

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 5th August 2015 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Chairman Councillor Blake Vice Chairman Councillor Jones
Councillors: Carter, Garwood & Thomson

Also Present: Mrs K Hurrell (Clerk)
Rosemary Wilkins Major Projects Highways & Debendra Dahal
Engineer Major Project Design Essex County Council & four members from St Mary's PCC

Public Question Time: No questions were raised.

123. Apologies for absence

No apologies had been received.

124. Declarations of Interest

Councillor Blake declared an interest in minute number 125 (e).

125. To approve minutes of Property & Planning Committee Meeting held on 1st July 2015

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

126. Proposed Cycle Way – Update

Rosemary Wilkins explained the history of the project - Chelmsford City Council have been receiving Section106 contributions from various developments in the City and north towards Great Waltham – these have been put in a pot to develop the 'Town Centre to Gt Waltham Cycle Route'. Officers have been working on the scheme for a few years and the initial scheme was presented to the meeting with the completed design hopefully completed by the end of this year when the design and costings will be presented to Essex County Council.

Councillor Blake advised that each section would be briefly discussed and comments sought:-

The first section from Nash Drive to Chelmer Valley High School – it was suggested that an option would be to culvert the ditches where possible to make the path wider. The proposed lighting was discussed and it was advised that 4-5 metre lighting columns would be used. This was not a popular option and the meeting asked for this to be re-considered. A lighted bollard would be preferable but this was an issue with regards to maintenance. It was also suggested that solar powered studs be an option but this is also an issue for maintenance in this location. This will be looked at further during the proposed site visit.

The next section along from the school to the Church was discussed and it was agreed that there is a lot of foot traffic and a shared path would be the better option. ECC agreed that it would be preferential to have a shared path. It was agreed that solar stud lighting was a popular option for this section.

The Church PCC advised that the next section does belong to the Church but is presently rented to the farmer and adjacent gardens (who presently pay the Church a peppercorn rent). It was suggested that the path should not use the Church land as it will be reclaimed in the future to extend the cemetery. This will be discussed further when there is a site visit.

It was suggested that the section behind Broomfield Hall and across Night Pasture be left as rural as possible with a narrow and shared path. ECC advised the surface will be recycled road planings with a granite dust over the top which is quite rural looking.

Councillor Carter read two letters from two parishioners who do not wish to see an urban 3 metre wide track through this area.

Councillor Smith advised that there is a drainage problem along parts of the track and must be looked at in the design stage.

All these issues can be looked at when there is a site meeting and the raised questions which will need to be discussed.

A date will be suggested from Essex County Council for a site visit before the end of August.

ACTION: Site meeting between ECC BPC & PCC to be arranged.

127. To consider planning applications to hand:

- | | Application No | Location | Proposal |
|--------------------------|---|--|---|
| a. | 15/01103/FUL | 12 Mandeville Way | A rear conservatory |
| DECISION: Support | | | |
| b. | 15/00921/FUL | 55 Berwick Avenue | Single storey side extensions including ground floor infill of undercroft and new vehicular access |
| DECISION: Support | | | |
| c. | 15/05574/CAT | 307 Main Road | T1 - Norway Spruce - rear garden - Fell to ground level. |
| DECISION: Support | | | |
| d. | 15/05580/CAT | St Marys Church
Church Green | T23 - White beam - east of cremated remains area - crown reduction by 1.5m max, cutting to suitable growing points and shaping over to leave natural profile; Remove lowest sub lateral extending over cremated remains area back to branch collar. Consider putting non-invasive bird repellent on branches, details to be discussed as appropriate. T20 - Copper Beech - north of cremated remains area - reduce overhanging to area to give 1m clearance between canopy and cremated remains area, cutting to suitable growing points. |
| DECISION: Support | | | |
| e. | 15/01172/FUL | Thurleys 18 Butlers Close | Extensions and alterations including part single part two storey side extension, single storey front and rear extensions with internal alterations. |
| DECISION: Support | | | |
| f. | 13/00207/MAT/1 | Channels Golf Club
Belsteads Farm
Lane Little
Waltham | Material amendment to planning permission 13/00207/FUL (Change of use of land and build part of an eighteen hole golf course. Engineering operations to be undertaken on land already permissioned and to the existing golf course.) for alterations to the layout. |
| DECISION: Support | | | |
| g. | 15/01219/FUL | Audley House 20
Post Office | Single storey rear extension. |
| DECISION: Support | | | |
| h. | To note revocation of Tree Preservation Order TPO/2007/117 Footpath between 58 Church Ave & Chelmer Valley High School
Noted. | | |
| 128. | To discuss any other applications received up until the date of the meeting.
No further applications have been received. | | |
| 129. | To receive decisions made on previous planning applications
It was requested Planning Officers are asked whether the landscaping suggested by the Parish Council has been included in the Officer's decision.
ACTION: Clerk to look at report & speak to Planning Officers | | |
| 130. | To note any planning enforcement actions within the Parish, if any
Noted. | | |
| 131. | To receive items for information: | | |

