

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 2nd April 2014 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Councillors Blake, Jones, Smith, Garwood & Thomson

Also Present: Mrs Karen Hurrell (Clerk)

Public Question Time: No members of public were present.

431. Apologies for absence

No apologies were received.

432. Declarations of Interest

No declarations were made.

433. To approve minutes of Property & Planning Committee Meeting held on 5th March 2014

The minutes were approved as a true record of the meeting.

434. To consider planning applications to hand:

	Application No	Location	Proposal
a.	14/00287/LBC	The Coach House School Lane	Proposed external window and internal partition

DECISION: Support application

b.	14/00228/FUL	3 Heathfield Road	Demolition of existing single storey garage and construction of part two storey, part single storey rear/side extension including a front porch. Loft conversion including a rear dormer window. Alterations to fenestration
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DECISION: Object to the flat roofed dormer proposed in line with Broomfield Village Design Statement page 13 Section 6 Guidance 'extensions to existing buildings, including porches, dormers & loft conversions, should feature pitched roofs depending on context'. The Parish Council supports the rest of the planning application.

c.	14/00416/FUL	21 Goulton Road	Raising the roof to create two storey dwelling. Single storey rear & side extension, including first floor terrace. New front porch.
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DECISION: Support application

d.	14/00439/FUL	Warwick Lodge 128 Main Road	Single storey side extension
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DECISION: Object to the proposed flat roof to the extension which is not in context with the existing building in line with Broomfield Village Design Statement page 13 Section 6 Guidance 'extensions to existing buildings, including porches, dormers & loft conversions, should feature pitched roofs depending on context'.

e.	13/01728/REM	Greater Beaulieu Park Phase 1A	Construction of Phase 1A road, associated infrastructure, surface water drainage (SuDs), two electrical substations, landscaping and servicing from White Hart Lane junction (13/00074/FUL) to serve proposed Beaulieu residential-led mixed use scheme.
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DECISION: No further comments to add to the comments previously submitted.

f.	13/01729/REM	Greater Beaulieu Park Phase 1B White Hart Lane	Construction of Phase 1B road with access road and drainage links to serve future foul pumping station, associated infrastructure, surface water drainage (SuDs), two electrical substations, 19 lay-by parking spaces, landscaping and servicing from approved four arm roundabout on Essex Regiment Way (13/00074/FUL) to serve proposed Beaulieu residential-led mixed use scheme.
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DECISION: No further comments to add to the comments previously submitted.

Signed:.....98Dated:.....

435. **To discuss any other applications received up until the date of the meeting**
No further applications had been received.
436. **To receive decisions made on previous planning applications**
Decisions noted.
437. **To receive items for information:**
- a. **To receive update from Chairman**
Councillor Blake reported on the following:
Copperfield Road proposed development:
A meeting with two consultants from Persimmon Homes had been held to discuss the Parish Council's suggestion that Hollow Lane be closed to traffic. This was discussed and it was agreed that timing could be a concern and it was agreed that the Parish Council discuss this further with Highways and also make some investigations themselves as to how long the process would take.
ACTION: Clerk & AT to investigate road closure process
Day's Garage development:
A meeting will take place with Strutt & Parker – the Parish Council's main concerns were the Saxon Burial Site; the re-location of the Co-operative Store and managing of disposal of foul water. Councillors Blake and Jones to attend meeting.
- b. **Response from Karen Shearing, Senior Planning Officer re request for response to permitted Planning Applications**
The Clerk advised that Sarah Hall-Sanders and Sally Rogers would be attending the Parish Council's next Planning Meeting on 7th May to discuss the following:
13/01811/FUL 126 Main Road
13/01819/FUL land at 5 Copland Close
14/00439/FUL Warwick Lodge 128 Main Road
The use of Broomfield's Village Design Statement by Planning Officers in relation to planning application for flat roofed extensions
How does Chelmsford City Council engage planning applicants to engage with Broomfield's Village Design Statement and also are applicants of larger developments encouraged to speak initially to the Parish Council?
- c. **Essex Replacement Minerals Local Plan – notification of proposed main modifications – public consultation 13.3.14 – 24.4.14 www.essex.gov.uk/MLPexamination**
The modifications will be perused by Councillor Thomson.
ACTION: Clerk to forward email to AT & place on April PC Agenda
- d. **Parking issues in Mandeville Way – Cllr Cockram**
Councillor Cockram will put forward a proposal to improve parking in the area – this will be forwarded to Parking and Traffic Issues at Essex County Council.
438. **To note any planning enforcement actions within the Parish , if any**
Noted.
The Chairman thanked Members for attending and closed the meeting at 8.50 p.m.

Signed:.....99Dated:.....