

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property & Planning Committee was held on Wednesday 2nd November 2016 in the Parish Office, Broomfield Village Hall at 7.30 pm

Members' Present: Chairman Councillor Blake; Vice Chairman Councillor Thomson;
Councillors: Barnes, Garwood & Mercer

In the absence of the Clerk, the Chairman agreed to take the minutes. No councillors present felt they could in conscience propose that the meeting be electronically recorded.

241. Public Question Time

No members of the public were present.

242. To receive apologies for absence

Apologies were received from Cllr Daden.

243. To receive Declarations of Interest

No declarations of interest were made.

244. To approve minutes of Property & Planning Committee Meeting held 5th October 2016

No amendments had been proposed. The minutes were approved as a true record and duly signed.

Policy Matters:

245. Main Road crossing near Erick Avenue (including verbal report from site meeting on 2nd Nov)
Cllr Mercer gave a verbal report of the meeting (attached at Appendix A).

It was agreed that the Committee's position agreed at last meeting (minute 188, para. 3) should stand, namely that:

- 'The original bid for a signalised crossing is the preferred option' and
- 'immediate action is taken to make the crossing safe in the meantime'.

It was noted that Essex Highways have now stated a signalised crossing cannot be safely achieved in the current position of the zebra crossing, although at the site meeting Mr Vicary had kindly agreed to check the technical process leading to this conclusion and refer back to the Committee.

In the light of the above, **it was agreed** that best potential locations for the preferred signalised crossing were:

- a) A signalised traffic control at the junction of Saxon Way, Main Road and Erick Avenue, incorporating a pedestrian crossing phase. The Parish Council would raise this at the determination of the Days Garage planning application and any other possible opportunities.
- b) A signalised pedestrian crossing in the area of potential identified by Ms Church, to the south of the existing crossing, nearer to the Co-Operative store. The Parish Council would expedite this (with support from Mr Vicary) by carrying out an informal survey; and by raising the matter with the Co-Op and adjoining properties that might be affected.

246. To receive updates on the Chelmsford Local Plan: notes & slides from recent workshops (see separate email)

Further to the verbal report given at the last meeting by the Chairman and Vice-Chairman, notes and PowerPoint slides from Chelmsford City Council had been previously circulated. These were **noted**.

The Chairman agreed to complete and return the audit of facilities in Broomfield, which was missing from the City Council data.



247. Broomfield Neighbourhood Plan (NP):

a. To note new Term of Reference re NP Steering Group

This had been agreed at the full Council meeting, previously circulated and was **noted**.

b. To receive notes of the last NP Steering Group Meeting (25th Oct – to follow)

The notes were circulated and **noted**.

c. To consider any recommendations from that meeting.

The following recommendations were considered and **agreed**:

- To hire the Broomfield Village Hall for the Launch Event on 19th November at a cost of £123.75 (exc. VAT)
- To join the Rural Community Council of Essex (RCCE) and subscribe to its CLP network at a cost of £80 (exc. VAT)

Both to be charged to the Planning Committee Budget.

248. To consider Budgets for 2017/18 Precept

The potential costs in the next financial year of the Neighbourhood Plan and responding professionally to further iterations of the Chelmsford Local Plan were considered. **It was agreed** to request a budget of £20,000 for planning matters in the 2017/18 financial year.

249. To receive any other updates on Policy Matters

a) Day's Garage application

As agreed at the last full Council meeting, the ward City Councillors had been requested to call in the application to the City Council planning Committee so that the Parish Council's concerns on access and traffic could be expressed at the highest level. Cllr Knight had kindly agreed to do so. **The Chairman agreed** to provide Cllr Knight with further information

b) Pedestrian/cycleway crossing over Essex Regiment Way

The Vice-Chairman had received a response from Karen Shearing, Senior Planning Officer at Chelmsford City Council, advising that a crossing might be considered at the new roundabout. **The Vice-Chairman agreed** to contact Ms Shearing to arrange a meeting to discuss this further.

c) New Primary School

As agreed at the last meeting (minute 189), the Chairman had spoken with the Headteacher to inform her about the meeting with ECC on 14th September (notes to follow). ECC had requested a short postponement of the next meeting on 15th November as they expected to meet the School on 16th November to present new proposals. **Clerk to suggest further dates** for the Chairman, Cllrs Mercer and Daden and go back to ECC and the School.

Application Matters:

250.

Application No	Location	Proposal
16/01738/FUL	Broomfield Hospital Hospital Approach	Construction of a two storey plant room.

