



Broomfield Parish Council

A meeting of **Broomfield Parish Council Planning Committee** was held on **Wednesday 2nd November 2022** at 7.30 pm in Broomfield Village Hall for the purpose of transacting the business shown in the agenda. Members of the public were invited to attend.

PLN22/118	Members attending Motion: To record and accept apologies for absence. Present: Cllr J. Blake (Chair) Cllrs R. Mercer, J. Barnes, A. Thomson. Apologies for absence were received from Cllr J. Bowman and accepted.		
PLN22/119	Declarations of Interest There were none.		
PLN22/120	Public Question Time No members of the public were present.		
PLN22/121	To Approve Previous Minutes Draft minutes of the last meeting on 5 th October 2022 had been previously circulated and were approved as published.		
PLN22/122	Planning Applications received:		
a. (71/22)	19/01211/S73/2	Land At Former Paglesham House Hollow Lane Broomfield	Variation of Condition 1 to approved planning application 19/01211/S73/1 (Variation of condition 1 of approved planning permission 19/01211/S73 - (Variation of condition 2 to approved planning application 19/01211/FUL demolition of existing dwelling and outbuildings. Construction of two replacement dwellings and garages. Proposed alterations to plot 2 to create an additional bedroom within a gabled, pitched roof and minor alterations to windows and doors. Construction of an additional cart lodge. Minor relocation of plot 1 dwelling.). Alteration to increase the dwelling height and front door to Plot 1. Alterations to increase dwelling height and alteration to front dormer windows, fenestration and roof light to plot 2. Increase in height of car port.
	DECISION:	No comment.	

b. (72/22)	22/05165/TPO	The Green Church Green	G1 (Marked G2 (T1290-T1759) on map) - Lime x11 - Remove epicormic growth at the base - Reason: Part of routine management
	DECISION:	No objection.	
c. (73/22)	22/01880/FUL	Land at former Paglesham House	Closure of one existing vehicular access and subsequent alterations to the other existing vehicular access and addition of vehicles gates on access road
	DECISION:	No comment.	
d. (74/22)	22/01818/FUL	395 Main Road	Detached garage
	DECISION:	No objection.	
e. (75/22)	22/01571/FUL	Broomfield FC Services Ltd Mill Lane	Alteration of the surface of the site access road from a semi finished track to a permanent reinforced concrete surface. Addition of 2 passing places along the access road.
	DECISION:	Support in principle but object to detail. The concrete surface is not appropriate for the Green Wedge; nor adjacent to and connecting to a Protected Lane. Local Plan, Strategic Policy S11b states: <i>'The Green Wedge has an identified intrinsic character and beauty ..'</i> ; a concrete track would detract from this intrinsic beauty. Sympathetic surfacing appropriate to the rural context is required. Also, water run-off from an impenetrable concrete surface could affect surface water control on adjoining land. The Council would be minded to support the application if these two aspects were satisfactorily addressed.	
f. (76/22)	22/01883/FUL	Kelmscott 319 Main Road	Proposed single storey rear extension with roof light and additional fenestration
	DECISION:	Object. Flat roof is not in keeping with the existing building and is contrary to the Broomfield Village Design Statement (VDS), Section 6a, Village-wide Guidance, bullet point 6 which states: <i>'Extensions to existing buildings, including porches, dormers and loft conversions, should feature pitched roofs depending on context'</i> . (Please note that the Broomfield VDS has been adopted as Supplementary Planning Guidance by the City Council).	
PLN22/123	To discuss any applications received up until the date of the meeting a. To note planning applications received by Chelmsford City Council No applications had been received.		
PLN22/124	To receive decisions made on previous applications		
	a. To note Chelmsford City Council/Essex County Council Planning Application Decisions made since last meeting. It was reported that application 22/01442/FUL (re: 86 Main Road) had been approved, to which the Committee was incredulous. It was agreed to write to the City Council to seek explanation of this change of determination.		

	b. Views are invited on proposals set out in the Chelmsford Community Zone 2 & 3 by 14-11-22 available to view here: https://chelmsfordgardencommunity.co.uk/library/ The proposals were noted.
	Policy Matters:
PLN22/125	Broomfield's Neighbourhood Plan – a. To receive an update on the Neighbourhood Plan & consider any recommendations from the Steering Group A verbal report was presented. The full Council had approved the draft Plan for consultation under Regulation 14 of the Neighbourhood Plan Regulations and arrangements were now being made for publishing and publicising the Plan. This was noted. b. To consider arrangements for an Affordable Housing Needs Survey (to be conducted alongside the NP Consultation) Information about the cost of the Survey, to be conducted alongside the Regulation 14 Consultation, had been previously circulated. It was noted that this Survey would help to inform the housing aspects of the Plan. In conclusion, it was agreed to proceed with the Survey as proposed, up to a cost of £1,500, to be met from the Neighbourhood Plan budget.
PLN22/126	To receive report from North & West Parishes Meeting held on 11-10-22 A verbal report was given about this meeting, which was about the Chelmsford Local Plan Review: Issues and Options Consultation. A common response from the Group had been agreed (drawing out the common elements of the responses from the various parish councils) and had been circulated to the Committee. The report was noted. It was also reported and noted that a meeting of the North and West Parishes Group would take place on 4th November to discuss the proposed high-voltage pylon line through the Parish and adjoining areas. A report would be presented to the next meeting of the Committee.
PLN22/127	Correspondence received
	a. TOWN AND COUNTRY PLANNING ACT 1990 (as amended) Application No: ESS/44/22/CHL Proposal: Proposed temporary compound associated with the operation of the Park Farm mineral extraction area at Bulls Lodge Quarry comprising the parking of contractors' plant and machinery, a mobile welfare unit, operative's caravan accommodation, associated car parking and ancillary development. Access via Channels Drive/Albatross Way for operatives and their caravans, light goods vehicles

	and limited HGV movements to deliver welfare facilities and fuel tanks ongoing fuel deliveries. Location: Land adjacent to Park Farm, Channels Drive, Boreham, Chelmsford, CM3 3PX. - Application has been withdrawn. The withdrawal of this application was noted.
PLN22/128	Any other business to be referred to the next meeting There was none.