

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 2nd September 2015 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Councillors Jones, Smith, Thomson, Carter & Garwood
Also Present: Mrs K Hurrell (Clerk)

Public Question Time: There were no members of public present.

153. Apologies for absence

Apologies were received from Councillor Blake.

154. Declarations of Interest

No declarations of interest were received.

155. To approve minutes of Property & Planning Committee Meeting held on 5th August 2015

It was resolved to approve the minutes as a true record.

156. To consider planning applications to hand:

Application No	Location	Proposal
a. 15/01238/FUL	15 Heathfield Road	Enlarge front porch from 1.35 to 3.2 metres gross area. New side entrance lobby and wc, gross area 6.25 sq. metres. Raising roof to the existing utility room.

DECISION: In accordance with Broomfield's Village Design Statement point 6 (a) (i) '*extensions to existing buildings including porches, dormers & loft conversions should feature pitched roofs depending on context.*' - we would prefer to see the continuation of the pitch roof for the porch to continue over to the new utility area.

b. 15/01325/FUL	Broomfield Hospital	To install 3no. single storey temporary Portakabin buildings to be used as office, meeting room and wc facilities to be hired from Portakabin Limited for a period of 156 weeks.
-----------------	---------------------	--

DECISION: Support

c. ESS/37/15/CHL	Bulls Lodge Quarry (Boreham Airfield), Generals Lane, Boreham	Continuation of winning and working of sand and gravel as permitted by CHL/1019/87 without compliance with condition 1 (application details), Condition 4 (working and reclamation schemes) and condition 6 (restoration Master Plan) to allow amended restoration levels and amended restoration Masterplan
------------------	---	--

DECISION: No comment

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

No further applications were received.

158. To receive decisions made on previous planning applications

Noted.

159 To note any planning enforcement actions within the Parish, if any

Noted.

160. To receive items for information:

a. Local Highways Panel – Update

Councillors Smith and Blake met with members of the Local Highways Panel on site yesterday and the following was agreed:

- a. **Village Gateway (south)** – it was agreed there was room for a double width gate on the land next to Auberry Close – which will provide an impact on the entrance to the Village. On the opposite side to the road it was agreed that the lime trees will be cut back and a smaller gateway be installed 3 metres south of the current sign and closer to the kerb at a higher height – this will match the sign on the other side of the road. New drawings will be provided by the end of September and if the finer points are agreed it will hopefully be installed by Christmas.
- Village Gateway (north)** It was agreed that this will be deferred until the Hospital Approach roundabout is re-configured for the proposed development by Countryside in the near future and the location and design will be discussed on a future date.
- Extension of 30 mph Main Road** The Parish Council suggested that the 30 mph area be extended from near Church Green up to Hospital Approach – this is under consideration by Local Highways Panel who will report back.
- b. **Broomfield Football Club – Update**
There is no update to report on the redevelopment of the Clubhouse.
However, Broomfield Village Hall Charity will be complaining to the Social Club of BFC due to a recent hiring of the Clubhouse using the Village Hall facilities during a wedding and causing a nuisance and behaving in an unacceptable way.
- c. **To peruse Action Plan from suggestions received at Annual Parish Meeting**
Councillor Blake to provide a report for the next meeting.
- d. **Consultation on Chelmsford Local Plan Sustainability Appraisal Scoping Report & the non- technical summary by 11/9/15 see: <http://www.chelmsford.gov.uk/new-local-plan>**
Councillor Blake provided a brief report on the non-technical summary and suggested submitting the following comments:
a) it seems to assume that more commercial development will result in less out-commuting: it won't necessarily; it may just result in even more pressure on housing, from the same old commuters and for people working in the new commercial developments.
b) in one or two places, it slips into assuming that protecting official Green Belt is good for sustainability - in fact the opposite is the case.
He requested comments from Councillors on these two points and will submit comments shortly.
- e. **To peruse the Strategic Housing Land Availability Assessment/Core Strategy Revision see: <http://www.chelmsford.gov.uk/call-for-sites>**
Councillor Smith reported that this matter is being discussed at Chelmsford City Council's meeting tonight when reports from Planning Officers will be discussed who have categorised the sites and a report will follow. The Parish Council presented a discussion paper drafted for the meeting with Councillors Aldridge and Knights held recently and this will be re-fashioned for each different audience it is presented to. Comments were welcomed on the paper. A meeting with Councillor Whitehead is also planned.
- f. **To report on the site meeting for the proposed Cycle Way from Chelmsford City to Gt Waltham**
Councillor Carter reported that a very positive meeting was held with Officers of Essex County Council and Councillor Blake and a summary of the meeting is below:
1. The whole section from Goulton Road to Broomfield Hospital will be at the lower width of 2.5 metres.
2. The section from Goulton Road to the corner of the Chelmer Valley High School site (i.e. where CVHS fence adjoins the old play area) will be buff/light brown surface colour to blend with the soil colour
3. The section from Goulton Road to the graveyard will be unlit. The section from the graveyard to the CVHS fence will be only lit with solar studs in the surface of the path.
4. The remaining section along the CVHS fence will probably be lit by lights attached to the fencing between the path and the ditch, i.e. it would be about 1m off the ground rather than the overhead lighting originally proposed. However, the engineers may need some support from the Parish Council here, as the street lighting textbooks officially specifies overhead lights.

- f. 5. The Church is happy for the cycle path to skirt around the graveyard fence, provided an approximately 10 metre strip of the adjoining field is left for the graveyard to be extended northwards - this extension should last about 50 years. This strip would be outside the graveyard for most of that time (though it is owned for the Church). The Church is happy for the Parish Council to look after it until it is required and use it as an informal recreation space. Once the exact dimensions of the strip are clarified by the Church this will need to be discussed by the full Parish Council.
6. The officers from Essex Highways will supply an updated plan shortly
- g. **Invitation to Mid Essex Hospital Services NHS Trust AGM 10.9.15 1830**
No-one is available to attend
- h. **To receive update on various matters from the Chairman**
The Clerk reminded all members that the 'Good Bad & Ugly' tour of the Village with Chelmsford City Council Planning Officers will take place on 22nd September at 9am (meet at the Village Hall).
Councillor Jones thanked Members for attending and closed the meeting at 8.20 pm