

**BROOMFIELD PARISH COUNCIL**

**Minutes of the Broomfield Parish Property & Planning Committee  
Held in the Council Office at Broomfield Village Hall at 7.30 p.m. 7<sup>th</sup> February 2018**

<b>PLN18/14.</b>	<b>Members attending</b> Chair                    Cllr Blake Cllrs Daden, Garwood, Mercer, Thomson Also Present    The Clerk & Clerk's Assistant (Planning) <b>Resolved:</b> To accept apologies from Cllr Barnes. Proposed Cllr Blake seconded Cllr Daden and carried unanimously.		
<b>PLN18/15.</b>	<b>Declarations of interests</b> There were no declarations of interest.		
<b>PLN18/16.</b>	<b>To consider recording the meeting</b> <b>Resolved:</b> The meeting will not be recorded. Proposed Cllr Blake seconded Cllr Daden and carried unanimously.		
<b>PLN18/17.</b>	<b>Public Question Time</b> There were no members of the public present. A member of the public raised a written concern about the sight lines on the junction of Hospital Approach and Court Road. The Committee noted the concern and asked the clerk to write to Highways and request guidance on the matter.		
<b>PLN18/18.</b>	<b>To approve the minutes of Property and Planning Committee Meeting held 3<sup>rd</sup> January 2018.</b> <b>Resolved:</b> The minutes of Property and Planning Committee Meeting held on 3 <sup>rd</sup> January 2018 are accepted as a true record. Proposed Cllr Blake seconded Cllr Mercer and carried unanimously.		
	<b>Application Matters:</b>		
<b>PLN18/19.</b>	<b>Application No</b>	<b>Location</b>	<b>Proposal</b>
	17/02200/FUL	15 Gernon Close	Two storey side extension
	No objections		
	17/02022/FUL	10 Warren Close	Single storey rear extension
	No objections		
	18/05004/TPO	Broomfield Hospital	Description of Works: T65, T61, T9, T15, T69, T78, T83, T86, T328, T316, T227, T333, T334, G12, T335, T343, T152, T269, T268, T276, T277, T278, T279, T282, T289, T294, T295, T299 - Carry out Works as per Tree Survey Report which accompanies the application. Also includes removal of deadwood on 2 additional trees in 'Long Shapely Belt' over footpath.
	No objections		

	18/00109/LBC	321 Main Road	<p>Addition of three roof lights and alterations to an internal wall.</p> <p>The plan is also to add a similar roof light above for stairs to bedroom 3 and 4, again to bring in more light.</p> <p>The second piece of work is to expose the wall between the study and kitchen by removing the plaster from the wall. The reason for doing this, is that potentially either the wall will be removed or if existing wall supports exist, these wall supports will be renovated and remain.</p>
	No objections.		
	18/00095/CLEUD	The Old Goose Yard School Lane	Use of a building as a separate dwelling house for more than 4 years
	No objections.		
	<b>Resolved.</b> The above comments are approved for submission to City Council. Proposed Cllr Blake seconded Cllr Mercer and carried unanimously.		
<b>PLN18/20.</b>	<b>To discuss any other applications received up until the date of the meeting</b> No further applications had been received.		
<b>PLN18/21.</b>	<b>To receive decisions made on previous planning applications</b> The decisions were noted.		
	<b>Policy Matters:</b>		
<b>PLN18/22.</b>	<b>To receive an update on the Broomfield Neighbourhood Plan &amp; consider any Recommendations from the Steering Group</b>		
	Notes of the recent Steering Group meetings were circulated separately and no comments or queries were raised. The date of the next meeting has been changed to the 20 <sup>th</sup> February.		
	<b>Resolved:</b> The Committee notes the reports from the Steering Group Meetings held on 8 <sup>th</sup> January 2018 and 31 <sup>st</sup> January 2018. Proposed Cllr Blake seconded Cllr Thomson and carried unanimously.		
<b>PLN18/23.</b>	<b>Chelmsford Local Plan:</b>		
	a) To consider the Parish Council's initial Position on the Local Plan Pre-Submission Document.		
	The Committee supported the draft paper prepared by Councillor Blake and agreed to adopt it as the agreed view. When considering the paper, concern was expressed about the intention to build without commitment to complete road infrastructure and ensure sufficient provision of school places. The provision of an adequate north east bypass and hospital access are important part of the plan as they will provide improved access to the hospital and will reduce through traffic. The Committee will		

