

BROOMFIELD PARISH COUNCIL

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

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

Also Present: Mrs Wendy Martin (Deputy Clerk)
1 member of the public

Public Question Time.

The member of the public voiced his concerns regarding the Brooklands application especially if it were to be used as a wedding venue, he then left the meeting.

190. Apologies for absence

No apologies were received.

191. Declarations of Interest

No declarations of interest were made.

192. To approve minutes of Property & Planning Committee Meeting held on 5th August 2015

It was resolved to approve the minutes as a true record.

193. To consider planning applications to hand:

	Application No	Location	Proposal
a.	15/01386/FUL	4 Roland Close	Extensions and alterations including a single storey rear extension, conversion of garage into habitable accommodation and moving of boundary fence
DECISION: Object – In accordance with Broomfield's Village Design Statement point 6 (a) (i) 'extensions to existing buildings including porches, dormers & loft conversions should feature pitched roofs depending on context.'			
b.	14/00976/NMAT/2	Western Parcel Land North Of Copperfield Road	Non-material amendment to permission 14/00976/FUL (Residential development of 60 dwellings) to alter the design / elevational treatment of Plots 1, 5 & 14.
DECISION: No Comment			
c.	14/00976/NMAT/1	Western Parcel Land North Of Copperfield Road	Non-material amendment to permission reference 14/00976/FUL (Residential development of 60 dwellings) to amend the drawing referred to in Condition 14 from no N00250-PL-001 rev C to No N00250-PL-001 rev D to substitute pumping station with sub-station.
DECISION: Object – There is no information regarding the lack of need for a pumping station. The Deputy Clerk will email the planning officer to seek information as to why the pumping station is no longer required.			
ACTION: Deputy Clerk send email			
d.	15/01483/FUL	Brooklands 182 Main Road	Demolition of extensions to barn and construct additions and link with former stables to convert to a conference centre (D1). Use of dwelling and associated land as a wedding venue for 28 days a year.

DECISION: Object.

1. The capacity of the conference centre and available parking.

a) It seems unclear what the capacity would be. The planning statement suggests 'around 60' plus staff, while the drawings suggest it could accommodate at least 100 delegates. This needs to be clarified.

- b) Both these figures are too high, given the general site constraints and access
 c) In particular, the number of parking spaces needs to match the capacity much more closely. Events such as work conferences and away days tend to involve delegates travelling either from home at the start or to home at the end (or both), so the number of parking spaces needs to match the number of delegates and support staff attending. Otherwise, parking is likely to overflow into surrounding roads.

2. Access

The proposed northern entry is unsatisfactory. It comes off a principal route, is located next to a bus stop and is hard to see - therefore it could result in hazards on the highway as visitors try to access the site at peak times. It would also involve vehicles crossing a fairly narrow section of pavement at critical times, for instance when parents with young children are walking to the nearby primary school.

All access should be via the main (southern) entrance to Brooklands. This is a more satisfactory access point (though the overall capacity of the proposed facilities should be limited to reflect the proximity of this access to the Bridgemarsh care home).

3. Wedding Venue

The Council strongly believes that the site is unsuitable for a wedding venue. Despite the proposal to limit weddings to the daytime, the 28 days can still reasonably be expected to occur at weekends during the summer, at a time when nearby residents can currently enjoy the relative tranquility of their gardens. Therefore the inspector's reasons for dismissing the appeal still stand. Her point about the difficulty of controlling noise at a wedding reception (when guests expect to be able to celebrate and enjoy themselves) is particularly pertinent and underlines the basic incompatibility of this type of event with the legitimate enjoyment of the neighbouring gardens during summer weekends.

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| e. | 15/01484/LBC | Brooklands 182
Main Road | Demolition of extensions to barn and construct additions and link with former stables to convert to a conference centre. (D1) Use of dwelling and associated land as a wedding venue for 28 days a year. |
| DECISION: No Comment | | | |
| f. | 15/05206/TPO | Broomfield Hospital
Day Nursery
Puddings Wood
Lane | 2 x Ash - car park boundary adjacent vegetable patch - selectively reduce over-extending lateral branches over car park and play area, crown lift to 6 metres; 1x London Plane - centre - selectively reduce over-extending lateral branches over car park and play area, crown lift to 6 metres; 1x London Plane - car park boundary - selectively reduce over-extending lateral branches over car park and play area, crown lift to 6 metres; 1x Larch - remove deadwood; 1x Horse Chestnut - reduce by 2 - 3 metres, crown lift to 6 metres all round. |
| DECISION: Support | | | |
| g. | 15/05212/TPO | 6 Deverill Close | T1 and T2 Yews - rear garden - reduce to previous pruning points |

DECISION: Support

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

The Committee were informed of one application which will be discussed further at the November Property and Planning meeting

195. To receive decisions made on previous planning applications

Noted.

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

Noted

197. To receive items for information:

a. Local Highways Panel – Update

The southern Village Gateway – the position had been agreed at a meeting attended by County Councillor Aldridge, Jon Simmons and Broomfield Parish Council. The finish date was envisaged as March 2016 with implementation starting in December 2015

The Northern Village Gateway - Jon Simmons confirmed that the scope of the scheme had been the subject of discussions between the Parish Council and the Highway Design Engineer. The scheme was temporarily on hold whilst the Hospital Approach arrangements were being finalised. The wording on the Village Gateways was yet to be confirmed and the Chairman requested that members email him with suggestions.

b. Broomfield Football Club – Update

There is no update to report on the redevelopment of the Clubhouse and no grant application had been received.

c. To peruse Action Plan from suggestions received at Annual Parish Meeting

Noted.

d. To receive any highway faults for reporting

The Committee reported that the lights were still not working opposite Angel Lane and Ridley Road. The light on the zebra crossing close to Erick Avenue was still out of use, the Deputy Clerk will report the faults to Essex County Council Highways.

ACTION: Deputy Clerk to report faults

e. To report on the site meeting for the proposed Cycle Way from Chelmsford City to Gt Waltham

There was no further information to report since the last meeting. The Chairman will contact the Vicar regarding the minute content (160. f. 5) of the September Planning meeting.

ACTION: Chairman the contact Vicar

f. To report on the Good Bad and Ugly Tour with Chelmsford City Council 22.9.15

Councillors had met and walked around the Village with Planning Officers from Chelmsford City Council to discuss previous planning applications where the planning decisions made by CCC had differed from the ones of the Parish Council. They all found the meeting very useful and informative.

g. To receive update on various matters from the Chairman

Councillors Blake and Smith had met with Neil Gulliver and Roy Whitehead from Chelmsford City Council to discuss development within Broomfield. The Chairman will be arranging meetings with surrounding Parishes to discuss site allocations within all Parishes as small dispersed developments would be preferred to one new larger site.

Councillor Smith wished to thank Tom Blake for the work he had undertaken in providing such detailed maps of the Parish

Councillor Blake thanked Members for attending and closed the meeting at 9.35p.m.