

BROOMFIELD PARISH COUNCIL

A meeting of Broomfield Parish Council's Property & Planning Committee was held on Wednesday 6th July 2016 in the Parish Office, Broomfield Village Hall at 7.30 pm

Members' Present: Chairman Councillor Blake Vice Chairman Councillor Thomson
Councillors: Barnes; Garwood & Mercer

Also Present: Mrs K Hurrell (Clerk) Mrs W Martin (Deputy Clerk)

Public Question Time: No members of public were present.

78. To receive apologies for absence

Apologies were received from Councillor Daden.

79. To receive Declarations of Interest

No declarations of interest were received.

80. To approve minutes of Property & Planning Committee Meeting held on 4th May 2016

A request had been received from Councillor Daden to delete item 34 – Action WD to provide paper for next PC Meeting – A vote was taken: none in favour, 3 against and 2 abstentions, so the proposal to change the minutes was lost.

It was resolved to approve the minutes as drafted and they were duly signed by the Chairman.

Policy Matters:

81. To receive an update on forthcoming meeting about a new Primary School & consider appointment of Cllr Daden to the Parish Council Team for the meeting (decision delegated from full Council)

The Chairman had contacted Cllr Aldridge to arrange meeting dates but nothing had been arranged at the present time. He will contact Councillor Aldridge again regarding this matter.

The Chairman had spoken with Councillor Daden regarding the need for meetings with outside bodies to remain confidential until reported at the next Parish Council meeting, which was agreed.

It was proposed that Councillor Daden joins the team – all agreed.

82. To receive an update on the Chelmsford Local Plan & Chelmsford Development Policy Committee Meeting on 9th June (see <http://www.chelmsford.gov.uk/development-policy-committee-09-jun-2016-700pm> for full details)

Councillor Blake provided a verbal report advising that he had attended the meeting and summarised his speech which he had given, along with representatives of other parish councils in the North and West Parishes Group.

The main points of his speech were that:

- Only 27% of the public had expressed support for any of the 3 Options put forward by Chelmsford City Council
- Over two-thirds of the public had specifically rejected all 3 options
- Alongside this, of the 17 proposed locations for development, all those to the north and west of Chelmsford attracted significant opposition, while those in the City Centre and to the south and east of Chelmsford attracted significant support. This could be the basis of a new option.
- Therefore he had concluded: 'It is surely inconceivable that any of these (*i.e. the 3 proposed*) options as they stand could form the basis of the Preferred Option'.

However, despite this strong and encouraging result from the consultation, planning officers had used phrases to the effect of 'some of the respondents did not support any of the options' and 'Option 1 was the most preferred' (of the 3 options). This did not bode well and suggested that Chelmsford City Council might try to ignore the consultation results and proceed with their original plans anyway.

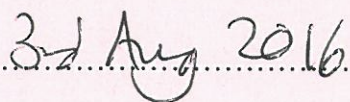
The Preferred Options stage has now been deferred to February 2017. The Parish Council will need to be prepared at that stage to campaign against this – if necessary.

It was agreed that the Chairman contact City Councillor Knight to discuss the way forward with the Chelmsford Local Plan.

ACTION: JB to contact Cllr Knight

Signed:..........

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Dated:..........

83. To receive an update on the Broomfield Neighbourhood Plan

The next stage is to form a Steering Group and Ann Skippers (a local resident who is a national expert on neighbourhood planning) is willing to help and act as an advisor.

It was agreed that the Chairman continues to carry on forming a Steering Group and should write to all Parish Councillors and to all who have expressed an interest in the neighbourhood plan to invite them to an inaugural meeting. After which, the Steering Group will be formally set-up and its membership clarified.

It was noted that the delay in the Preferred Option stage of the Local Plan (see minute 82 above) offered an opportunity to get the Neighbourhood Plan underway before attention focussed again on the Local Plan. It would be useful to develop a local consensus on any possible development before the Local Plan became set in stone, as it could then be much harder to change the expectations of developers towards a different approach that might be contained in the Neighbourhood Plan.

However, it would be necessary to get the neighbourhood plan underway quickly. Ann Skippers had advised that since Broomfield already has a Parish Plan, Village Design Statement and Landscape Character Statement, they could form a starting point for neighbourhood plan consultation, which would save a lot of time. It was agreed that this approach would be desirable.

84. To receive any updates from Local Highways Panel (LHP) including:

a. Previously requested crossing near junction of Main Road/Erick Avenue

Councillor Aldridge has been updated that the lights were once again not working and a Councillor had noticed that work had been carried out earlier today in that area.

The Clerk reported that the figures had been received from Councillor Aldridge regarding the construction costs for a pelican crossing. A copy of the costs was circulated to the meeting.

The Clerk had reported to ECC Highways that this will be a construction junction while development is taking place – Councillor Aldridge confirmed that this had been received.

