

**BROOMFIELD PARISH COUNCIL**

Minutes of the Property & Planning Committee held in the Council Office at Broomfield Village Hall at 7.30 pm on Wednesday 6<sup>th</sup> February 2019

<b>PLN19/1.</b>	<p><b>Members attending</b>  <b>Chair: Cllr Blake</b>  <b>Cllrs: Mercer Thomson</b>  <b>Also present: Mrs K Hurrell (Asst Clerk)</b>  <b>Motion:</b> To record and accept apologies for absence   <b>Resolved:</b> Apologies were received from Cllr Daden. Unanimously accepted.</p>		
<b>PLN19/2.</b>	<p><b>Declarations of interests</b>                  There were no declarations of interest made.</p>		
<b>PLN19/3.</b>	<p><b>To consider recording the meeting</b>  <b>Motion.</b> To approve recording of the meeting.   <b>Resolved:</b> To not record the meeting. Unanimously agreed.</p>		
<b>PLN19/4.</b>	<p><b>Public Question Time</b>                  There was one member of public present. Mr Fosh from Mill Lane commented on the planning application for land north of Brooklands, 182 Main Road to which he had furnished the Committee with information before the meeting regarding his concerns re noise concerns &amp; issues with the site being used as a builders yard. The Chairman thanked Mr Fosh for attending and bringing these matters to the attention of the Committee.</p>		
<b>PLN19/5.</b>	<p><b>To approve the minutes of Property and Planning Committee Meeting held 5<sup>th</sup> December 2018.</b>  <b>Motion:</b> The minutes of Property and Planning Committee Meeting held on 5<sup>th</sup> December 2018 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>PLN19/6.</b>	<b>Application No</b>	<b>Location</b>	<b>Proposal</b>
	18/02047/CLEUD	Land North Of Brooklands 182 Main Road Broomfield	Property being used as a builders yard
	<b>DECISION:</b>	<ol style="list-style-type: none"> <li>1. Use as building yard appears to be in contravention of the 1998 planning consent and listed building requirements</li> <li>2. The whole site claimed does not appear to have been in use for 10 years as a builders/landscape gardeners yard – only the western part of it (according to Google Earth images supplied by neighbours)</li> <li>3. The proposed use class should not include Sui Generis because the classifications mentioned B2 &amp; B8 are sufficient for the uses claimed</li> </ol>	
	<b>18/01953/FUL</b>	Broomfield Football & Social Club Mill Lane	Part retrospective application for variation of Conditions 5 and 6(i) of planning permission 15/01779/FUL (Construction of new sports changing rooms with club room and ancillary facilities).

			<p>Condition 5 amended to install lamp post for additional security lighting</p> <p>Condition 6 amended to 'The use of the clubhouse shall only take place between the hours of: i) 9 am to 9 pm Mondays and Thursdays; ii) 9 am to 11 pm on Tuesdays, Wednesdays and Fridays; iii) 9 am and 11 pm at weekends, and: iv) from 7 pm on 31st December to 01.00 am on 1st January each year. During these times the clubhouse shall only be used for purposes ancillary to the use of the adjoining fields for playing football and/or (subject to a 9pm deadline on Tuesdays and Wednesdays) by local community groups / initiatives.</p>
	<b>DECISION:</b>	<p>In relation to condition 5, there is already provision for the applicant to seek permission from the Planning Authority for additional lighting; so it is unclear why the condition needs to be amended.</p> <p>The Parish Council has concerns about the visibility of the 20 foot lamp post &amp; lighting from Mill Lane (which is a protected lane) and would like to hear what alternative methods of security lighting might have been considered.</p> <p>The proposed change to hours is confusing and difficult to enforce. The Council would be open to the possibility of genuine community use subject to rigorous controls and impact assessments (which should form part of the planning consent).</p> <p>Subject to these comments the Council believes that the current planning conditions should continue to apply.</p>	
	19/00006/FUL	Land West Of New Hall School The Avenue Boreham	Forest School Area, community orchards and gardens, together with soft and hard landscaping, estate railings and gate, engineered swales and associated infrastructure and other works.
	<b>DECISION:</b>	We support the comments by Springfield Parish Council.	
	18/05211/TPO	Seymour House Day Nursery School Puddings Wood Lane	(G1) Chestnut - Cutback by 3m - Reason: Reduce risk of falling on people passing underneath; Ash x2 - Cutback large lateral branches heading towards carpark and playground by approximately 2.5m - Reason: Dangerous branches; London Plane x2 - Reduce spread by 3m on carpark side - Reason: Tree has become dangerous and stem split.
	<b>DECISION:</b>	No comment	
	19/00019/FUL	Paglesham House Hollow Lane	Demolition of existing dwelling and outbuildings, construction of 2 replacement dwellings and garages
	<b>DECISION:</b>	Object to the application because it would involve an additional house adjacent to a complex three-way junction as outlined in paragraph 7 of the Appeal Decision dated 12.7.2018	
	19/05007/TPO	Broomfield Hospital Hospital Approach	Phillyrea (T4) - Crown reduction of height and spread by a maximum of 2m - Reason: Prolong

