

## 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 Wednesday 6<sup>th</sup> June 2018

<b>PLN18/75.</b>	<b>Members attending</b> <b>Chair</b> Cllr Blake Cllrs Mercer, Thomson Daden, Garwood <b>Also present:</b> Assistant Clerk (Planning) & Cllr Barnes <b>Resolved:</b> No apologies were received		
<b>PLN18/76.</b>	<b>Declarations of interests</b> There were no declarations of interest.		
<b>PLN18/77.</b>	<b>To consider recording the meeting</b> <b>Resolved:</b> The meeting will be recorded; Proposed Cllr Blake seconded Cllr Daden and carried unanimously.		
<b>PLN18/78.</b>	<b>Public Question Time</b> Two members of public were present. <ul style="list-style-type: none"> <li>- A member of public raised his concern regarding the closure of Bridleways (see Minute no. 18/86 below) and also objections to Planning Application 18/00830/FUL 1 Vellacotts (see Minute no.18/80 below)</li> <li>- A member of public raised her concerns regarding the development of Broomfield Place which she had seen on social media. The Chairman provided an information sheet regarding the history of Broomfield Place and the Parish Council's involvement (<i>see sheet attached Appendix 1</i>) and this was discussed under Minute no. 18/85 below.</li> <li>-</li> </ul>		
<b>PLN18/79.</b>	<b>To approve the minutes of Property and Planning Committee Meeting held 2<sup>nd</sup> May 2018.</b> <b>Resolved:</b> The minutes of Property and Planning Committee Meeting held on 2 <sup>nd</sup> May 2018 are accepted as a true record. Proposed Cllr Blake and seconded Cllr Mercer and carried unanimously.		
	<b>Application Matters:</b>		
<b>PLN18/80.</b>	<b>Application No</b>	<b>Location</b>	<b>Proposal</b>
	18/00674/REM	Land North South And East Of Channels Drive Broomfield	Application for the approval of reserved matters (access, appearance, layout, landscaping & scale) in relation to outline permission 10/01976/OUT at Channels Phase 4 (Channels Lake) for the development of 27 dwellings together with associated access, car parking, landscaping and related works.
	<b>No objection to the housing development but draw your attention and echo the existing comments made regarding the current capacity of the roads on the estate and the urgent need for safe pegasus crossing over Essex Regiment Way</b>		

	18/00763/FUL	18 Vellacotts	Single storey front extension, ground floor side windows, enlarged parking area and new section of fence to side wall
	<b>No objection</b>		
	18/00643/FUL	St Marys Church Church Green	Change of use of land to churchyard.
	<b>No objection</b>		
	18/00830/FUL	1 Vellacotts	Two-storey side extension and conversion of existing garage to habitable accommodation.
	<p><b>Objection due to the obstruction to sight lines with Main Road junction which was the reason for a previous application which was refused.</b></p> <p><b>The conversion of the existing garage to habitable accommodation is not clarified on the plans.</b></p>		
	18/00904/FUL	22 Woodhouse Lane	Two and single storey side extension and attached garage.
	<b>No objection</b>		
<b>PLN18/81.</b>	<p><b>To discuss any other applications received up until the date of the meeting.</b></p> <p>One application had been received which will be taken at the July Property &amp; Planning Committee Meeting.</p>		
<b>PLN18/82.</b>	<p><b>To receive decisions made on previous planning applications</b></p> <p>Noted.</p>		
	<b>POLICY MATTERS:</b>		
<b>PLN18/83.</b>	<p><b>To receive an update on the Broomfield Neighbourhood Plan &amp; consider any Recommendations from the Steering Group</b></p> <p>a) Notes of recent Steering Group meetings have been/will be circulated separately  <b>Resolved:</b> The notes of the Steering Group Meeting held on 15<sup>th</sup> May were received and accepted. Proposed Cllr Blake seconded Cllr Mercer and carried unanimously.</p> <p>b) To approve the appointment of Alison Farmer as a Landscape Consultant  <b>Resolved:</b> To appoint Alison Farmer as the Landscape Consultant for the Neighbourhood Plan. Proposed Cllr Blake seconded Cllr Mercer – unanimously carried.</p>		
<b>PLN18/84.</b>	<p><b>To note <a href="#">publication of responses</a> to Chelmsford local plan</b></p> <p>Chelmsford has published the responses that were made to their consultation and propose to make a number of very minor changes. Cllr Blake will attend the</p>		

	Development Policy Meeting tomorrow evening and will circulate information after that meetkng.
<b>PLN18/85.</b>	<p><b>Broomfield Place</b></p> <p><i>This item was taken at the beginning at the meeting.</i></p> <p>To consider proposed development of site.</p> <p>Cllr Daden suggested that the Parish Council might acquire the land itself, with some almshouses to be built to help finance the purchase. The Chairman invited her to produce a full proposal to put to the Parish Council if she wished to pursue this suggestion further.</p> <p>After further discussion, it was unanimously agreed to confirm the Council's existing policy, as set out in its response to the Local Plan Preferred Option Consultation in May 2017 - see Appendix A for the full text. The effect of this policy is that no development should take place on the site without the full new primary school, as proposed in NCAAP, and that otherwise the Council will vigorously oppose any application for development on this site</p> <p><b>Resolved.</b> The Council reaffirms its published policy to oppose development of Broomfield Place as a separate project. Proposed Cllr Blake, seconded Cllr Mercer and agreed unanimously.</p>
<b>PLN18/86.</b>	<p><b>To receive notification of Essex County Council's intention to extinguish Bridleways 39 &amp; 42 in Broomfield</b></p> <p>The Parish Council does not object to the extinguishing of the bridleway as it will be replaced by a road but is concerned that there is a segregated path for cycles/pedestrians along this new road and we are also concerned that pedestrians/cycles are allowed to cross Essex Regiment Way at reference E on the map. Response to be forwarded to Highways</p>
<b>PLN18/87.</b>	<p><b>To receive any Other Updates on Policy Matters</b></p> <p>No updates have been received.</p>
<b>PLN18/88.</b>	<p><b>Correspondence Received</b></p> <p>No correspondence has been received.</p>
<b>PLN18/89.</b>	<p><b>To receive notification of Any Other Business for referral to the next Meeting</b></p> <p>No further business was referred.</p>