

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property & Planning Committee was held on Wednesday 7th December 2016 in the Parish Office, Broomfield Village Hall at 7.30 pm

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

Also Present: Mrs K Hurrell (Clerk to Broomfield Parish Council)

285. Public Question Time

No members of public were present.

286. To receive apologies for absence

No apologies were received.

287. To receive Declarations of Interest

Pursuant to Section 101(1) of the Local Government Act 1972, the Parish Council delegated the function of granting dispensation requests under Section 33(2) of the Localism Act 2011 to the Parish Clerk in circumstances where so many Members of the Parish Council have Disclosable Pecuniary Interests in a matter that it would impede the transaction of business.

Requests for Dispensation were made to the Clerk to grant dispensations to Councillors Blake, Barnes, Daden, Garwood, Mercer and Thomson of Broomfield Parish Council to the end of the current four year term for which Councillors had been elected to enable them to participate in debates and to vote on the matters arising to Broomfield Village Hall Charity.

Forms for completion were completed and signed by Councillors which were duly signed by the Clerk.

288. To approve minutes of Property & Planning Committee Meeting held 2nd November 2016

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

Policy Matters:

289. Main Road crossing near Erick Avenue

Councillor Blake had actioned Planning Committee Minute number 245 a) and raised the possibility of installing a signalised traffic control at the junction of Saxon Way, Main Road and Erick Avenue incorporating a pedestrian crossing phase as part of the redevelopment of the Days Garage site - it was noted the Essex County Council Highway's response:-

A number of transport issues and concerns have been raised by members of the public and the Broomfield Parish Council. These issues have been considered by the Highway Authority and listed with comments below:

The existing Saxon Way junction with Main Road will serve the proposed development. The developer has provided an assessment of the staggered junction arrangement with Erick Avenue. It has been demonstrated that during the am and pm traffic network peak hour traffic flows, the number of right turn movements out of both Saxon Way and Erick Avenue would be low and the risk of collisions is likely to be low. This junction as with every other junction in Chelmsford is monitored by the Highway Authority Safety Team as part of the routine annual Collision Cluster analysis.

The provision of a mini roundabout on Main Road at the junction with Saxon Way is not appropriate. Main Road is a main distributor strategic route (PR1); these roads have high volumes of traffic and are essential to the economic viability of Essex. They are the main arteries for the movement of people, goods and through traffic. A mini roundabout would reduce the efficiency of this route as a traffic carrier by changing the priority from Main Road to give way to traffic from the side roads. It would likely also encourage rat running along Erick Avenue.

The existing zebra crossing north of Erick Avenue is subject to a programmed improvement scheme. Essex Highways is endeavouring to deliver the scheme next year.

The proposal includes permanent closure of the existing dropped kerb vehicular access north of the existing zebra crossing with re-instatement of the footway kerbing to full height.

It was noted that, in view of this response, there was no prospect of achieving a signalised junction/pedestrian crossing as a condition of developments at Days Garage. Therefore, the best prospects of achieving a signalised pedestrian crossing appeared at this stage to be relocation slightly further south of the existing zebra crossing.

It was agreed that up to £500 be utilised from the Planning Budget to obtain expert help to produce a feasibility study (with the assistance of the Parish Council).

ACTION: JB to contact & appoint a consultant

Signed:.....126 Dated:.....

290. To receive an update on meeting re a new Primary School (1.12.16)

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

A meeting had taken place between Broomfield Parish Council, Essex County Council and Broomfield Primary School (BPS). Another meeting is planned for 20th February 2017 to inform the Parish Council of the next steps to be taken.

Councillor Blake suggested that a letter be sent to City Councillor Roy Whitehead and Planning Officer Jeremy Potter to request that a certain amount of Community Infrastructure Levy (CIL) should be set aside from property developments in Broomfield for the building of a new school in Broomfield as promised in the NCAAP – all agreed.

ACTION: JB to write to CCC

291. To receive an update on the Broomfield Neighbourhood Plan & consider any recommendations from the Steering Group

The Launch event was held on 19th November with over 100 people attending. At the next meeting the Steering Group will compose the draft version of the questionnaire which is to be circulated to all parishioners and stakeholders in January. A grant has been approved of £4031 and a further grant bid can be made. All the minutes from the latest meeting will be taken to the next full Parish Council Meeting.

292. To receive an update on the proposed Cycle Path from Chelmsford City to Gt Waltham

The Church has clarified their ownership of the land behind the graveyard. This is being resolved and is likely to result in the Church land being fenced off from the rest of the field which will in turn affect the route of the proposed cycle path.

