

# BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property and Planning Committee was held on Wednesday 4<sup>th</sup> February 2015 in the Parish Office, Broomfield Village Hall 7.30pm

**Members' Present:** Chairman Councillor Blake Councillors Carter Garwood Smith & Thomson  
**Also Present:** Mrs K Hurrell (Clerk) & 1 member of public

**342. Apologies for absence**

Apologies were received from Councillor Jones.

**343. Declarations of Interest**

Councillor Garwood declared an interest in minute number 345 e) & f) .

**344. To approve minutes of Property & Planning Committee Meeting held on 7th January 2015**  
 The minutes were duly approved and signed by the Chairman.

**345. To consider planning applications to hand:**

Application No	Location	Proposal
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a.	14/02040/FUL	19 Nash Drive	Loft conversion with side dormer windows
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**Object – according to Broomfield's Village Design Statement it states that the number of storeys should be sympathetic with surrounding buildings. This application is contrary to VDS General Guidance bullet point 1 and bullet point 6 – whilst roof is pitched it is not like the angle of the existing roof and not in keeping with the size and scale of building it attaches to.**

b.	14/02099/FUL	111 Glebe Crescent	Single storey rear extension and conversion of utility.
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**Support application – in the interest of good neighbourliness we suggest the applicant discusses the large conifer which is affecting the neighbouring property.**

c.	14/02089/FUL	Angel Meadow Main Road Broomfield	Change of use from agricultural land to sports fields (football pitches) and extension of parking area to provide overflow parking.
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**Support application subject to the measures to improve pedestrian safety as requested in our comments on the original planning application for a car park and access from Mill Lane**

d.	14/02043/FUL	Land South Of Southwood House Woodhouse Lane Little Waltham	Four bed dwelling house with associated ramp, a four bay cart lodge and new access
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**Object on the grounds that this application is outside of the Defined Settlement Boundary.**

e.	14/02038/LBC	295 Main Road Broomfield	Retain use of external seating and garden area to south side of public house, and the perimeter picket fence.
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**Support application but suggest a condition that the height of the southern boundary fencing is increased to 1.8 metres**

f.	14/02037/FUL	295 Main Road	Retain use of external seating and garden area to south side of public house, and the perimeter picket fence.
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**Support application but suggest a condition that the height of the southern boundary fencing is increased to 1.8 metres**

g.	15/00033/FUL	17 Goulton Road	First floor rear extension
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**Support application**

h.	14/02003/FUL	48 Church Avenue	Retrospective application to raise the roof height of the rear extension
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**No comment**



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|----|----------------------------|---|---|
| i. | 15/00081/REM               | Greater Beaulieu<br>Park White Hart<br>Lane Springfield | Construction of Phase 2A road including cycle paths and pedestrian footways, associated infrastructure, two substations, surface water drainage (Suds), landscaping and servicing from the Phase 1A road (13/01728/REM) to serve Beaulieu new neighbourhood   |
|    | <b>No further comments</b> |   |   |
| j. | 15/00092/LBC               | 252A Main Road<br>Broomfield                            | The proposal is to replace the first floor window in the front elevation of the property. The existing timber sash window has become badly rotted over a period of years and can no longer be repaired, so a new window is needed. The replacement will be identical to the existing window in respect of size, design, materials and finish. |

#### **Support Application**

346. **To discuss any other applications received up until the date of the meeting**  
No further applications had been received.
347. **To receive decisions made on previous planning applications**  
Noted.
348. **To note any planning enforcement actions within the Parish , if any**  
Noted.
349. **Notification of publication of Planning Policy Document for consultation 22.1.15 to 12.2.15**  
<http://www.chelmsford.gov.uk/shlaa>  
Councillor Blake will add a reference to take into account our planning documents VDS and future Neighbourhood Plan  
**Action: JB to circulate comments to be submitted if agreed**
350. **Notification of Broomfield Primary School Consultation Document by 13.2.15**  
It was agreed to support the principle of the document but there is a lack of detail in the consultation document.  
**Action: JB to circulate comments to be submitted if agreed**
351. **To receive items for information:**
- a. **Local Highways Panel – Update on Village Gateways/Submission of highway improvement requests to be submitted by 28 February 2015**  
The northern gateway should be situated nearer to the Hospital Approach roundabout on the parish boundary.  
The southern gateway – this requires further discussion.  
**Action: JB to contact LHP**
  - b. **Update on proposals for Angel Green/School Lane/Main Road junction**  
No further information at present.
  - c. **To receive information regarding King's Arms License regarding live music**  
Councillor Blake referred this to the Parish Council Meeting on 18<sup>th</sup> February when more details will be available including the Licensing Committee Minutes and also information is required as to whether the Parish Council can comment on an appeal made by the Licensee to the Magistrates Court formally or informally.  
**Action: to find out whether we can make that comment formally to the Magistrates Court**  
**Require details of the appeal application & minutes of Licensing Committee Minutes to the PC Meeting & how the PC makes representations**
  - d. **To receive update on various matters from the Chairman**  
No further information was forthcoming.

*The Chairman closed the meeting at 10.15 pm*