

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property & Planning Committee was held on Wednesday 2nd December 2015 in the Common Room, Broomfield Methodist Church, Main Road at 7.30pm

Members' Present: Chairman Councillor Blake Vice Chairman Councillor Jones
Councillors Carter, Garwood, Smith & Thomson (Planning Committee)
Also Councillor Barnes

Also Present: Mrs K Hurrell (Clerk) Mrs W Martin (Deputy)
20 members of public

Public Question Time:

The Chairman welcomed members of the public to the meeting and noted that the interest was in the Broomfield Football Club (BFC) planning application to move their Clubhouse to land accessed off Mill Lane. He stressed to the meeting that the Design and Access Statement, included in the planning application, had been incorrect – the Parish Council had not agreed to purchase the land that the current clubhouse sat upon at this stage. The Parish Council had been in discussion with BFC regarding the possibility of the clubhouse being moved to Little Bishops Field but had been advised more recently that the Football Foundation would prefer the clubhouse situated on the lower fields and access from Mill Lane.

He stated that he did not feel that the Parish Council had a prejudicial interest. But if any member of the public disagreed they should advise the meeting and the Committee would consider whether to avoid making a recommendation either way. No such comments were made.

He stressed to the meeting that the final decision would be made by Chelmsford City Council in due course.

The Chairman invited members of the public to voice their comments to the meeting and below is a summary of the comments made opposing this planning application:

- At present at weekends the traffic is chaos in Mill Lane during football matches and residents had completed a traffic survey on 22nd November which was handed to Councillors for information. 200 vehicles were counted travelling down Mill Lane during this period and concerns were raised about insufficient parking on BFC fields and passing places were being utilised for parking.
- Concerns that if the Clubhouse is built in this location then there will be light pollution across the Chelmer Valley; increased traffic during the evenings as it will be a licensed premises; floodlights may be installed at a later date which might affect neighbouring properties
- Where the Clubhouse is currently situated this also causes problems with parking within the Village Hall car park, School Lane (outside Broomfield Primary School playing fields) and also 100 cars being parked on the BFC car park in the lower fields.
- Concerns regarding the speed of traffic in the narrower section of Mill Lane and that an injury to a pedestrian or animal would be one injury too many
- This area has been highlighted in the Village Design Statement and Parish Plan to be protected from further development
- Originally permission to access the lower fields of BFC was given by the landowner for lawnmowers only but since planning permission has been granted to allow parking on this site this has been exceeded
- It was reported that research had been undertaken into other sporting clubs who have moved away from the reliance of alcohol to finance club activities – it has been proved that they have been more popular and financially successful and this should be considered
- Concerns that if traffic is accessing the social club at night then lighting will be required in the car park
- The new clubhouse will be visibly intrusive in the Chelmer Valley and natural screening will not be sufficient
- It was suggested that this proposed construction does not meet the criteria for buildings in the green wedge
- The amount of traffic has adverse environmental impact on Mill Lane which is categorised as a 'protected lane'

Signed:.....

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Dated:.....

- If planning permission is granted for the Brooklands site as a wedding/conference facility then this together with the Broomfield Village Hall and the BFC Clubhouse will impact greatly on this area
- There was still an issue of land encroachment to be settled
- Concern regarding the amount of goods vehicles delivering to the proposed Clubhouse

The Chairman invited the senior members of BFC to respond to the comments and supply further information on their application. This is summarised below:

- The existing Clubhouse is in an inappropriate location as it is landlocked by Parish Council land, has no parking or vehicle access, the existing facilities are inadequate and the fire damaged clubhouse is uneconomic to repair
- If the clubhouse was rebuilt on its current site there would be no improvement on the traffic in Mill Lane as this is the only car parking facility
- BFC do not have any plans to develop further in the green wedge nor do they plan to install floodlights
- BFC have received formal pre-planning advice from Chelmsford City Council and have been advised that there is specific exception for this type of clubhouse to support sports and recreational activities in the green wedge and is therefore within Planning Policy
- BFC stated that at the beginning of this football season the League imposed too many home matches at a time against the Club's request – this has been resolved and the parking is now adequate. Further spaces have also been added recently to help this situation
- BFC support traffic calming and widening of Mill Lane and have stressed to players and away teams the importance of driving slowly when accessing the site
- It is a condition of the Football Foundation's financial support that the Clubhouse incorporates a bar and kitchen to ensure that their investment is sustainable – the proposed Clubhouse will be larger than the existing building but 80% will be for changing and showering facilities with only 20% being used for a bar and club area.
- There is no intention to open the Clubhouse every night as this would not be economic – the existing facility was only open on weekends and occasional Fridays for members' functions with a bar facility
- BFC are aware of the green wedge and believe that providing playing fields and associated facilities - protects it from housing development
- BFC stressed that no pitches are used for training as this causes damage to the pitches
- It was advised that between 40-45% of members are from Broomfield

The Chairman thanked members of public and representatives from BFC for their views and comments. He invited questions from Planning Committee Members and these are as follows:

Councillor Carter – did BFC wish to move Clubhouse? It was advised that this was the wish of BFC. He asked that if the parking was not an issue - would BFC still wish to relocate? He was advised that a larger site for a Clubhouse is required and the new location would still be preferred. Councillor Carter suggested that if the Angel Meadow Play Area was relocated then this area could be opened up for BFC parking.