ACTION: JB to contact the Vicar to clarify the use of land & then contact ECC

293. To note recent parking problems (for information only)

It was reported inconsiderate parking in two areas had been brought to the Parish Council’s attention – behind the Hospital (Swan Dean Housing) and Gibson Vale.

The Clerk and Councillor Mercer had dealt with these issues and as the Parish Council had no authority on parking they had been referred to South Essex Parking Partnership – whose details will be made available on Facebook for other residents to report to.

It was requested that Neighbourhood Plan Steering Group consider parking issues in its Plan.

ACTION: Clerk to place contact details on Facebook

294. To receive update re pedestrian/cycling crossing over Essex Regiment Way

Councillor Thomson will arrange a meeting with Planning Officer Karen Shearing and Councillor Blake shortly.

This item has been posted on BPC Facebook page and a couple of comments have already been posted to support a much needed crossing at this location.

295. To receive any other updates on Policy Matters

Nothing to report at present.

Application Matters:

296.

Application No	Location	Proposal
16/01549/FUL	Broomfield Hospital Hospital Approach	Additional fencing for security measures.
DECISION: 16/01790/FUL	Support Broomfield Hospital Hospital Approach	Installation of new mechanical and electrical plant and equipment within the boiler house, oil tank area, plants rooms and service ducts. Installation of HV and LTHW pipework services within existing service ducts OR to be buried. New GRP enclosures. Energy conservation measures.
DECISION: 16/01914/FUL	Support 18 Woodhouse Lane	Single storey side extension.
DECISION:	Support	

13/00409/MAT/2 Land East Of North Court Road And North Of Hospital Approach Material amendment to permission reference 13/00409/FUL (Construction of 178 Dwellings, care home (90 rooms), GP surgery and retail store, together with associated access, car parking, landscaping and related works.) for changes to the care home building:- 1) Rationalisation of building & internal reconfiguration, 2) Removal of G.P surgery, 3) Introduction of basement to the north with associated light wells & 4) External oxygen store.

DECISION: **Object to the removal of the GP Surgery – the NCAAP provided for a surgery on that site and surrounding GP Surgeries have closed their books to new patients. The Parish Council also supports the comments made by Public Health & Protection Services (10.11.16)**

16/01938/FUL 27 Glebe Crescent Single storey side & rear extension with side garage extending. New first floor side window and loft conversion with rear dormer & roof windows.

DECISION: **Object to addition of a flat roof – Broomfield’s Village Design Statement states ‘extensions to existing buildings, including porches, dormers and loft conversions, should feature pitched roofs depending on context’.**

16/01970/FUL 5 Hearsall Avenue Front Porch extension

DECISION: **Support**

16/01972/FUL 28 Nash Drive Single storey rear and side extension

DECISION: **Support**

16/01969/FUL Broomfield Football Club Main Road Change of use of building from football social club to cafe / social club for private hire. Alterations to windows and doors.

All Councillors had received a Dispensation to discuss and comment on this application (see minute no.287)

DECISION: **Object (a vote was taken to object 5 Members agreed 1 voted against – Cllr Daden)**

The Parish Council Object to this application:-

- 1) There is an error on the plan attached to the planning application – the plan shows the footpath (edged in red on plan) belonging to Angel Pavilion – this is not correct as this land belongs to Broomfield Parish Council.
- 2) It is not specified what the ‘change of use’ means. At present is to (at present D2) is the application to change its use to A3?
- 3) There is no indication on the planning application how parking is to be provided – there is no parking available in the immediate area & there are only 12 public spaces provided by the Broomfield Village Hall which are not guaranteed for public use/used for other purposes too.

16/01932/FUL 129 Main Road Part two storey, part single storey rear extension with rear roof window. First floor side extension & front porch.

DECISION: **Object to addition of a flat roof – Broomfield’s Village Design Statement states ‘extensions to existing buildings, including porches, dormers and loft conversions, should feature pitched roofs depending on context’.**
The Parish Council supports the comments made by the Planning Listed Buildings & Conservation (1.12.16)

297. Correspondence Received:

a. Letter from Mrs Cook re path from Vellacotts to Main Road

This will be referred to the Neighbourhood Plan Steering Group. Councillor Blake had spoken to Mrs Cook and she was happy with this outcome.

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

No further applications were discussed.

299. To receive decisions made on previous planning applications

These were noted.

300. Publicity – to identify items from Meeting to be placed on social media

The following items were to be placed on social media:-

- Provide contact details of South East Essex Parking Partnership
- BPC continuation campaign for providing a signalised crossing at Erick Ave/Main Road area
- Criteria on flat roof extensions – refer to Village Design Statement

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

No further business was received.

The Chairman closed the meeting at 10.05 pm

Signed:.....128 Dated:.....