clarify if the proposed 450 house development north of Woodhouse Lane will include the 150 properties already built on the south of the Lane. There is concern about the plan's reliance on a new train station at Beaulieu given that the train line is already at capacity during rush hour and there would be no strong incentive for the rail network to press for a new facility. If the station is not to be built, then there may be an increased interest in developing sites closer to the existing rail station.

To take the discussion forward, the Committee will identify partners with similar views that can present a united front to ensure that developers do not use the examination to restate previously abandoned proposals. Although the committee was pleased that the number of houses has been limited to 450, they realised that there remained work to do and continued vigilance to ensure the best interest of the community was preserved. The Committee thanked Cllr Blake for his work preparing the report and requested that he produced a leaflet to advertise the forthcoming consultation. The leaflet would remind residents that the council has been successful in managing the development so far, but needed their support in ensuring that the consultation continued to reflect their views. Residents would be reminded that the council favoured development along the A12 to reduce urban traffic movements. The committee would also indicate their preference for sustainable development of the kind proposed by the Hammond's Farm consortium. See item e) for the actions to be taken.

- b) The notes of the North and West Chelmsford Parishes Group Meeting were circulated at the meeting for consideration at a later date. Receipt of the report was noted.

- c) To note the Petition supporting development at Hammonds Farm.

The petition was noted and it was agreed that, although sympathetic to the principles behind the Hammonds Farm development, it was not appropriate for the Council to endorse or promote a specific developers proposals. It was agreed that the committee approved of the principles behind the Hammonds Farm development, and also agreed that development along the A12 corridor would ease congestion and the publicity would endorse these points. The Committee commended City Councillor Knight for his contribution to the debate.

- d) Use of Consultants to provide Planning and Traffic/Transport Advice re: the Local Plan Pre-Submission Consultation. Three expressions of interest were circulated for consider/proposals received before the meeting will be circulated.

**Resolved:** The Committee appoints Castle Planning as planning consultants, to be jointly funded by Broomfield, Chignal, Little Waltham and Writtle Parish Councils, at a cost of £6,400 + expenses. Proposed Cllr Blake seconded Cllr Mercer and carried unanimously.

**Resolved:** The committee appoints TTHC as traffic advisors jointly funded by Broomfield, Chignal, Little Waltham and Writtle Parish Councils, at a cost of £4,850 + expenses. Proposed Cllr Blake seconded Cllr Garwood and carried unanimously.

- e) Publicity and Awareness Raising within the Parish

	<p>The next stage will be to support the parishioners who want to comment on the plan and provide guidance on how to express their concerns in a way that will influence the examination. Residents will be advised that there will be an open forum on Sunday 4th March from 3.30 o/c in the Village Hall.</p>
<b>PLN18/24.</b>	<p><b>To receive any Other Updates on Policy Matters</b></p> <p>a) Update on request for warning sign in Mill Lane The Clerk advised that the enquirer had been asked to help find a suitable site for the warning sign on private land. Once a site had been located, the council would purchase and install a suitable sign</p>
<b>PLN18/25.</b>	<p><b>Correspondence Received</b></p> <p>a) Chelmsford City Council Parish Council Forum 26.2.18 7.30 pm – Cllr Daden will attend.</p>
<b>PLN18/26.</b>	<p><b>To receive notification of Any Other Business for referral to the next Meeting</b></p>