

BROOMFIELD PARISH COUNCIL

Minutes of the Broomfield Parish Property & Planning Committee.

Held in the Council Office at Broomfield Village Hall

7.30 p.m. on Wednesday 5th April 2017

1. 458	<p>Members attending</p> <p>Chairman Cllr Blake</p> <p>Councillors: Cllrs Barnes, Daden, Garwood, Thomson, Mercer</p> <p>Also present Locum Clerk</p>
2. 459	<p>Declarations of interests</p> <p>Cllrs Mercer and Garwood declared an interest in the cycle path as trustees of the David Smith Field. The committee declared a collective interest as sole trustees through the Parish Council.</p>
3. 460	<p>To consider recording the meeting</p> <p>Resolved. The Council approved recording of the planning council meeting. Proposed Cllr Blake seconded Cllr Barnes and carried with one abstention. The recording is available on request.</p>
4. 461	<p>Public Question Time</p> <p>There were no members of the public present.</p>
5. 462	<p>To approve the minutes of Property and Planning Committee Meeting held 1st March 2017.</p> <p>Resolved: The minutes of Full Council Meeting held on 1st March 2017 are accepted as a true record. Proposed Cllr Blake seconded Cllr Garwood and carried unanimously.</p>
Policy Matters:	
6. 463	<p>Main Road Crossing near Erick Avenue</p> <p>Cllr Blake has written to Cllr Aldridge asking for the actual costings for the crossing and is awaiting a response. Cllr Blake has written to Higgins Property Development requesting a narrow strip of land required to facilitate signalised crossing equipment in the future. The updated pedestrian – vehicle (PV²) survey should be repeated when the housing is complete. Written to Sonia Church (email) to request this.</p> <p>Action. The Clerk will ask for a programme for the completion of works if there is an unsatisfactory response.</p>
7. 464	<p>To receive an update on the Broomfield Neighbourhood Plan & consider any Recommendations from the Steering Group</p> <p>The minutes of the two previous meetings were noted. The questionnaire has been circulated and responses are encouraged from individuals and households.</p>
8. 465	<p>To discuss the road layout at the western end of Hollow Lane</p> <p>The matter was considered at an earlier meeting.</p>

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466.

To receive any other updates on Policy Matters

Local plan – The Committee was pleased to note that supporting documentation for the Preferred Option has dropped plans to build a connecting route to the north west. The current proposal is to develop Montpelier Yard with 800 houses and secure another access to the Hospital Site. The Committee noted that a new access would be beneficial in principle and agreed to speak to the developers to get clarity on the proposed route and timescales. However, the net benefit of the new access/development would depend on the size of the development and consequent amount of traffic that it generated.

The consensus was that the Preferred Option document was better than the Issues and Options, but there was more work to be done. It was noted that the overall number of houses has gone down in the Preferred Option, but there is still a need to reduce it further and ensure it is not increased again at a later stage.

The Parish Council's official response will be decided at the next planning meeting. It may also be necessary to call an additional meeting so the deadline is met. The objection to 800 houses in Montpelier Yard concerns lack of infrastructure, the proposed separate school and the need to spread more development to the southeast of Chelmsford.

The proposed single form entry school could be a liability in the future as it could become unviable and could be used to make a case for further development. The preferred approach would be to develop one of the existing schools.

A development of 3,000 houses is also proposed north of Channels. The Committee considers that there is insufficient transport infrastructure to cope with such a large development and the plan would require the north east bypass to be definitely achieved.

Action. The Committee agreed to make contact with the developers of the 2 proposed sites (Bloor Homes and Persimmon) and open discussions (preferably in partnership with Lt Waltham Parish) to guide the thinking on provision of schools re the Montpelier Yard site. Alternatives such as retirement homes may be more acceptable.

Action. The Parish of Lt Waltham will be asked to share an approach, so the Clerk will write to that parish and to the developers to arrange a meeting, informal meeting first and then a committee meeting.

Action. A Planning consultant and a Traffic Consultant will be retained on the basis that other parish councils would share the cost of their work.

Action. Another leaflet will be produced to remind residents that achievements have been made but it is important to respond to the consultation. To be circulated after the neighbourhood plan closing date.

Other policy matters.

No progress on the school development as Essex County Council had expressed the view that nothing can be done until the Chelmsford Local Plan Preferred Option is available (which it now is).

Action. Cllr Blake will write to John Aldridge requesting further information.

Parking. The Clerk has asked SEPP to include Gibson Vale in their surveillance. The residents requesting addition restrictions have been given guidance on how to proceed.

