6th May 2015

The minutes were duly approved and signed by the Chairman.

38. To approve Terms of Reference

These were approved with no alterations but it was noted that Standing Order 4 b) applies to all Committees that non-councillors may join all Committees apart from Financial and General Purposes.

39. To consider planning applications to hand:

Application No	Location	Proposal
a. 15/00466/FUL	Bunburies 38 Jubilee Avenue Broomfield	Single storey rear extension

DECISION: OBJECT contrary to Broomfield's Village Design Statement Section 6 Guidance '*extensions to existing buildings, including porches, dormers and loft conversions, should feature pitched roofs depending on context*'.

b. 15/00671/FUL	74 Longshots Close Broomfield	Garage conversion
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DECISION: Support

c. 15/00709/FUL	The Old Coal Yard Little Waltham Road	Single storey addition to existing commercial use building
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DECISION: Support

d. 15/00683/FUL	30 Erick Avenue Broomfield	Single storey rear extension, alteration of roof from hip to gable and rear dormer window. Front porch extension
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DECISION: Support

40. To discuss any other applications received up until the date of the meeting

Five further applications had been received to be discussed at the next Planning Agenda including a large application for Beaulieu Park – Councillors were encouraged to look at these applications.

41. To receive decisions made on previous planning applications

It was agreed that Officer's Reports were required for planning application decisions which vary to the Parish Council's recommendations.

ACTION: WM to print off relevant planning decisions/report

Clerk to ask CCC for 'Good Bad Ugly' tour with Planning Officers (as previously discussed) to look at planning applications including Madelayne Court/222 Main Road etc. To meet with Officers before a Planning Meeting for walkabout.

42. To note any planning enforcement actions within the Parish , if any
Note.

43. **To receive items for information:**

a. **Local Highways Panel – Update to include Road Safety Assessment of Main Rd zebra crossing with Erick Ave**

The report received from the Local Highways Panel had been read.

We do not think that the suggested solution in option two would make much difference to the conspicuousness of the crossing.

We prefer the suggestion at the end of the report that the crossing could be relocated slightly further south.

This would move the crossing further from the distractions of the junction with Eric Avenue and the Hyundai Garage which are noted in the report.

We would like this option to be considered and studied in the same way as the two options currently in the report.

In addition we would make the following points:

Villages tell us that they do not use the crossing because they think it is dangerous. This may explain why the usage is not as great as might be expected.

We do not understand the comments about the traffic levels being insufficient for a controlled crossing since there are already two on main road. The controlled crossing at Angel Green must have similar levels of traffic as there are hardly any roads turning off between the two locations.

Finally we do not feel that the current crossing is safe and request that immediate remedial action is taken.

ACTION: Clerk to email response to Local Highways Panel and Cllr Aldridge for comment

Village Gateways – Councillor Blake to liaise with Councillor Aldridge to arrange a meeting with representatives from the Local Highways Team to come and explain to the Parish Council why the northern gateway should be in their preferred location.

ACTION: Ask JA to arrange a meeting to discuss the location of the northern Village Gateway.

Southern Gateway – Councillor Blake is still unsure as to the issue with the services; he will suggest a different design of gateway for the southern entrance.

ACTION: JB to email Jon Simmons (LHP) re options for a different design of this gateway for the southern location

b. **Proposed Cycle Way – Update**

Councillor Blake is still awaiting further details from Essex County Council.

Councillor Blake has, however, received an email from the Church who owns a piece of land that the cycle path passes through and they have further information. He will meet with the Church and view and discuss any plans they have been given.

ACTION: JB to report back to the next meeting

c. **Broomfield Football Club – Update**

It was resolved that this item was taken in confidence and public and press were excluded

Further discussions took place with BFC and the possibility of relocation of their Clubhouse – a further meeting will take place when BFC have met with their surveyors and representatives from various grant bodies.

d. To report on planning comments received at Annual Parish Meeting – Cllr Smith

There were four comments received at the Annual Parish Meeting:

- issue of BFC parking and access from Mill Lane at present - noted
- possibility of selling of cars in British Legion car park – reported to CCC Planning
- cycle lanes to be provided in the Village – response awaited from Cllr Blake’s telephone call
- Sign required for the concealed entrance to Ayletts – request from Highways

ACTION: Clerk/JB to action as above

e. Essex County Council Statement of Community Involvement – Update 2015 (draft) 14.5.15 – 25.6.15 view www.essex.gov.uk/SCI

Councillor Blake will peruse the document and report to Parish Council meeting.

f. To receive update on various matters from the Chairman

Councillor Blake advised he is meeting with Planning Officers to be updated on developments on Hollow Lane next week.

Councillor Blake advised he will also be meeting with Jeremy Potter (CCC) re future revision to Core Strategy,

The Clerk advised that Street Naming and Numbering had suggested the new numbers for the offices and shops in Hospital Approach – all agreed.

The Chairman thanked Members for attending and closed the meeting at 9.35 p.m.

