

## BROOMFIELD PARISH COUNCIL

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

<b>PLN18/27.</b>	<b>Members attending</b> Chair                      Cllr Blake Cllrs Daden, Mercer, Thomson Also Present    The Clerk Two members of the public.  <b>Resolved:</b> To accept apologies from Cllrs Barnes, Garwood. Proposed Cllr Mercer seconded Cllr Blake and carried unanimously.		
<b>PLN18/28.</b>	<b>Declarations of interests</b> There were no declarations of interest.		
<b>PLN18/29.</b>	<b>To consider recording the meeting</b> <b>Resolved:</b> The meeting will be recorded. Proposed Cllr Blake seconded Cllr Daden and carried with one abstention.		
<b>PLN18/30.</b>	<b>Public Question Time</b> A resident presented a case for reducing the speed limit from the national limit to 30 mph along the rural length of School Lane. As the amount of vehicle traffic has increased and the pedestrian traffic has also increased particularly schoolchildren. There are several potential pinch points and the design of the road is encouraging poor driving. A diagram outlining the problems with potential solutions was provided for the committee's consideration.		
<b>PLN18/31.</b>	<b>To approve the minutes of Property and Planning Committee Meeting held 7<sup>th</sup> February 2018.</b> <b>Resolved:</b> The minutes of Property and Planning Committee Meeting held on 7 <sup>th</sup> February 2018 are accepted as a true record. Proposed Cllr Blake seconded Cllr Thomson and carried unanimously.		
	<b>Application Matters:</b>		
<b>PLN18/32.</b>	<b>Application No</b>	<b>Location</b>	<b>Proposal</b>
	18/00206/FUL	14 Church Ave	Single storey rear extension
	The council objects to the installation of a flat roof which is not in compliance with the village design statement section 6a, Village-wide guidance, bullet point 6. Proposed Cllr Blake and carried with one against.		
	18/00180/FUL	234 Main Road	Addition of first floor. Two storey rear extension with balcony. Single storey side extension and front porch.
	No objections. The council supports the sustainable ethos shown in this development. Proposed Cllr Blake seconded Cllr Mercer		

<b>PLN18/33.</b>	<p><b>To discuss any other applications received up until the date of the meeting.</b></p> <p>One application has been received 18/00357/FUL , for which an extension has been given.</p>
<b>PLN18/34.</b>	<p><b>To consider a response to the Essex County Council Service Delivery Survey.</b></p> <p>The Committee asked Cllr Mercer to prepare a draft response for consideration at the next meeting. It was further agreed that Cllr Mercer would be appointed as Highways Liaison Member at the next full council meeting.</p>
<b>PLN18/35.</b>	<p><b>To consider a request for a reduction in the speed limit along the rural length of School Lane.</b></p> <p>This item was brought forward to follow the 18/30 public participation.</p> <p><b>Resolved.</b> The committee agreed to contact highways to request a reduction in speed along school lane Proposed Cllr Blake seconded Cllr Mercer.</p>
<b>PLN18/36.</b>	<p><b>To consider a request for traffic management on Hollow Lane.</b></p> <p>The Clerk as written to the City Council asking them to confirm the limits imposed on traffic movements as part of the development and to confirm if a bond has been taken from the developers to make-good the roads after the development has been completed.</p>
<b>PLN18/37.</b>	<p><b>To receive decisions made on previous planning applications</b></p> <p>The Clerk to question the roof development 14 Erick Avenue .</p>
	<b>Policy Matters:</b>
<b>PLN18/38.</b>	<p><b>To receive an update on the Broomfield Neighbourhood Plan &amp; consider any Recommendations from the Steering Group</b></p> <p>Notes of recent Steering Group meetings have been/will be circulated separately</p> <p><b>Resolved:</b> The Notes of the Steering Group Meetings held on 20<sup>th</sup> February 2018 were received and accepted. Proposed Cllr Blake and carried unanimously.</p>
<b>PLN18/39.</b>	<p><b>Chelmsford Local Plan:</b></p> <p>a) To consider the Parish Council's Response to the Local Plan Pre-Submission Consultation (first draft to follow).</p> <p>The committee thanked the ninety residents who took the time to attend the drop-in session on 4<sup>th</sup> March. The community seems to appreciate the parish council's achievement in managing the local plan process in a considered way.</p> <p>Due to central government changes, the buffer of dwellings has already been used. Therefore, any unforeseen problems or slippages could lead to an early review, which might well result in existing locations such as 'north of Broomfield' being expanded. The obvious additional site to be allocated is Hammonds Farm, though there are others such as Howe Green, Boreham and Rettendon, which received</p>

