

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 7th January 2015 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Chairman Councillor Blake Vice Chairman Councillor Jones
Councillors: Smith Thomson Carter and Thomson

Also Present: Mrs K Hurrell (Clerk)
City Councillor Pooley

304. Apologies for absence

No apologies were received.

305. Declarations of Interest

No declarations of interest were made.

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

The minutes were duly approved and signed by the Vice Chairman.

307. To consider planning applications to hand:

Application No	Location	Proposal
a. 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).

The Parish Council supports the application in principle but has two significant concerns, therefore with reluctance it **objects** at this stage. However, the Council would welcome amendments to the application to resolve these issues and would be happy to discuss this with the applicant direct.

1. Provision for surface water

Surface water and resulting flooding has been a problem in Broomfield for some time and it seems clear that a recent deterioration, which has led to flooding over the very dry summer/early autumn of 2014, is linked to recent development in Patching Hall Lane.

The Council was therefore alarmed to read the response of the Environment Agency to the current outline application for further housing. There must be a rigorous and comprehensive solution to this problem before further housing is allowed.

We understand that the Environment Agency has recently made a further revised response. We will examine this carefully to see if the Council's concerns have been addressed. However, in the meantime, we wish our objection to stand.

2. Landscaping to the north and north/east

NCAAP states that 'development should ...provide new landscaped edge for proposed development with tree belt in north eastern boundary to mitigate any effect on the setting of listed buildings at Priors to the north of the site.' (Para 2.45).

The Council believes that the landscaping indicated in the application is totally inadequate. It seems to consist of a row of trees rather than a belt. To provide a robust screen to protect the setting of Priors, it must contain a belt of trees in the fullest sense of the word and include native species of hedgerows in keeping with the local rural area. Hard landscaping may also be required.

As well as protecting the views from Priors, landscaping also needs to screen the development from the surrounding rural area of Pleshey Farmland Plateau. This is characterised here by wide, open views across gently sloping fields and is therefore vulnerable if landscaping is inadequate. In effect, this is the new edge of the Chelmsford urban settlement area, so landscaping must be robust and effective. It should also extend from the easternmost point of the development, right around the northern edge so that the new access road is also screened from the surrounding countryside.

- b. 14/01672/FUL 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).

Traffic Implications for the eastern part of Hollow Lane

The Parish Council has been concerned for some time about the impact of increased traffic arising the development using Hollow Lane either to travel north or to travel into Chelmsford avoiding possible congestion at the junction of Copperfield/Chignal Roads.

Hollow Lane is very narrow, so is unsuitable for an increase in traffic. Its rural character makes it an attractive feature in the area and this could be severely damaged by an increase in traffic or by engineering solutions needed to discourage traffic.

In February 2014, the Council held a meeting for the residents of the Lane. Despite consideration of other options, it was the unanimous view of the residents that the only effective solution would be to close the Lane at the point where the new access road crosses Hollow Lane to enter the new development. This closure would not apply to emergency or agricultural vehicles, cyclists or pedestrians, so this eastern section of Hollow Lane would become an amenity for cyclists and pedestrians, similar to the proposal for the western section of the Lane.

This decision by residents was agreed despite the obvious disadvantages to themselves of closing one end of their road. The Parish Council formally agreed to support this decision and therefore **we support the advice from the Highways Authority, which agrees that closure is the best solution**

We note that this is also in line with Figure 7 of the North Chelmsford Area Action Plan, which indicates a 'potential access point for pedestrians and cyclists only' at this point.

The Parish Council appreciates that a TRO to close the Lane would be the subject of a future consultation exercise and we will therefore save further comment for this. However, legal agreements arising from this current application if approved will also need to allow for significant and expensive works to be carried out to the Lane in the event that the future closure proposal fails.

Please note that all the Parish Council's other comments on this application are included in our Statement of Common Ground with Chignal Parish Council and Newlands Spring Residents Association.

Councillor Carter left the meeting at 8.30 p.m.

