

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. on Wednesday 5 th September 2018			
PLN18/117.	Members attending Chair: Cllr Blake Cllrs: Daden, Mercer, Thomson Motion: To record and accept apologies for absence Resolved: To accept apologies from Cllr Garwood – unanimously agreed.		
PLN18/118.	Declarations of interests There were no declarations of interest		
PLN18/119.	To consider recording the meeting Resolved: To record the meeting – unanimously agreed .		
PLN18/120.	Public Question Time There were no members of public present.		
PLN18/121.	To approve the minutes of Property and Planning Committee Meeting held 1st August 2018. Resolved: The minutes of Property and Planning Committee Meeting held on 1st August 2018 were accepted as a true record – unanimously agreed.		
	Application Matters:		
PLN18/122.	Application No	Location	Proposal
	18/01290/FUL	126 Main Road	Change of use of first floor D3 (residential) to D1 (childcare on a domestic premises) Planning Application subsequently altered to : Change of use of first floor C3 (residential) to D1 (childcare on a domestic premises)
	DECISION:	No objections	
	15/00751/MAT	17 Erick Avenue	Retrospective application for a material amendment to planning permission 15/00751/FUL for alterations to the approved dormer and velux windows.
	DECISION:	No comment	
	18/05589/CAT	321 Main Road	Yew Tree - Front garden - Fell to ground - Reason: Sap from tree damaging paint work on car, the tree is close to the house and is a fire risk and possible disturbance to footing of property.

	DECISION:	Object on the grounds that other options have not been fully investigated.	
	18/01378/REM	Beaulieu Park White Hart Lane	Construction of Phase 2C Road and schools access road, including cycle/pedestrian paths and associated infrastructure.
	DECISION:	No objections	
	18/01412/FUL	Butlers Farm Main Rd	New vehicular crossover & extension of existing crossover
	DECISION:	No objection	
	18/01438/FUL	24 Berwick Ave	Rear single storey extension with double storey side extension incorporating garage
	DECISION:	No objection	
	18/01445/FUL	11 Hearsall Ave	Rear single storey extension & loft conversion
	DECISION:	No comment	
	14/01672/DOC/4 Condition 22 Haul Rd	Eastern Parcel Land North of Copperfield Road	14/01672/OUT: Condition 22 - Haul Road.
	DECISION: To note comments submitted under delegated powers on 13/8/18 The Committee confirmed these comments still stand relating to the road level. Planning Officer to be advised.		
PLN18/123.	To discuss any other applications received up until the date of the meeting. No further applications had been received.		
PLN18/124.	To receive decisions made on previous planning applications Noted		
	POLICY MATTERS:		
PLN18/125.	To receive an update on the Broomfield Neighbourhood Plan & consider any Recommendations from the Steering Group a) Notes of recent Steering Group meetings have been/will be circulated separately Resolved: The Notes of the Steering Group Meetings held on 2 nd August 2018 were noted – unanimously agreed.		

<p>PLN18/126.</p>	<p>Chelmsford Local Plan</p> <p>a) Draft Planning Obligations Supplementary Planning Document (SPD) Consultation to 6th September 2018 (see below) https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/consultation-on-draft-planning-obligations-spd/</p> <p>It was agreed that no comments were required to be submitted.</p> <p>b) 'To consider arrangements to prepare for the Local Plan Examination (such as statements of common ground - example from the NCAAP Examination is attached).'</p> <p>The following motions were made:</p> <p>1. Professional support</p> <p>The Committee agreed to ask the Clerk to:</p> <p>a) draft a specification for professional support in presenting the Council's case at the forthcoming EiP</p> <p>b) discuss this with Chignal, Little Waltham and Writtle Parish Councils and make reasonable amendments, in order to achieve joint representation and sharing of costs</p> <p>c) seek a quotation from Castle Planning to deliver the specification and report back to the Committee for a final decision'.</p> <p>All Members were in favour and the motion was carried unanimously.</p> <p>2. Preparation of Statements of Common Ground (SoCG) and other preparatory documentation for the EiP.</p> <p>The Committee agreed to ask the Clerk to:</p> <p>a) investigate the possibility of negotiating SoCGs with neighbouring parish councils, Hammonds Farm, Chelmsford City Council and any other relevant parties</p> <p>b) negotiate draft texts with parties and circulate them to the Committee for approval.</p> <p>The Committee notes that:</p> <p>SoCGs are to be based on and consistent with the Council's submissions to the Chelmsford Local Plan consultations or on the emerging Broomfield Neighbourhood Plan;</p> <p>and agrees that:</p> <p>If necessary in advance of a full agreement with Castle Planning as proposed in Motion 1, the Clerk may spend up to £1,000 of the planning budget to seek professional advice in drawing up these documents.</p>
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	<p>All Members were in favour and the motion was carried unanimously.</p> <p>3. Potential Statement of Common Ground with Chelmsford City Council The Committee notes the first draft from Chelmsford City Council and asks the Clerk to amend as follows and return to the City Council for comment:</p> <p>a) amend the wording to better reflect the profound nature of the disagreement in principle b) add relevant masterplanning and landscape principles from the NP Landscape Appraisal in section 3 c) clarify possible minor errors d) amend wording in section 2 to better reflect the extent to which Chelmsford has actually carried forward responses from earlier stages of consultation.'</p> <p>All Members were in favour and the motion was carried unanimously.</p>
PLN18/127.	<p>To receive any Other Updates on Policy Matters</p> <p>No further updates were received.</p>
PLN18/128.	<p>Correspondence Received</p> <p>No correspondence has been received.</p>
PLN18/129.	<p>To receive notification of Any Other Business for referral to the next Meeting</p> <ul style="list-style-type: none"> - To clarify the viewing of public comments by the Parish Council on the Chelmsford City Council Consultee Access webpage; This item to be brought to the attention of parishioners via BPC facebook and website pages - A Halloween Festival is proposed to be held on 27.10.18 in Sparrow Wood – it was requested the Clerk look into proposed traffic issues which may affect local residents <p>The Chairman closed the meeting at 8.55 pm</p>