

## BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property & Planning Committee was held on Wednesday 5<sup>th</sup> October 2016 in the Parish Office, Broomfield Village Hall at 7.30 pm

**Members' Present:** Chairman Cllr Blake; Vice Chairman Cllr Thomson  
Councillors: Barnes; Daden; Mercer

**Also Present:** Mrs K Hurrell (Clerk)

It was agreed that the Clerk record the meeting. Councillor Daden will also record the meeting.

**Public Question Time:** No members of public were present.

**185. To receive apologies for absence**

Apologies were received from Councillor Garwood.

**186. To receive Declarations of Interest**

No declarations of interest were made.

**187. To approve minutes of Property & Planning Committee Meeting held 7<sup>th</sup> September 2016**

It was resolved to approve the minutes as a true record – no alterations were made.

### Policy Matters:

**188. Main Road crossing near Erick Avenue**

Councillor Blake reported that an email had been sent to Jon Simmons (Local Highways Panel) advising that the Parish Council's original bid that had been submitted was for a signalised crossing and this was the subject of a Safety Assessment in May 2015, which the Planning Committee responded to at the time. One of the difficulties it raised with a signalised crossing was the proximity of the Hyundai Garage, because of its access point and illuminated signs. Unfortunately in January this year, there was a serious accident at the crossing and the Planning Committee was so concerned about this that it agreed that the recommendation of the Safety Assessment should go ahead, i.e. to make the existing zebra crossing safer. The Committee's preference was still at that time to investigate moving the crossing to a safer location where it could be upgraded to a signalised crossing. The Parish Council therefore assumed that the work to increase safety would go ahead straight away and we felt we could not take the responsibility of delaying this work if it would prevent another accident. However, during the intervening 8 months, no works have been implemented and there have been two significant changes:

1. The Hyundai Garage has closed, so the issue of conflicting illuminations and access points no longer applies. Therefore a signalised crossing would not require another location to be found;
2. The site is being developed for housing. During local consultation, the possibility has been discussed of the development contributing additional funding to the LHP allocation to create a better, signalised crossing. This would be an obvious benefit for the residents of the new houses, as they will need to cross the road to access bus stops, shops, takeaways and schools.

LHP have now been advised that the Planning Committee has reviewed the situation and has agreed that the original bid for a signalised crossing is the preferred option. The Council has therefore requested that a signalised crossing is now pursued. If this results in a lengthy delay, the Parish Council would also re-iterate our earlier requests that immediate action is taken to make the crossing safe in the meantime.

The Parish Council also queried the costs quoted by LHP and questioned why the cost of a signalised crossing has been estimated at £153k when costings from other authorities are so much lower - particularly since the electricity supply is presumably already in place for the zebra crossing. The Parish Council have requested that the costs are re-examined to install a signalised crossing in this specific location (rather than a generalised location).

The Council has requested a response by the next full Parish Council meeting on 19<sup>th</sup> October. Councillor Blake advised that Mr Vicary has enquired about the cost of installing a signalised crossing in New Street by Bellway Homes under a Section 106 agreement and is awaiting a response. He also advised that he had spoken to Councillor Aldridge and asked if he was going to

Signed:..........

90

Dated: 2<sup>nd</sup> Nov 2016



query the costs of the installation of a signalised crossing proposed by Ringway Jacobs for Erick Avenue/Main Road compared to other Councils – he was advised that this was being raised by Broomfield Parish Council – this was incorrect as we do not have direct access through Ringway Jacobs but have to approach through the LHP.