ACTION – remind Cllr Aldridge to chase up Cllr Bass to provide information on why the costs are so high.

ACTION – Clerk to chase the results of the survey from LHP (see minute no.34)

It was agreed the Chairman speak to Richard Macroydt to take forward the suggestion to leave space to put in a roundabout in the future at the Erick Avenue/Main Road junction.

b. Updates from LHP (referred from full Council) re previous scheme request for crossing on Main Road/Court Road

This request was put in last March to LHP for the 30 mph speed limit to be extended as far as Hospital Approach and that a zebra crossing to be put in near the Court Road junction. A response had been received saying that a crossing in that location would not fit the criteria as it was not in a 30mph zone.

ACTION - reply & say that this should be 30 mph and therefore this could then be considered.

c. Proposed LHP Scheme Request for speed measuring device to be installed in Berwick Ave (see full Council Minutes)

Following complaints from residents regarding the speeding traffic in Berwick Avenue a request had been made for a traffic monitoring device to be installed.

ACTION: Submit the LHP request for a speeding device to be installed in Berwick Avenue – to be supported by Cllr Aldridge

It had been reported at the last planning meeting that the Village gateways were not in line with each other.

ACTION: Village Gateways – request that the signs be level on both sides of the road.

85. To receive any other updates on Policy Matters

All covered already in items above

Application Matters:

86. To consider planning applications to hand:

Application No	Location	Proposal
16/00965/FUL	Hobby Stores 100 Main Road	Change of use from A1(retail) to D1(non- residential institutions)

DECISION: Support

Signed: 

Dated: 3 Aug 2016

16/05116/TPO

7 Deverill Close
Broomfield

T6 - Cedar - Boundary with 5 Deverill Close - Fell to ground level.
Reason: Tree extending over summer house of 5 Deverill Close

DECISION: Object – because we would like to protect a healthy tree that is not causing any damage

16/00892/REM

Beaulieu Park White
Hart Lane Springfield

Development of Zone I, Beaulieu: Construction of 97 houses (8 two beds, 30 three beds, 54 four beds and 5 five beds) and 62 apartments (28 one beds and 34 two beds) and part of 5 four bed houses (in connection with Zone F full planning permission Ref:16/00893/FUL), with associated infrastructure, servicing, landscaping, a substation and car parking.

DECISION: State view that the construction of these houses increases the need for a crossing of Essex Regiment Way for pedestrians and cyclists.

16/00893/FUL

Zone F Beaulieu Park
White Hart Lane
Springfield

Development of Zone F, Beaulieu: Construction of 53 houses (19 three bed, 33 four beds and 1 five bed) and 24 apartments (12 one beds and 12 two beds) and part of 5 four bed houses (in connection with Zone I reserved matters Ref:16/00892/REM), with associated infrastructure, servicing, landscaping and car parking.

DECISION: State view that the construction of these houses increases the need for a crossing of Essex Regiment Way for pedestrians and cyclists.

87. To discuss any other applications received up until the date of the meeting

No further applications had been received.

88. To receive decisions made on previous planning applications

Noted.

89. To receive any items of information received by the Chairman since the last meeting

The Chairman updated the meeting on the flooding issue which was brought to our attention a few years ago. An update of what was reported at the time in the minutes was summarised at the meeting. This incidence of flooding was sorted at that time, with the assistance of the County Council which had become the new flood authority, though continued vigilance was needed especially if new development took place. It was noted that a recent isolated incidence of flooding in one particular property was not connected with the historic problem and was being dealt with by the Civic Amenities Committee – it was not a planning committee issue. The Chairman would report this to Councillor Daden who had raised the matter. She was already being supplied with committee minutes relating to the historic problem to give her a better picture of these issues.

Councillor Jones had written to the Committee outlining his concerns about potential flooding that could arise from development of the Days Garage site, which adjoins his property. The Chairman had already responded to re-assure him on a couple of the issues he raised but would write again following this discussion by the Committee. In discussion, it was noted that due to the large amount of roofing and hard standing already on the Days Garage site, the proposed development may not have as significant effect as a similar development on a greenfield site. Nonetheless, flooding remained a concern in relation to new development. The historic problem (see above) which coincided with the construction of Saxon Gate had illustrated how the complex system of ditches in Broomfield, often in different ownership, meant that developments at some remove from the River Chelmer could cause problems across the surrounding area. It was agreed that this was a further reason for resisting large developments in Broomfield of the size and location envisaged in Chelmsford's recent Local Plan Consultation.

ACTION – Chairman to respond to Councillors Daden and Jones

90. To receive notification of Any Other Business for referral to the Next Meeting

There were no any other business and the Chairman closed the meeting at 9.25 p.m.

Signed: 

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Dated: 3 Aug 2016