Councillor Smith – have any other sites been considered apart from the current site and the proposed site? Little Bishops was considered but this was found to be not suitable by their funding partners.

Councillor Thomson - has the Broomfield Cricket Club been approached to request to share their Clubhouse facilities? Yes they have been approached but their facilities are very small and not viable but they do share grounds maintenance equipment.

Councillor Barnes – are the goal posts removed after each day? Yes they are.

Why had the issues over the land with landowner not been resolved? BFC apologised and said this would be undertaken shortly

The Chairman closed the Public Question time and thanked all members of the public and Broomfield Football Club for their attendance and asked each Councillor for their views for the decision to be made: Councillor Thomson – can see pros and cons on both sides

Councillor Carter – would like BFC Clubhouse to stay in its current location and that the Parish Council should find a way to give them access and parking – not enough has been done by the Parish Council to work out a solution

Councillor Garwood – BFC is a very successful Club but also respects the views of the residents of the Mill Lane area.

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Dated:.....

Councillor Smith – is sympathetic with BFC and the need to upgrade its facilities but is also sympathetic with residents of Mill Lane. Mill Lane requires to be made safer for pedestrians.

Councillor Jones – BPC does not own the Broomfield Village Hall car park and David Smith Field in front of it. Broomfield Village Hall Charity spent £450k on redeveloping the Village Hall and planning consent was only given if 52 car park spaces were provided at all times. No other car parking spaces are available to BFC. 12 public car parking spaces were provided at the entrance to the site.

Councillor Barnes – has concerns that this development will require a larger building in future due to the social requirements.

Councillor Blake – main concern that the location is wrong and as the Parish Council had objected to the car park application regarding highway issues that had not been resolved, these were still a concern. There should be some form of segregation between pedestrians and vehicles on the bend in Mill Lane which was not contained within the application. He understands that the Football Foundation require the siting to be on their own fields. He would like the Parish Council to object to this application in this location and other locations should be considered.

The Chairman asked the Councillors to vote on the proposed decision – Councillor Garwood and Thomson abstained and Councillors Carter, Smith and Blake voted to object to the application. Councillor Jones did not partake in the vote due to his non-pecuniary interest.

287. Apologies for absence

Apologies were received from City Councillor Knight

288. Declarations of Interest

Councillor Jones declared a non-pecuniary interest in 290 a) as Chairman of the Broomfield Village Hall Charity

289. To approve minutes of Property & Planning Committee Meeting held on 4th November 2015

It was resolved to approve the minutes and they were duly signed.

290. To consider planning applications to:

	Application No	Location	Proposal
a.	15/01779/FUL	Land south of Broomfield Cricket Club	Construction of new sports changing rooms with club room & ancillary facilities

DECISION: Objection, on the grounds that :-

1. There are potentially better locations for the Clubhouse to be sited upon which should be investigated further
2. Concern re effect on local residents e.g. noise pollution
3. Traffic in the protected lane which is very limited in size
4. Concerns re lack of protection to pedestrians with the increase in traffic levels in Mill Lane
5. Lack of clarity within the details of the application regarding the proposed class type of the development

In addition, the Parish Council wish it to be noted that it has not agreed to purchase the current Clubhouse site - as stated in the Planning Application

b.	15/01875/FUL	Land At Mid Essex Gravel Pits Essex Regiment Way Little Waltham	Erection of substation.
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DECISION: Support

c.	15/01878/ADV	Land North South And East Of Channels Drive Broomfield	Two panel (consortium) signs, seven post banner signs and three totem signs, all non-illuminated.
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DECISION: No comments

d.	15/01857/FUL	Broomfield Hospital, Hospital Approach	Construction of single storey pre-fabricated building to create Digital Autopsy Facility.
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DECISION: No comment

Signed:.....

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Dated:.....

291. **To discuss any other applications received up until the date of the meeting.**
No further applications were considered.
292. **To receive decisions made on previous planning applications**
Noted.
293. **To note any planning enforcement actions within the Parish, if any**
Noted.
294. **Chelmsford Local Plan – Issue and Option Consultation – To consider bids received from Planning Consultants & to approve finance**
Councillors Blake and Smith had attended another meeting with Gt Waltham, Lt Waltham, Chignal, Writtle and Highwood Parish Councils and a Statement of Common Ground (objecting to the western road and further development) had been agreed. A leaflet would be circulated to all the parishes. A meeting with Councillor Bass was being arranged through Councillor Aldridge.
ACTION JB & WD to consult on ways to further publicise the Open Day on 9/1/16
Councillor Blake had received two quotations from planning consultants but one did not include the traffic issue; he will contact them again for further information and query the quoted price. He advised that Writtle Parish Council will donate £1k towards a planning consultant.
ACTION: JB to negotiate with Planning Consultant and report to full PC Meeting for virements to the budgets to be made, if necessary
Councillor Smith and Blake had also attended a meeting held with Broomfield Hospital and they reported that the Hospital would consider a road accessing through Montpellier Yard to allow staff through to the staff car park (as suggested in the Parish Plan).
295. **To receive items for information:**
- a. **Local Highways Panel – Update**
Letter had been sent to the Local Highways Panel regarding policy issues – a response was awaited
- b. **Cycle Way from Chelmsford City to Great Waltham – update**
No update to report.
- c. **To receive update on various matters from the Chairman**
The Clerk reminded members of the Parish Council Forum on 8th December 2015 at 7.30 p.m.

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