It was agreed that the following actions be carried out:

**ACTION: BPC write to Councillor Mackrory direct (cc Mr Vicary & all relevant parties) advising that we are not directly approaching Ringway Jacobs – JB to compose email**

**ACTION: As no response has been received to our request for site meeting – LHP/Engineers be invited to next Planning meeting on 2<sup>nd</sup> November & be asked for:**

**1. Breakdown of costs of plans & costs to upgrade crossing & plans**

**2. Breakdown of costs of plans & costs for a signalled crossing**

**Copy to JA to help facilitate the meeting. Copy Mr Vicary.**

**ACTION JB write to Hilary Gore (ECC) re roundabout or space for a roundabout at Saxon Way/Main Road junction**

**189. To receive an update on meeting re a new Primary School**

Notes were circulated (*see appendix A*)

Councillor Blake reported that he felt the meeting had been positive and he was pleased that a date was agreed upon to meet again on 15<sup>th</sup> November to discuss further. He was pleased that the Parish Council's proposed Neighbourhood Plan was taken reasonably seriously.

Councillor Daden was disappointed that they stated there are enough places for the next 5 years for Broomfield children at Broomfield and surrounding schools in the Group (although 26 pupils did not get places in Broomfield). Hopefully information will be forthcoming regarding the regrouping of the primary schools (Broomfield is currently with the Melbourne Group) and further information will be provided at the next meeting. Councillor Blake will speak to the Head Teacher Heather Shelley and update her.

**190. To receive an update on the Chelmsford Local Plan & Local Plan Workshop 22.9.16**

Local Plan Workshop – Councillors Blake and Thomson attended – (*Councillor Blake will circulate a written report shortly*). Information was not as forthcoming from the Planning Officers that was hoped for and hardly any new information was available. Councillor Blake met with North West Parishes that evening and it was agreed that there was still a lot of work to be completed before the Preferred Options Document is released in January.

Maps were on display for the latest 'call for sites' and it was noted that the owner/agent for Night Pasture/Broom Pightle has put forward that land for development. The map BPC produced a year ago has not changed significantly – Councillors perused the latest map.

Councillor Blake advised that when he met with City Council in July he suggested that if the Parish Council had a more professional Landscape Character Statement – this would be a useful document not only for Chelmsford City Council's use but also for the Neighbourhood Plan. It was agreed to obtain a quotation for this document to be produced and this will be taken to next meeting for agreement.

**ACTION: JB to obtain quote for professional Landscape Character Statement**

**JB/AT to produce written notes from the Local Plan Workshop**

**JB to produce written notes from the NW Parishes Meeting**

**191. To receive an update on the Broomfield Neighbourhood Plan - notes of steering group meeting (to follow)**

Another meeting has been held and it was planned to hold a launch event on 19<sup>th</sup> November in Broomfield Village Hall (notes had been circulated to Councillors) – after this event comments will be perused and then a questionnaire will be drafted to every household – hopefully this will be done in January 2017.

Notes to the meeting held with Chelmsford City Council (22<sup>nd</sup> July 2016) were also circulated.

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91

Dated: 



- a. **To consider allocation of £2,000 from Planning Committee Budget to fund: RCCE support package for steering group; hire of hall for launch event; publicity for launch event (only if grant application for neighbourhood plan activities is not successful)**  
 A Grant application will be put forward to grant funding bodies – but in the meantime money has to be spent on the events planned if this grant money is not received in time. It was agreed that £2,000 be spent on imminent expenditure – all Members agreed.

A vote was taken and all in favour of making £2000 available for the Neighbourhood Plan.

**192.. To receive updates from Local Highways Panel (LHP)**

- a. **To receive update re pedestrian/cycling crossing over Essex Regiment Way**

A copy of an email was circulated (*see Appendix B*) to Councillors quoting from the NCAAP Inspector stating that a crossing should have been taken into account over Essex Regiment Way for pedestrians and cyclists. Councillor Thomson is still chasing Karen Shearing to find out when this will be installed – she is still awaiting a response.

**ACTION AT to chase KS**

**193. Consultation received re Payphone Kiosk Removal – Angel Green & Church Avenue**

It was agreed that Civic Amenities Committee need to decide what use the phone box would be and the maintenance involved etc. This item can then go to full Parish Council Meeting for final decision before the consultation ends.

