

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 3rd December 2014 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Chairman John Blake, Councillors Garwood, Smith, Thomson and Carter
Also Present: Mrs Wendy Martin (Deputy Clerk)

259. Apologies for absence

Apologies were received from Councillor Jones

260. Declarations of Interest

No declarations of interest were made

261. To approve minutes of Property & Planning Committee Meeting held on 5th November 2014

The minutes were duly approved and signed by the Chairman

262. To consider planning applications to hand:

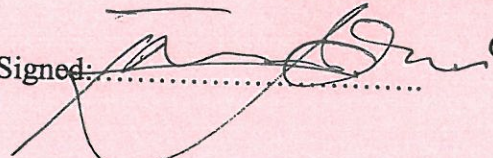
Application No	Location	Proposal
a. 14/01784/FUL	116 Main Road Broomfield	Single storey rear extension & new decking
DECISION:		
b. 14/00976/FUL	Support application Western Parcel Land North Of Copperfield Road	Residential development of 60 dwellings together with associated and ancillary development including access, road works to Hollow Lane, servicing, amenity space and landscaping.

DECISION:

A Statement of Common Ground had been submitted to Chelmsford City Council on behalf of Broomfield Parish Council, Chignal Parish Council & Newland Spring Residents' Association. Comments to the original comments made by Broomfield Parish Council's have slightly been amended to read:
4. Impact on Hollow Lane

NCAAP Para 2.45 states that 'development should: Ensure that the design of improvements to Hollow Lane ...respects the adjoining rural character.' A key feature of this rural character is Hollow Lane itself, a narrow country lane which is most noticeable in this section because of the steep banks to either side, which give rise to both the Lane's name and its character.

a) The current application proposes to literally demolish this key characteristic of the Lane by widening it on the south side to create a two lane road, capable of providing access to the development and allowing turning space for the new dwellings that would be accessed directly from Hollow Lane (itself an issue of concern for the preservation of the Lane's character). Again, it seems that the applicant's options are limited by his determination to 'go it alone' rather than put forward an integrated approach along with Persimmon. Persimmon's current proposal for a new section of road just to the north of the existing Lane would doubtless offer more options for access arrangements that might sit better with the need to protect the Lane's current distinctive character. Persimmon's current suggestion of preserving this section of Hollow Lane as a walking and cycleway has merit and, again, it should not be prejudiced by a the piecemeal approach that would result from approving Countryside's application now. If the current attractive rural nature of Hollow Lane is destroyed now by turning it into a wider two lane road without its characteristic banks, it can never be recovered. A subsequent scheme to turn it into a cycle/walking way (as envisaged by Persimmon) would have nothing distinctive left to preserve. In this respect therefore, the application is clearly at odds with NCAAP's requirement 'adjoining

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Dated: 7/11/14

rural character' to be respected in terms of road improvements.

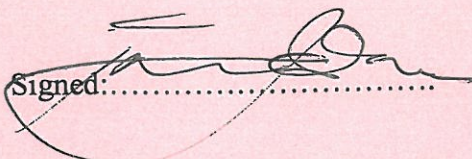
- b) If this Countryside development is constructed after Persimmon's access road has been built and agreement is reached for Countryside to use it, there would presumably be no need for Hollow Lane to be widened. However, the application would still entail the destruction of the southern bank of the Lane. This is because the application proposes that a number of large properties would open directly open onto the existing Lane. This would entail the destruction of the hedgerows to make way for drives – it is likely that any remaining sections of hedgerow will be lost in the future as front gardens are created and re-designed. It would also involve removing the bank to ensure that the new drives/properties were on a reasonable level with the Lane. Inevitably, cars would be parked on the Lane, so the remnants could become a parking lot rather than the rural footpath/cycleway proposed by Persimmon.

It is unacceptable for this historic lane to be destroyed, as well as being contrary to the NCAAP as outlined in the preceding paragraph. It is also unnecessary, as the plans could be amended without a reduction in dwelling numbers:

- Either the properties can be set back, with an access drive behind the existing the hedge. The hedge would then be able to screen parked vehicles and domestic paraphernalia from the rural edge
- Or these properties can be turned round, so that access, vehicles etc. are on the southern side of the plots.

We appreciate that the first option would entail a corresponding loss of rear garden space – the Parish Council would be content with either solution. However, it is essential that the current plans are changed to avoid the loss of this historic section of Hollow Lane.

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| c. | 14/01672/OUT | Eastern Parcel
Land North Of
Copperfield Road | Hybrid application for residential development to include (i) full planning permission for a new link road, junction realignment and two new access points to site, and (ii) outline planning permission sought for development consisting of up to 198 dwellings, including landscaping and open space (all matters reserved except access). |
| d. | DECISION:
14/01672/FUL | No response at this time
Eastern Parcel
Land North Of
Copperfield Road | Hybrid application for residential development to include (i) full planning permission for a new link road, junction realignment and two new access points to site, and (ii) outline planning permission sought for development consisting of up to 198 dwellings, including landscaping and open space (all matters reserved except access). |
| e. | DECISION:
14/05674/CAT | No response at this time
12 Church Green | Purple Plum - front garden - deadwood; remove lowest lateral over 6 Green Church, cutting to branch collar & create a 1m clearance from phone wire, cutting to suitable growing points; Box Elder - rear garden - crown lift to 3.5m incorporating the removal of the 3 lowest limbs, cutting to branch collar; Apple - rear side boundary - deadwood; crown reduction of |

Signed: 

2m, cutting to suitable growing points and removal of lowest limb overhanging neighbours property, cutting to branch collar; Beech Hedge - rear side boundary - reduce to previous points.

f. **DECISION:** Support application
14/01807/FUL Falcon Bowling
And Social Club
Channels Drive
Broomfield

Bowls Pavilion

g. **DECISION:** Support application
14/01849/FUL 45 Longshots Close

Single storey rear and side extension, internal alterations and move existing front door location to front of property

DECISION: Support, however the front elevation would be more attractive and in keeping with the Village Design Statement if proposed pitch roof were extended towards and over existing garage roof

h. 14/01856/FUL 8 Woodhouse Lane Front porch extension with wc.

DECISION: Support application

263. To discuss any other applications received up until the date of the meeting
No further applications had been received.

264. To receive decisions made on previous planning applications
Noted.

265. To note any planning enforcement actions within the Parish , if any
Noted.

266. To receive items for information:

a. Update on Village Gateways- Local Highways Panel

New plans had been sent and all members perused them at the meeting but they felt that they were disappointing. The style and positioning of the gateways would still need to be confirmed.

ACTION: John Blake will suggest alterations to LHP

b. Flooding issues & Parish Engagement Questionnaire from Essex County Council Flood & Water Management

The Committee filled in the questionnaire and this will be submitted by the Clerk.

ACTION: Clerk to submit Questionnaire

c. Update on proposals for Angel Green/School Lane/Main Road junction

Nothing to report.

d. To receive update on various matters from the Chairman

Councillors Blake and Daden had met with Derek Stebbing regarding the proposed cycle paths within Broomfield. Councillor Blake had suggested to Councillor Daden that she walk the proposed cycle paths to obtain a sense of where they will link up.

e. Consultation for Employment Land Review (ELR) Draft see

<http://www.chelmsford.gov.uk/ELR>

Councillor Blake had circulated comments and all members were happy

f. Community Right to bid for Assets of Community Value – to consider suitable buildings or land

This item will be placed on the next Planning Committee Meeting in January.

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

Signed:.....

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Dated:..... 7/11/15.....