support at the Issues and Options stage, and which could be developed and would have better linkage to existing infrastructure than development in the north.

The Local Plan must include additional provision of sites along the A12 and A130 corridors, at the very least as a backup, to ensure that any slippage or unforeseen problems don't lead to increased development in the North and West. Without this additional provision, the Committee does not consider that the Local Plan is sound.

The traffic consultants show that there would be a big decrease (up to 524 vehicles per hr in the AM peak) by enabling Hospital traffic from the north to access the Hospital site north of Hospital Approach. This would outweigh the projected increase of 109 southbound vehicles per hr in the AM peak (though of course the beneficial effect would only affect the north of Broomfield, not the B1008/School Lane junction or junctions further south)

A stronger statement from the consultant about the traffic management is needed. The proposed layout around the hospital will have repercussions to the north of the parish and a clearer vision for traffic management is required. Better access to the Hospital is unlikely to increase the amount of traffic going there, as new roads often do. People only generally go to Hospital when they have to and, conversely, when they have to go there, they will go however long it takes them.

If the north of Chelmsford strategy fails to deliver a North-East Road or Bypass, planned development to the North-East of Chelmsford may have to be shelved, or the development may go ahead without the necessary road infrastructure, which would lead to a substantial increase in through traffic as traffic from the new developments tries to find the quickest way to the A12 southbound.

When considering the site north of Broomfield (SGS6) allocation, there are other sites along the A12 and A130 corridors would be more sustainable and therefore would make the Plan more 'sound'. There are reasons for and against its inclusion at this stage.

it is remote and lies between Broomfield and the Walthams, not quite part of any existing village.

it would need to be sensitively landscaped, in accordance with our likely neighbourhood plan requirements, to ensure that the main development took place on the 'brownfield' section of the site, with the higher western parts used to establish woodland as a barrier with the open countryside

On the positive side, the committee considers that the second access to the Hospital site would be a major achievement because until it is achieved, developers who want to build all over the west of Broomfield can claim that their developments will be good for the community as they can offer a second access.

Cllr Daden considers that the building of a second hospital access road would encourage traffic to use main road and would increase congestion without advantage.

**Resolved.** The committee approves the report in principle with a requirement that the consultants revisit the report and strengthen the comments about traffic impact

	<p>and management in Broomfield. Proposed Cllr Blake seconded Cllr Mercer and carried unanimously.</p> <p>The amendments will be sent to the consultants for inclusion in the the parish council's response to the consultation along with any amendments from the other Parish Councils. Provided there are no significant changes from the other councils, the Committee will submit this as the final report.</p> <p>b) Notes of the North and West Chelmsford Parishes Group Meeting on 15<sup>th</sup> February Report to follow.</p>
<b>PLN18/40.</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 reported that the residents of Mill Lane have been asked to identify a suitable piece of private land where the Parish Council could get permission to erect a warning sign.</p>
<b>PLN18/41.</b>	<p><b>To receive a Report from Chelmsford City Council's Parish Council Forum on 26.2.18</b></p> <p>The attendees received an update on the local plan. Presentation to follow.</p>
<b>PLN18/42.</b>	<b>There was no correspondence to be noted.</b>
<b>PLN18/43.</b>	<p><b>There was no business for referral to the next Meeting.</b></p> <p style="text-align: center;"><b>Meeting closed at 9.29 pm</b></p>