**ACTION: To CAC & full PC**

**194. To receive any other updates on Policy Matters**

Councillor Mercer reported that the Church PCC had recently held a meeting and are now in a position to talk to Essex CC and the Parish Council regarding the cycleway passing through their land – they will be contacting both parties shortly.

**Application Matters:**

**195.**

<b>Application No</b>	<b>Location</b>	<b>Proposal</b>
16/01578/FUL	34 Vellacotts	Single storey side and rear extension.
<b>DECISION:</b>	<b>Support application</b>	
16/01471/REM	Beaulieu Park White Hart Lane	Development of Zone C, Beaulieu - Demolition of existing buildings and construction of 266 houses (40 two beds, 102 three beds, 104 four beds and 20 five beds) and 55 apartments (19 one beds, 35 two beds and 1 three bed), car parking, landscaping and associated and ancillary development. (Amendment to permission reference 15/02072/REM to provide a further 65 dwellings within the area known as 'the Island'.)
<b>DECISION:</b>	<b>No comment</b>	
16/01561/FUL	14 Erick Avenue	Single storey rear and side extension, hip to gable roof extension and rear dormer window
<b>DECISION:</b>	<b>No comment</b>	
16/01501/OUT	Walnelter Belsteads Farm Lane	Demolition of existing dwelling & construction of three new dwellings.
<b>DECISION:</b>	<b>Vehicular access unclear</b>	
16/01583/FUL	2 Court Road	Single storey rear extension
<b>DECISION:</b>	<b>The neighbour's comments should be taken into account – otherwise support the application</b>	
16/05218/TPO	12 Broomhall Road	T1 Pear - front garden - fell to ground level and replace. Reason: tree appears diseased and requires repeated spraying as advised by Bartletts. Fruit drop is dangerous to pedestrians over pavement and appears to be rotten and wasps are dangerous to passing school children
<b>DECISION:</b>	<b>No comment</b>	

Signed:  .....

Dated: 2 Nov 2016



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

Councillor Blake had received comments from Councillor Jones regarding surface water disposal from new development on Day's Garage planning application. The Committee agreed that this has been discussed at the last Planning Committee meeting and it agreed that Members had considered all the information provided and were happy that the surface water disposal was dealt with correctly. ACTION: Clerk to reply advising that this was discussed at some length & was adequately dealt with by ECC Flood Management

**197. To receive decisions made on previous planning applications**

Noted.

**198. Public Relations – to identify items from Meeting to be placed on social media**

The following items were requested to be reported upon:

- Raising question of lack of progress on new school
- Continuing to engage with Local Plan process
- Received report re NP which is underway & making progress – 19<sup>th</sup> Nov date for diary
- Taking up question of pedestrian/cycle crossing over Essex Regiment Way
- View on Red Telephone Kiosk to Civic Amenities by 12<sup>th</sup> October 2016
- Zebra Crossing – we are continuing to insist on a signalised crossing to replace zebra & we are inviting ECC to attend our next Planning C to explain what the problem is

**ACTION: Clerk to place on social media**

**199. To receive notification of Any Other Business for referral to the Next Meeting**

The Clerk advised that CHP had received confirmation that planning permission at Broomhall Close to include the footpath has now been approved. It has been requested that the Parish Council withdraw our application to Essex Legal Services to open up the footpath. This will be taken at the next full Parish Council Meeting.

**ACTION: Clerk to reply to CHP stating that this will be referred to full PC Meeting on 19/10 – although no problems were foreseen to agreeing to withdraw the application**

*The Chairman thanked Members for attending and closed the meeting at 9.35 pm*

Signed: J. Blake.....

93

Dated: 20th Nov 2016.....



