

**BROOMFIELD PARISH COUNCIL**

Minutes of Broomfield Parish Property & Planning Committee held in the Council Office at Broomfield Village Hall at 7.30 pm on Wednesday 7<sup>th</sup> August 2019.

<b>PLN19/64.</b>	<p><b>Members attending</b>                  Cllr Blake Chairman                  Cllrs: Faulds, Mercer &amp; Thomson  <b>Motion:</b> To record and accept apologies for absence    <b>Resolved:</b> No apologies were received</p>		
<b>PLN19/65.</b>	<p><b>Declarations of interests</b>                  No declarations of interest were made.</p>		
<b>PLN19/66.</b>	<p><b>To consider recording the meeting</b>  <b>Motion.</b> To approve recording of the meeting.    <b>Resolved:</b> The meeting was not recorded – unanimously agreed.</p>		
<b>PLN19/67.</b>	<p><b>Public Question Time</b>                  No members of public were present.</p>		
<b>PLN19/68.</b>	<p><b>To approve the minutes of Property and Planning Committee Meeting held 3<sup>rd</sup> July 2019</b>  <b>Motion:</b> The minutes of Property and Planning Committee Meeting held on 3<sup>rd</sup> July 2019 are accepted as a true record.    <b>Resolved:</b> The minutes were accepted as a true record – unanimously agreed.</p>		
	<b>Application Matters:</b>		
<b>PLN19/69.</b>	<b>Application No</b>	<b>Location</b>	<b>Proposal</b>
	19/01183/FUL	110 Main Road	Single storey rear extension, part two storey and part single storey side extension with new attached cart lodge building. Rear facing dormer and addition of first floor window to East elevation.
	<b>DECISION: No comment</b>		
	19/01211/FUL	Paglesham House Hollow Lane	Demolition of existing dwelling and outbuildings. Construction of two replacement dwellings and garages.
	<p><b>DECISION: Object to the application because:-</b></p> <ul style="list-style-type: none"> <li>a. <b>Notwithstanding the changes to the proposed access – the application still involves an additional house adjacent to a complex 3-way junction. Therefore, the point made in paragraph 7 of the Appeal Decision dated 12.7.18 still stands</b></li> <li>b. <b>In the Draft Local Plan (which has already been the subject of examination) the area around Scot’s Green is not considered appropriate for development.</b></li> <li>c. <b>The reduced amount of parking spaces would be inadequate for 2 large properties</b></li> </ul>		
	19/01290/FUL	21 Mill Lane	Single storey side extension
	<b>DECISION: No comment</b>		

	19/01284/FUL	Parsonage Barn School Lane	Proposed partial conversion of existing cartlodge to gym & bike store
	<b>DECISION: No comment</b>		
	19/01322/FUL	22 Vellacotts	Single storey rear extension & two storey front extension. Addition of velux window first floor.
	<b>DECISION: No comment</b>		
	CC/CHL/45/19	Bridgemarsh Care Home	Replacement of existing windows & doors to
	<b>DECISION: This application has already been approved by Essex County Council</b>		
	19/05134/TPO	39 Church Green	G4 - Yew - reduce overgrown branches towards boundary by 1.5m
	<b>DECISION: No comment</b>		
<b>PLN19/70.</b>	<b>To discuss any other applications received up until the date of the meeting.</b>		
	No further applications had been received.		
<b>PLN19/71.</b>	<b>To receive decisions made on previous planning applications</b>		
	Noted.		
	However, concern was raised regarding Chelmsford City Council's decision for planning application 19/00826/FUL – 24 Woodhouse Lane:		
	The Parish Council had objected to this application and their comments submitted were:		
	<i>Section 6 Guidance 6a Village-wide (i) General (Broomfield Village Design Statement):</i>		
	<i>Extensions to existing buildings, including porches, dormer and loft conversions, should feature pitched roofs depending on context.</i>		
	The City Council's decision on the application stated:		
	<i>Concern has been raised by the Parish Council that the proposed flat roof wrap around extension would appear out-of-context in the area. Although the site is located in the Rural Area, the appearance of the streetscene is typical of a residential, urban setting. In this instance, deterring from the guidance that flat-roof extensions are typically inappropriate in this area is considered acceptable.</i>		
	It was therefore decided that the Planning Officer be contacted to explain the reason for over-ruling the Parish Council's objection with reference to the Village Design Statement - which is not just applicable to rural but to urban areas too.		
	<b>ACTION:</b> Contact Planning Officer and request clarification on CCC's decision		
	<b>POLICY MATTERS:</b>		
<b>PLN19/72.</b>	<b>To receive an update on the Broomfield Neighbourhood Plan &amp; consider any Recommendations from the Steering Group</b>		
	<b>Motion:</b> To note the Draft Notes of the Steering Group Meeting held on 9 <sup>th</sup> July 2019.		
	<b>Resolved:</b> The notes were noted – unanimously agreed.		

<p><b>PLN19/73.</b></p>	<p><b>To receive any Other Updates on Policy Matters.</b></p> <p><b>a) To receive updates on requests to Local Highways Panel –</b></p> <ul style="list-style-type: none"> <li>- <b>To consider the recommendations made by LHP to install the northern Village Gateway</b> The Parish Council request the Gateway be installed on the parish boundary at the junction of Main Road/Hospital Approach as close to the Hospital Approach roundabout as possible and not where it is proposed to be installed. The Parish Council wish to deter vehicles from entering the Village and ECC’s proposed location will mean vehicles will have already made the decision to enter the Village. A date was requested to meet with Engineers as soon as possible to discuss the location further.</li> </ul> <p><b>ACTION</b> Send an Email to LHP – cc to Cllr Aldridge</p> <p><b>b) Chelmsford Draft Local Plan Main Modifications Consultation 1.8.19 to 19.9.19</b></p> <ul style="list-style-type: none"> <li>- It was requested that all Councillors read the main modifications and report back to the next Planning Committee Meeting. It was agreed that Cllr Mercer liaise with the North West Parishes Group regarding the modifications.</li> </ul> <p><b>ACTION</b> Place item on Sept Planning Cttee Agenda</p> <p><b>Other Updates received not on Agenda:</b></p> <p><b>c) Public Artwork on Parva Green (Days Garage site)</b> A meeting with Nick Wicenden (Chelmsford Museum) &amp; Artist was requested to discuss the proposed artwork</p> <p><b>ACTION:</b> Email Nick Wickenden to arrange meeting cc Jamie Cole at CCC</p> <p><b>d) Proposed Cycle Way</b> Councillors were requested to view the solar lights installed in Admiral Park and report back to the next meeting</p>
<p><b>PLN19/74.</b></p>	<p><b>Correspondence Received.</b></p> <p><b>a) To note Order from The South Essex Partnership (Chelmsford City Council) for Waiting, Loading &amp; Parking affecting properties in Broomhall Close; Broomhall Gdns; Broomhall Road; Church Ave; Jubilee Ave; Main Rd No’s 345-409 (odds)</b> The Order was noted.</p>
<p><b>PLN19/75.</b></p>	<p><b>To receive notification of Any Other Business for referral to the next Meeting</b> No further business was received.</p>