a. Local Highways Panel – Update

A meeting took place with various Officers concerned with the design and location of the proposed Village Gateways which was very informative and a site visit will be arranged shortly. Thanks to Councillor Aldridge for arranging the meeting.

ACTION – Clerk to thank JA for arranging the meeting

b. Broomfield Football Club (BFC) – Update

BFC are aware they need to put forward an application for a grant to the Parish Council to provide funds for the proposed move if the valuation of their current land is insufficient to cover costs to provide services to the new location.

Councillor Carter stressed that he feels it would be more beneficial for the Clubhouse to remain in its current location for the convenience of the majority of its members who live in the Village and to avoid noise pollution in Mill Lane.

Councillor Blake stressed that if this planning application for relocation of the clubhouse proceeds the Parish Council must bring this to the attention of parishioners.

c. To peruse Action Plan from suggestions received at Annual Parish Meeting

ACTION: Clerk to place on the next agenda

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>

ACTION: Clerk to place on next Agenda

e. To peruse the Strategic Housing Land Availability Assessment/Core Strategy Revision see: <http://www.chelmsford.gov.uk/call-for-sites>

The process was explained to Councillors Blake, Carter and Cole at the recent Chelmsford CC Parish Council Forum (minutes had been circulated to Members).

The map providing potential development sites in Broomfield was discussed. These sites have been put forward by landowners or land agents. It was noted that the colour coding on the maps does not have a reference code.

Councillor Blake advised that it does not mean that all these sites will go forward and be developed but will be analysed by Chelmsford City Council for suitability for future development and the City Council will publish this information in an Issues & Options Document in the Autumn. Next summer there will be a Preferred Option Document produced for consultation.

He advised that between now and the autumn the Parish Council will need to advise parishioners; collate arguments and join forces to deter development against the North and West of Broomfield. Initial objections to development in this area are increased flooding, increased sewerage, lack of roads, etc.

Councillor Blake has spoken to Little Waltham, Great Waltham. Chignal and Newlands Spring and suggested a meeting to discuss the pros and cons of the sites suggested.

He also proposes to arrange a meeting Chelmsford City Councillors to discuss this matter further.

ACTION JB to arrange with RS to meet with City Councillors

JB to arrange meeting with neighbouring Parish Councils

Clerk to place the item on the next Agenda

In November an event should be organised for parishioners to understand the issues and respond to the consultation.

f. To set a date for The Good, Bad & Ugly tour with Chelmsford CC Planning Officers

It was suggested Tuesday 22nd September at 9 am.

ACTION: Clerk to confirm date with CCC

g. To receive update on various matters from the Chairman

Councillor Blake advised he and Councillor Smith had attended a meeting with Persimmon to obtain an update on the Hollow Lane development. They were able to advise Persimmon the Parish's wishes concerning changes to the screening from the north and west, trees and landscaping around Priors and also drainage (SUDS).

There being no further business the Chairman closed the meeting at 9.50 p.m.