DECISION: Support

16/05231/TPO	Little Orchards Main Road	G2 - Larch x 1 - north end of G2 - reduce height by 5m max and shape over - remove deadwood as necessary; T1 Lime and T2 Maple - central garden of Little Orchards - 2m crown reduction and shape over to leave a balanced profile; G4 - Yew x1 - southern garden area - crown reduce by 1-1.5m max. All cuts to suitable growing points and all trees within site - remove epicormic growth annually for a management period of 5 years - renewal of 07/05202/TPO. Reason: management of vegetation.
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DECISION: Support

- 251. To discuss any other applications received up until the date of the meeting**
4 additional applications had been received. 2 (one TPO and one proposed lighting sign) to be referred to Civic Amenities Committee; and the remaining 2 to be considered at the next meeting of this Committee.
- 252. To receive decisions made on previous planning applications**
Recent decisions were circulated and noted
- 253. To receive report from the Chairman on any other matters**
There were none.
- 254. Publicity – to identify items from Meeting to be placed on social media**

It was agreed to cover the following items on social media:

- a) Signalised crossing on Main Road
- b) Local Plan update
- c) Days Garage planning application
- d) Neighbourhood Plan Launch Event on 19th November
- e) Possible crossing on Essex Regiment Way

It was agreed that the Chairman would liaise with the Clerk about the precise wording.

- 255. To receive notification of Any Other Business for referral to the Next Meeting**
No items were notified.

The Chairman closed the meeting at 9.06pm

J. B. B.

ANNEX A Note for the Record

Site meeting at Erick Ave. Zebra crossing 2nd November 2016

Present: Sonja Church ECC Highways LHP manager
Cllr John Aldridge, ECC Broomfield & Writtle Division councillor
Cllr John Blake, Chairman Broomfield Parish Council & BPC
Planning Committee
Cllr Ros Mercer, Vice Chairman Broomfield Parish Council
Dave Vicary, Broomfield resident

Purpose of meeting: To assess the site of the current zebra crossing and to discuss options to improve the crossing facility in this area in Broomfield.

SC outlined the current situation:

The current site had been assessed, including a PV² survey, and deemed to meet the criteria for a zebra crossing. The present crossing had been found unsafe and measures were being designed to improve its safety with money from a Local Highways Panel allocation. SC believes that significant improvements can be made with the use of Urbus units, which combine street lights with the Belisha beacons together with cantilevering out the beacons away from the telegraph poles. The scheme is currently being worked on by a design engineer under her jurisdiction. JA mentioned the possibility of Halo lights on the beacons. SC also noted the lack of visibility on the approaches and suggested that this could be remedied with the use of high friction road surfacing. Cutting back the hedge on the west side by the wall would also help. It was explained that the PC try to action this periodically through ECC Highways and/or Chelmsford City Council.

The assessment showed that the current site did not meet the criteria for a signalised crossing. Road Safety officers had deemed the current site unfavourable for a signalised crossing as the footway on the west side was too narrow against the wall and other facilities further restricted the foot way. She quoted LTN 295 regulations. Any signalised crossing would require a revised location.

Location criteria were viewed and discussed. A site further south would be possible, but would block parking outside the Co-op. APV² survey costing £900 would be required. This measures the conflict between pedestrians and vehicles to indicate the need for a crossing and would need to have a value greater than 0.7×10^8 . JB suggested that the Parish Council could instigate an informal survey to see whether this criterion could be met before spending money on a formal survey done by video cameras. Local residents and businesses could also be consulted about the possible effects of a location between Erick Avenue and the alleyway adjacent to the Co-op. SC indicated that the width of the footway could also be a problem, but may not be insuperable.

Actions:

1. It was agreed that the best short term solution would be to amend the current crossing as soon as possible, possibly even before long lead time items such as the cantilever arms were available. Funding for this was available through the LHP sum of £25K plus some section 106 money if needed. This would be achieved in the current financial year. SC agreed on the urgency.

J. Blake

2. The Parish Council would undertake an informal survey for a revised location and would submit a bid for funding for a full survey and assessment if a location that fitted the criteria could be found.
3. Traffic lights with a pedestrian phase at the cross road between Main Road and Erick Ave/Saxon Way that would be created by the new development at Day's Garage would be pursued with CCC & ECC as an alternative to a separate signalised crossing. This could be achieved through the use of CIL monies.

It was confirmed that communication with the Parish Council by ECC Highways should be through the Parish Clerk and not individual councillors.

Sonja Church was thanked for her time and it was recognised that a site meeting of this sort was most beneficial to all parties. It saves a lot of unnecessary correspondence and clarifies the issues and constraints of the situation in a most effective way.

Cllr R Mercer
2nd November 2016

J. Blue

7th Dec 2016