

BROOMFIELD PARISH COUNCIL

**Minutes of the Parish Property & Planning Committee
Held in the Council Office at Broomfield Village Hall
7.30 pm on Wednesday 2nd August 2017**

PLN17/33.	Members attending Chairman: Councillor Blake Vice Chairman: Councillor Thomson Councillors: Daden, Garwood Also Present: Karen Hurrell (Planning Officer) Apologies were accepted from Councillor Mercer and carried unanimously.
PLN17/34.	Declarations of interests Councillor Garwood declared an interest in minute number PLN 17/42 (Kings Arms Public House).
PLN17/35.	To consider recording the meeting Motion. Agreed not to record the meeting
PLN17/36.	Public Question Time No members of the public were present.
PLN17/37.	To approve the minutes of Property and Planning Committee Meeting held 5th July 2017. Motion: The minutes of Property and Planning Committee Meeting held on 5 th July 2017 were accepted as a true record. Proposed Councillor Garwood seconded and carried unanimously.
	Policy Matters:
PLN17/38.	To receive an update on the Broomfield Neighbourhood Plan & consider any Recommendations from the Steering Group Notes of the last meeting held on 1 st August 2017 were not yet available. Councillor Blake advised that the Stakeholders' Survey has been distributed.
PLN17/39.	Chelmsford Local Plan: a) To consider taking legal advice on the status of neighbourhood plans in the Preferred Option Consultation Document Two quotations have been received; the lower quotation was for £1,350 + VAT and Writtle Parish Council has agreed to pay half this fee if the Parish Council agrees to proceed with this legal advice. Councillor Blake had requested advice from Locality –who was surprised that Chelmsford City Council had advised the Parish that Neighbourhood Plans would only allocate sites for new developments up to 100 houses. They advised the Parish Council obtain legal advice for a definite answer. Motion to be put to full Parish Council Meeting on 16th August 2017: 1. Clerk to write to other Parish Councils (who are engaged in producing a Neighbourhood Plan) to ascertain if they will also contribute to the cost of obtaining

	<p>legal advice</p> <p>2. The cost for the Parish Council to seek legal advice is put before the full Council on the 16th August 2017 with a recommendation that we proceed to obtain the legal advice.</p> <p>All Members in favour of this motion.</p> <p>b) To note advise from consultants (Castle Planning re: consultation on the Infrastructure Development Plan (IDP)</p> <p>This item is covered under item PLN 40 c)</p>
PLN17/40.	<p>To receive any other updates on Policy Matters</p> <p>a) Erick Avenue Crossing</p> <p>An email has been received from Gavin Jones (CEO Essex County Council), which was noted, advising that the petition had been handled correctly.</p> <p>Councillor Daden reported that she is attending a meeting at Essex Highways regarding the handling of the petition and she will report back to the next meeting.</p> <p>b) New Primary School</p> <p>An email had been circulated on 20th July by Councillor Blake updating the Committee – noted.</p> <p>c) Chelmsford Infrastructure Plan Consultation (Highway Issues)</p> <p>i. <u>Chelmsford Infrastructure Development Plan (IDP)</u>. A final response is awaited to our enquiry to Chelmsford City Council regarding ways to engage with Chelmsford Parish Councils. However, they have acknowledged our e-mail and have advised they are seeking advice from their IDP Consultant (who is on annual leave until 11th August) and will report back after that date.</p> <p>ii. <u>Chelmsford City Growth Package</u> – the possibility of submitting a bid to extend the cycle path from Goulton Road to join the existing cycle path at Chelmer Valley Bridge was discussed. Bids have to be submitted by 28th August 2017.</p> <p>ACTION: A report will be submitted to the Parish Council at their next full meeting and an extraordinary meeting be held on the 23rd August to engage with interested parties before submitting a bid.</p> <p>d) Request for sustainability factors re north of Woodhouse Lane</p> <p>The Scoping Opinion has been issued which was circulated to the meeting. Councillor Blake suggested various points to should also be considered</p> <p>ACTION: Councillor Blake to draft a response to the Chelmsford City Council highlighting the additional points to be considered by the developers in preparing their Environmental Assessment; to be circulated to Committee Members for approval before submission</p> <p>e) Local Highways Panel re speed/volume results data in Berwick Ave</p> <p>A full traffic survey has been carried out and based on the mean average speed it would appear that there is a good speed compliance on Berwick Avenue.</p> <p>All agreed no further action is required.</p> <p>ACTION: Clerk to respond to LHP</p>
PLN17/41.	<p>To receive information on recording of future planning applications</p> <p>Information circulated and noted. It was suggested that Councillors would prefer to view planning applications and other documents by the installation of a large monitor screen on the Parish Office wall; or a smart television on wheels to be available for all meetings and for Village Hall hirers.</p> <p>ACTION: Request purchase of a large monitor screen or smart television for use by all Committees – liaise with Clerk</p>

Application Matters:			
PLN17/42.	Application No	Location	Proposal
	17/01071/FUL	32 Church Avenue	Proposed single storey rear extension, two storey side extension and dormer windows to front elevation.
	Decision submitted:	Support	
	17/01131/FUL	Hobby Stores 100 Main Road	Subdivision of A1 Retail premises into 2no. A1 Retail premises, alterations to shop front. Extension to existing drop-kerb.
	Decision submitted:	No objection provided that the parking spaces are adequate for staff and customers.	
	17/01243/FUL	9 Emberson Court	Single storey rear extension
	Decision submitted:	Support	
	17/05145/TPO	210A Main Road	T1 Mature Cedar to the front of property. Fell to ground level. Reason: Restrictive lighting all year round, the lower level boughs have already been removed.
	Decision submitted:	Object	
	17/01230/FUL	Chelmer Valley High School	Proposed new single storey Conference & Intervention Centre. New container compound.
	Decision submitted:	Support	
	17/05594/CAT	Kings Arms 295 Main Road	2 x Willows boundary of rear car park - fell to ground level - Reason: 1x Leaning, 1 x Outgrowing position 1 x Sycamore - boundary of rear car park - crown reduction by 2m cutting to suitable growing parts and shaping over to leave natural profile Reason: To prevent encroachment onto next door.
	Decision submitted:	The trees that are being felled should be replaced by appropriate species in consultation with the Conservation Officer. Support the sycamore crown reduction.	
	17/01261/FUL	11 Main Road	Single storey rear extension.
	Decision submitted:	We are concerned that there may be a flat roof but the plans are unclear - if there is a flat roof we object - please refer to Broomfield Village Design Statement 'extensions to existing buildings, including porches, dormers and loft conversions, should feature pitched roofs depending on context.	
	17/01312/FUL	210A Main Road	Single storey rear extension, new front porch and removal of existing conservatory and construction of orangery.
	Decision submitted:	Support	
	17/01252/FUL	15 Court Road	Single storey rear/front extensions & garage conversion
	Decision submitted:	Support	
PLN17/43.	Correspondence Received: No correspondence had been received.		
PLN17/44.	To discuss any other applications received up until the date of the meeting Three applications had been received – an extension for a decision after the September meeting had been requested – if declined these applications will be taken		

	at the next full Parish Council Meeting on 16/8/17
PLN17/45.	To receive decisions made on previous planning applications Noted.
PLN17/46.	Publicity – to identify items from Meeting to be placed on social media It was requested that the Clerk create a page on the Parish Council's website entitled 'Chelmsford City Growth Package' (see minute number PLN 17/40 c)) where the bid can be viewed and commented upon
PLN17/47.	To receive notification of Any Other Business for referral to the next Meeting No items of Other Business were notified. Meeting closed at 9.40 pm