

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 7th May 2014 in the Parish Office, Broomfield Village Hall 7.30pm

Members' Present: Chairman Councillor Blake
Councillors Garwood & Thomson

Also Present: Mrs K Hurrell (Clerk)
S Hill-Saunders & S Rogers Chelmsford City Council Planning

Public Question Time:
No members of public were present.

474. **Apologies for absence**
Apologies were received from Councillors Smith and Jones.
475. **Declarations of Interest**
No declarations of interest were made.
476. **To approve minutes of Property & Planning Committee Meeting held on 2nd April 2014**
The minutes were approved as a true copy and signed by the Chairman.
477. **To review previous planning application decisions with Chelmsford City Council**
Review of planning application decisions with Sarah Hill-Sanders & Sally Rogers, Chelmsford City Council:
Review of 13/01811/FUL 126 Main Road; 13/01819/FUL land at 5 Copland Cl; 14/00439/FUL Warwick Lodge
13/01811/FUL 126 Main Road: The Planning Officers advised that in response to the Parish Council's comments they have no control or influence over what type of shop/use these premises will be used for and they liaise with Essex County Council Highways regarding traffic issues and comply with their recommendations.
13/01819/FUL Land at 5 Copland Close: The Planning Officers discussed how this application had initially been presented with a proposal to build five terraced houses and how through negotiations it had been agreed to reduce the development to 4 bungalows – the final application met with all current Government Planning Guidelines.
14/00439/FUL Warwick Lodge: This application was discussed and it was pleasing to note that an amended application had been received to alter the flat roofed extension to a pitched roof in line with Broomfield's Village Design Statement.
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 consider Broomfield's Village Design Statement & also are applicants of larger developments encouraged to initially speak to the Parish Council?
The Parish Council requested information as to how the VDS is used and the Planning Officers discussed the use of this document, although it is not a strong enough document to stand alone it is used in conjunction with all planning policies. The National Plan Policy Framework document is a very useful guidance for Parish Councils to use when considering planning applications. The future use of the VDS was discussed and although it will be valid up until 2021 the Parish Council will need to consider and begin working on a replacement after 2015, maybe in the form of a Neighbourhood Plan.
The Planning Officers suggested that the Parish Council and the Planning Officers get together for a 'Good, Bad and Ugly' tour of a few selected Planning Applications in Broomfield – suggested date would be during June 2015.
The Chairman thanked the Planning Officers for attending and for their very useful guidance.

Signed:.....

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Dated:.....4 June 2014

478. To consider planning applications to hand:

Application	Location	Proposal
No		
a. 13/01795/REM	Greater Beaulieu Park - Zone A White Hart Lane Springfield	Development of Zone A Beaulieu Park - Construction of 184 houses and apartments (4 one-beds, 45 two beds, 65 three-beds, 60 four-beds and 10 five-beds) with associated infrastructure, servicing, landscaping, 464 parking spaces and public open space.
DECISION:	No further comments to be made.	
b. 13/01872/REM	Greater Beaulieu Park - Zone D White Hart Lane Springfield	Development of Zone D Beaulieu Park - Construction of 49 houses (1 two bed, 18 three beds, 20 four beds and 10 five beds) with associated infrastructure, servicing, landscaping, 134 parking spaces, felling of walnut tree (TPO139/2008) mitigation, and public open space.
DECISION:	No further comments to be made.	
c. 14/00439/FUL	Warwick Lodge, 128 Main Road	Single storey side extension – amendments relating to application
DECISION:	Support Application	

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

480. To receive decisions made on previous planning applications

a. 13/05044/TPO Land at Church Green, Broomfield replacement planting – felled lime
Noted,

481. To note any planning enforcement actions within the Parish, if any
An update was provided by the Clerk.

479. To receive items for information:

a. To note adoption of Planning Obligations Supplementary Planning Document see <http://www.chelmsford.gov.uk/planningobligations>
The Chairman took the documents for perusal.

b. Update on Village Gateway – Local Highways Panel
The Chairman will be meeting with Chris Robinson, Highways to discuss the proposed Village Gateways and also other improvements as suggested in our Village Design Statement to Main Road. He will also discuss the funding which had been put in place for the proposed gateway at the southern end of the Village.

c. Parking in the Court Road area
Councillor Cockram had provided the Chairman with a review of parking in the Court Road area and suggestions as to how parking restrictions could be modified to stop vehicles parking on both sides of the roads at the same time which restricts access for larger vehicles onto the estate roads. An email will be sent to Highway Enquiries raising our concerns and invite an Officer to attend our next Planning Meeting to discuss possible improvements.

ACTION: Clerk to email Highways (cc to Cllr Aldridge, City Cllrs & Cllr Cockram)

d. To receive update on various matters from the Chairman
The Chairman had received an enquiry from Will Young, Highways requesting information regarding ownership of a strip of land near Goulton Road to enable the proposed cycle way from Great Waltham to be constructed. No-one knew who owned this land.

The Chairman thanked Members for attending and closed the meeting at 9.30pm

Signed: 

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Dated: 