Application Matters:

10.	Application No	Location	Proposal
467	17/00189/REM	Eastern Parcel Land North Of Copperfield Road	Reserved matters application (appearance, landscaping, layout and scale) made pursuant to hybrid permission 14/01672/OUT for up to 198 dwellings, including landscaping, open space and access comprised of a mixture of flats and houses, associated roads and footways, car parking, public and private open space, and refuse and cycle storage. Eastern Parcel Land North Of Copperfield Road Chelmsford Essex
<p>Decision submitted. The Council notes the potential for closing Hollow Lane and would expect the developers to facilitate the consultation on its use, in anticipation of it being closed to prevent it becoming a short cut. The Council would expect the developers to landscape the northern edge of the new road and the north-east part of the development to shield it from the open countryside. The Council further notes the comprehensive comments submitted by Chignall Parish Council and wishes to support them.</p>			
	17/00259/FUL	Unit 4 The Old Coal Yard Little Waltham Road	Change of use form B1a (office) to B1a (office) and beauty salon
<p>Decision submitted. No objections.</p>			
	17/00320/FUL	68 School Lane	Alterations to the rear roof gable. First floor and single storey rear extension. First floor side window.
<p>Decision submitted. No objections.</p>			
	17/05036/TPO	7 Deverill Close Broomfield Chelmsford Essex CM1 7HX	T5- Willow rear garden - pollard bi-annually for a 6 year management period; T1 and T7 - Purple plum x 2 - rear garden - crown reduction by 1.5m maximum, cutting to suitable growing points and maintain at finished size for a management period of 6 years; T4 – Liquid Amber - make good storm damaged leader, clean stem to crown break and remove

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			epicormic growth as required for a 6 year management period.
Decision submitted. No objection.			
17/00307/FUL	37 Jubilee Avenue		Front dormer and front porch
Decision submitted. The Council notes that this application is specifically for the front dormer and porch for which there is no objection. No comment to be made on the other modifications on the plans.			
17/00233/FUL	David Smith Memorial Field		Adventure cycleway. Car parking and cycle security racks. Detached storage shed
Decision submitted. The council is the sole trustee of the field and as such declares an interest in this application. However, as a neighbour to the application, there is no objection. Proposed Cllr Blake seconded Cllr Thomson and carried unanimously with Cllrs Mercer and Garwood abstaining through declared interest as direct trustees.			
17/00380/MOD106	Land North South And East Of Channels Drive		Request for modification of the s106 (Legal) Agreement associated with planning permission (10/01976/OUT) to remove the requirement to provide 18 playable holes of golf at all times and to provide a replacement golf course prior to the occupation of any units within Phases 5 and 6 of the Channels residential-led development.
Decision submitted. The council objects to the principle of an organisation being allowed to renegotiate a section 106 agreement for business purposes alone. In this case the council objects to the application as the section 106 was part of the original concept and should not be amended. Proposed Cllr Blake seconded Cllr Barnes and carried unanimously.			
17/05059/TPO	Former Little Orchards Main Road		G3 Robinia x1 - north west corner - fell to ground level - dead/dangerous close to road; G3 - Lime x3 - western boundary - clean out deadwood; G2 Holly x1 - adjacent No.1 - reduce back and shape over to maintain pedestrian access; G2 Norway Maple x1 - adjacent to T1 and T2 - 2m crown reduction and shape over to leave balanced profile (adjacent Horse Chestnut not protected); G4 Horse Chestnut x1 - outside boundary fence - remove lowest branch extending towards 31 Gutters Lane back to branch collar and clean out deadwood as necessary.
Decision submitted. No objection.			

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	17/05058/TPO	Broom House 280 Main Road	T6 and T7 - Yew x2 - east boundary overhanging 7 Deverill Close - trim back overhang to prevent damage to vehicles using driveway.
Decision submitted. No objection.			
	16/02047/FUL	Land South East Of Channels Windsurf Centre.	Retention of 3 No. Electricity Substations. New access from Fairway Drive & landscaping.
Decision submitted. No objection. The Council supports the requirement that there should be better screening.			

	17/05067/TPO	Broomfield Primary School	T5 Oak - western boundary - all limbs extending over garden of 8 Copland Close - remove lowest limb back to branch collar; remaining limbs reduce overhang by 2m max to bring canopy shape in line with remainder of the tree to leave more natural profile. Reason: to re balance tree and alleviate nuisance.
Decision submitted. No objections			
	17/00543/FUL	79 Glebe Crescent	Single storey rear extension.
Decision submitted. No objection			
11. 468	Street Naming and Numbering Land East of North Court Road and North of Hospital Approach Carry forward to next meeting. Look at the field names		
12. 469	Correspondence Received: There was no correspondence for consideration.		
13. 470	To discuss any other applications received up until the date of the meeting None submitted.		
14. 471	To receive decisions made on previous planning applications No updates were available.		
15. 472	Publicity – to identify items from Meeting to be placed on social media Publicise the work on the local plan		
16. 473	To receive notification of Any Other Business for referral to the next Meeting. The Chelmsford future transport network document.		

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Meeting closed at 9.45