

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 6th May 2015 in the Parish Office, Broomfield Village Hall 7.30pm

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

Also Present: Mrs K Hurrell (Clerk)

Public Question Time

No members of public were present.

464. Apologies for absence

No apologies were received.

465. Declarations of Interest

No declarations were made.

466. To approve minutes of Property & Planning Committee Meeting held on 1st April 2015

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

467. To consider planning applications to hand:

	Application No	Location	Proposal
a.	15/00509/FUL	Lawnside Farm Chelmer Valley Road	Demolition of existing redundant agricultural building, construction of new ambulance station buildings, associated parking, diesel bund and landscaping

DECISION: Object – it is located in the Green Wedge & it does not have sufficient landscaping to the west to obscure the building from the views across the Chelmer Valley

b.	15/00418/FUL	222 Main Road Broomfield	First floor side extension, single storey rear extension, loft conversion with front and rear dormer windows and second floor side window
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DECISION: Object – According to Village Design Statement Guidance (page 13) – the no of storeys & side extension would be unsympathetic to the adjoining building & would disturb the visual symmetry of a historic building in a prominent position within the Village.

Object - to the rear extension that it is flat roofed which is contrary to Village Design Statement Guidance (page 13) regarding flat roof extensions

c.	15/00581/FUL	13 Ridley Road	Two storey side and rear extensions, single storey front and rear extensions. Demolish existing single storey rear extension
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DECISION: Support

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

No further applications had been received.

469. To receive decisions made on previous planning applications

Noted.

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

Noted.

471. To receive items for information:

a. Local Highways Panel – Update

The suggested site of the northern gateway by LHP is not suitable as Members would like the gateway to be situated further south adjacent to the Hospital Approach roundabout (on the Parish boundary) – Councillor Blake will look at guidance provided and contact Councillor Aldridge. The southern gateway - eastern side – Councillor Blake will study the document provided by LHP and respond as Members could not see what the problem was with the preferred location suggested by them.

ACTION: Clerk to send email to CCC re the difference in the boundaries shown on Ordnance Survey Map and one produced by CCC.

JB will contact LHP re their proposed installation of gateways

b. Proposed Cycle Way – Update

Councillor Blake had spoken to Mark Robinson, Senior Transport Strategy & Engagement Officer Economic Growth & Development, Essex County Council who has taken over the proposed cycle way Will Young had previously proposed. Councillors had looked at the Sustrains document referred to by Mr Robinson. Councillor Blake will try to obtain further information as to the exact proposals regarding lighting and surfacing, etc and report back to the next meeting.

ACTION: It was requested for Members to look at the Sustrains document chapters 5 & 6 & let JB have any comments.

c. Broomfield Primary School development – Update

It was resolved that this item was taken in confidence and public and press were excluded.

Councillors had met with Mrs Shelley, Head Teacher and discussed future development of Broomfield Primary School.

d. Broomfield Football Club – Update

It was resolved that this item was taken in confidence and public and press were excluded.

Councillor Blake had spoken to Broomfield Football Club regarding the Club House.

ACTION: Report to full PC Meeting the cost of the services – JB to provide report

e. Update on Flooding issues

A report from Tom Palmer, Watercourse Regulation Engineer has been received explaining that Essex County Council is now a Lead Local Flood Authority and the operated under the Land Drainage Act 1991 which states that landowners have a duty to keep channels clear and free from obstruction and gives us permissive powers to compel landowners to undertake maintenance. It also means that they require consent to be sought from them for any structures impacting on the cross sectional area of a channel and have powers to require unconsented works be removed. They also have powers under the Flood and Water Management Act 2010 and the most relevant one of those is only coming into force this April. It makes ECC a statutory consultee on planning applications and they have a dedicated Sustainable Drainage (SuDS) team who comment on applications in terms of drainage and flood risk.

The areas covered under the report are Hearsall Avenue, Gutters Lane, North Court Road and Berwick Avenue. The Parish Council had thanked Mr Palmer for his report and were pleased that action is being taken and the situation monitored where appropriate.

ACTION – circulate email to all Committee Members

f. To peruse Planning Comments received at Annual Parish Meeting

Six comments sheets had been completed and Councillor Smith will look at these and respond back where appropriate – and report back to the next meeting.

ACTION: RS to look & respond to comments & report back to next meeting

g. To receive update on various matters from the Chairman

No further matters to be discussed

The Chairman thanked members for attending and closed the meeting closed at 9.25 pm