*Appendix A:*

**Broomfield Parish Council/Essex County Council**

**Meeting to discuss primary school places in Broomfield**

**Wed 14<sup>th</sup> September 2016 1.30 – 3pm in Parish Office, Broomfield Village Hall**

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**Present: Broomfield Parish Council (BPC): Cllr Blake (Chair of BPC); Cllr Garwood; Cllr Daden; Clerk Mrs Hurrell.**

**Essex County Council (ECC) Cllr Aldridge; Monica Bird & Joe Chell - School Organisation Officers**

Cllr Blake welcomed everyone to the meeting

**1. North Chelmsford Area Action Plan (NCAAP)**

Cllr Blake explained NCAAP had identified the need for a new two form entry Primary School in Broomfield. This was the only significant piece of infrastructure for the Parish in the NCAAP and BPC had worked closely with Chelmsford City Council to ensure that it was included in NCAAP. He also explained the Parish Council's desire for the new school to be in the centre/heart of the Village, rather than on the outskirts; and for it to result in a better setting for the school than the current buildings and site (which is separated by a road).

**2. Reasons for the lack of progress in achieving the new school to date**

ECC Officers explained the history of the project and why it was paused in January 2016 because of the increasing costs – higher than normal benchmarks – and the delay in the naming of specific sites for further development in the Chelmsford CC Local Plan 2021 – 2036. This means that ECC are unsure at this stage of the actual number of places that will be required. ECC are presently relooking at all options and re-costing.

**3. Pupil projections & catchment areas in the future (up to 2036)**

ECC stated that at present there are enough spaces within the current education planning group to go forward over the next 5 years. They explained that there are 3 planning groups and Broomfield is in a planning group with Melbourne, but these groups are being reviewed.

**4. Broomfield Neighbourhood Plan & Chelmsford Local Plan**

Cllr Blake explained the process of the Neighbourhood Plan and that once it is adopted the planners will abide by it. Given the extensive history of similar consultations in the parish of Broomfield, he expected the Neighbourhood Plan to continue to prefer the location of the new school to be built within the centre of the Village, rather than being part of a new development on the edge. ECC advised they will be holding a meeting with CCC in the Autumn and will provide further information after that meeting.

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## 5. Next Steps

In view of the above, BPC strongly felt that that ECC should continue to progress a two form entry School for Broomfield within the proposed Persimmon housing development behind Broomfield Place, as outlined in NCAAP.

BPC envisaged that a draft of the neighbourhood plan would be available in late spring/early summer 2017, following consultation during winter 2016/17, and this would indicate potential sites for any new housing (if new housing is required by the Chelmsford Local Plan) and any new infrastructure required.

JC agreed to provide updated pupil forecasts and school places for Broomfield a) within the existing education planning group; and b) if Broomfield were to form part of a planning group with Gt and Lt Waltham (which BPC felt made more sense on the ground).

MB agreed to provide a ball park figure of costs involved in delivering the new school, which in turn will (provisionally) help to inform the infrastructure requirements of the Broomfield Neighbourhood Plan, as it emerges.

It was agreed to meet again on **15<sup>th</sup> November 2016 at 4pm** to discuss the outcomes of this work. It was also agreed that, whilst it had been helpful to focus specifically on the neighbourhood plan issues at this meeting, all future meetings should include the Head Teacher and Chair of Governors (BPC to update them on this meeting).

### *Appendix B:*

"86. Mill Lane provides the main cycle and pedestrian route across the valley, which has low and restricted vehicle use. The Council acknowledged that there is no crossing for pedestrians or cyclists where it emerges onto Essex Regiment Way, but did point out that the needs of pedestrians and cyclists would be taken into account in the design of the new junction proposed to serve development in the north east of the area. Another footpath referred to terminates where it encounters private land with no rights of way. Whilst there is an understandable desire for recreational users of the valley to have a more complete footpath network, this is not a matter which makes the AAP unsound."

I am not sure what footpath he means as the one I talked about at the Examination in Public is a Footpath 18 which is a registered footpath & if it is private land that's neither here nor there! I did say that people did use it to get to the hospital for work & appointments.

I will see if Karen Shearing is at meeting tomorrow & ask her.

Signed: .....

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Dated: .....