- c. 14/01938/FUL Partridge Green
Farm Partridge
Green Broomfield Change of use of agricultural land to provide a manege development for exercising horses.
- Support application. Since no lighting is proposed and the applicant is happy to accept a condition to this effect, we request that this be applied as a formal condition for future reference.
- d. 14/01936/FUL Land Rear Of 21
To 23A Broomhall
Road Broomfield Construction of two detached three bedroom bungalows with associated access road and parking areas. 2 metre high brick boundary walls.
- We have no comment to make other than to note that the previous applications have been unsuccessful - we do not believe that the new proposal for the brick wall adds any further merit to the application.
- e. 14/05685/CAT St Marys Church
Church Green All trees - within Churchyard - crown lift to 2.5m, cutting to branch collar & remove epicormic growth as necessary for 5 years; Yew x 2, Magnolia x 1 - southern & eastern elevations of church - create clearance of 0.5m between church & canopies, cutting to suitable growing points.
- Support application
- f. 14/01982/FUL The Cottage
Parsonage Green Single storey timber outbuilding to use as garden room
- Support application
- g. 14/01913/FUL Partridge Green
Cottage Partridge Single storey rear extension to dwelling. Single storey rear/side extension & alterations to beauty salon.

Green

Support application

- h. 14/05324/TPO Land west of 1 Rutherfords Holm oak (T1) greensward west of 1 Rutherfords – fell to ground level & grind stump**

Object to this application. There is no supporting evidence that the tree is actually causing any structural damage. The loss of the tree would be of high visual impact when viewed from the Church Green Conservation Area and it is unclear who owns the land and whether they believe that any action is required.

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

Councillor Blake thanked Councillor Pooley for his support at the Chelmsford City Council Planning Meeting in December with regard to Planning Application No. 14/00976/FUL - western parcel of land north of Copperfield Road. It was suggested that a letter be sent to protest how this application was handled and also the fact that there is no comeback allowed to Parish Councillors after their initial statement had been made – which would have been most useful.

ACTION: Letter to be sent to Democratic Services at Chelmsford City Council

309. To receive decisions made on previous planning applications

Noted.

Councillors were requested to consider the following applications which are on the website and will be considered at the next Planning Committee Meeting:

Loft conversion with side dormer windows (click to view) 14/02040/FUL 19 Nash Drive

Single storey rear extension and conversion of utility. (click to view) 14/02099/FUL 111 Glebe Crescent

Retain use of external seating and garden area to south side of public house, and the perimeter picket fence. (click to view) 14/02038/LBC The Kings Arms 295 Main Road

Retain use of external seating and garden area to south side of public house, and the perimeter picket fence. (click to view) 14/02038/FUL The Kings Arms 295 Main Road

Councillor Pooley advised the meeting to look at the planning application for Court Road North – 14/02043/FUL

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

An Appeal decision notice had been received for Paglesham House, Hollow Lane advising that the fence and security lighting had not been allowed but the storage of commercial vehicles and agreed landscaping scheme had been allowed.

Other enforcement notices received were noted.

311. To receive items for information:

a. Local Highways Panel – Update on Village Gateways/Submission of highway improvement requests

No update had been received regarding the Village Gateways.

ACTION: Clerk to contact Jon Symonds for an update

Councillors were requested to peruse the document and submission form from Local Highways Panel and bring any suggestions to the next Planning Meeting on 4th February 2015.

ACTION: Cllrs to peruse form & bring any valid suggestions to next meeting

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

Nothing to report.

d. To consider top three flooding priority areas within Broomfield to be submitted to Essex County Council by 31.1.15

Three top three flooding priority areas were discussed and it was agreed to submit the following:

Gutters Lane/Aubrey Close/Petersfield

Hearsall Avenue/Coombe Rise/Capel Close

Elm Close/School Lane/Parsonage Green

ACTION: Clerk to submit form to Essex County Council & to enquire when the workshops will take place

d. To receive update on various matters from the Chairman

No updates were reported.

The Chairman thanked Members for attending and closed the meeting at 9.45 p.m.