			<p>the life of the tree and prevent further damage</p> <p>Beech (T6) - Crown reduce height and spread by approximately 3m, from a height of 18m down to 15m - Reason: To prolong the life of the tree as there is Rigidoporus ulmaris fungus at the base of the tree.</p> <p>Copper Beech (26) - Crown reduction of 1-2m height and spread and remove dead wood. Installation of a rigid brace just above the main fork and a flexible brace two-thirds of the way up the tree - Reason: To prevent the tree splitting and failing.</p> <p>Ash (T40) - Fell to a stump 450mm high. Felling was agreed in a previous application because of bracket fungi at numerous places on the tree. Only part of the work was completed last year by Bartletts.</p> <p>Oak (T314) - Remove dead wood - Reason: Tree is over hanging a foot bridge.</p> <p>Ash (T337) - Crown lift to 6m - Reason: Lower branches are over hanging the loop road and are getting damaged by lorries.</p> <p>Oak (T343) - Remove dead wood - Reason: Tree is over hanging a foot path in Puddings Wood.</p>
	<b>DECISION:</b>	No comment	
	19/05012/TPO	Windermere Main Road	<p>T1) - Oak - Reduce height by 4.5m, remove dead wood over 50mm in diameter; (T2) - Oak - Corrective pruning by 2m maximum to reduce end load on limbs that have not established a natural form - Remove deadwood with diameter greater than 50mm - Reason: For safety reasons</p>
	<b>DECISION:</b>	No comment	
	19/05017/TPO	Land North Of Glebe Crescent	<p>(T5) - Oak - Reduce the crown by 2-3m to previous points - Remove major deadwood, sever the ivy - Reason: To keep oppressive nature of tree within a managed regime</p>
	<b>DECISION:</b>	No comment	
	19/05014/TPO	6 Deverill Close	<p>(T2) - Yew - Rear - Trim all over by approximately 0.5M to previous established levels and rebalance as much as possible - Reason: To keep within a managed regime</p>
	<b>DECISION:</b>	No comment	
	19/05016/TPO	Broomfield Primary School	<p>(T5) - Oak - Prune back to achieve a clearance of 1m from structure - Reason: Branches are in contact with the roof. Sycamore (T2), Sycamore (T3), Sycamore (T4), Horse Chestnut (T1) - Re-pollard all stems back to most recent reduction points - Remove dead stubs,</p>

			rubbing and crossing branches and thin out epicormic shoots - Reason: Maintain on a cyclical pruning routine and safeguard the future life of the trees. Works recommended by Tree Condition Report by Place Services.
	<b>DECISION:</b>	No comment	
<b>PLN19/7.</b>	<b>To discuss any other applications received up until the date of the meeting.</b>		
	19/00084/FUL 45 Glebe Cres – single storey side extension – this application will be considered at the next full Parish Council Meeting on 20/2/19.		
	CC/CHL/03/19 Broomfield Primary School – construction of detached single storey building		
	These applications will be taken to the full Parish Council Meeting to 20 <sup>th</sup> February.		
	No further applications had been received.		
<b>PLN19/8.</b>	<b>To receive decisions made on previous planning applications</b>		
	The decisions had been circulated and comments noted.		
	<b>POLICY MATTERS:</b>		
<b>PLN19/9.</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 Meetings held on 8 <sup>th</sup> & 29 <sup>th</sup> January 2019		
	<b>Resolved:</b> The draft notes of 8 <sup>th</sup> & 29 <sup>th</sup> January were noted. Unanimously accepted.		
<b>PLN19/10.</b>	<b>Chelmsford Local Plan</b>		
	<b>a) To receive a Report from Cllr Blake on the Examination in Public</b> (already circulated).		
	<b>Motion:</b> The Committee notes the Report and approves it for Publication in the Broomfield Times, the Website and Social Media.		
	<b>Resolved: The report was noted &amp; approved for publication</b>		
	<b>b) To consider approval of additional expenditure from Local Plan budget re: consultancy in connection with EIP</b> (details to follow).		
	<b>Motion:</b> To approve additional expenditure of £888 from the Local Plan Budget to meet consultancy costs		
	<b>Resolved:</b> The Committee approves additional expenditure of £888 from the Local Plan budget to meet consultancy costs in connection with the EIP'.		
<b>PLN19/11.</b>	<b>To receive any Other Updates on Policy Matters.</b>		
	<b>a) To receive updates on requests to Local Highways Panel:-</b>		
	<ul style="list-style-type: none"> <li>• <b>Pedestrian crossing on Main Road near Jubilee Ave &amp; near Butlers Farm</b> An LHP application has been submitted – endorsed by Cllr Aldridge</li> </ul>		

	<ul style="list-style-type: none"> <li>• <b>extension of 30 mph speed limit in School Lane</b> – no information received</li> <li>• <b>Northern Village Gateway</b> -no information received</li> </ul>
<b>PLN19/12.</b>	<p><b>Correspondence Received.</b></p> <p><b>a) To note email from Aquila Holdings re proposed Health &amp; Racquets Club on land south east of Pratts Farm Roundabout</b> It was agreed to invite them to attend the next Planning Committee Meeting on 6<sup>th</sup> March for half an hour (maximum) including questions</p> <p><b>b) To note letter from NALC re public comments on Chelmsford CC Planning Website</b> This will be brought to the City Council’s attention at the next Planning liaison meeting</p> <p><b>c) To note waiting, loading &amp; parking consolidation for Order no 201 Essex Highways – any comments by 8/2/2019</b> Noted</p>
<b>PLN19/13.</b>	<p><b>To receive notification of Any Other Business for referral to the next Meeting</b> No further business</p>