



# Broomfield Parish Council

A meeting of **Broomfield Parish Council Planning Committee** was held on **Wednesday 4<sup>th</sup> September 2024** at 7.00 pm in the Parish Office, Broomfield Village Hall for the purpose of transacting the business shown in the agenda.

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| PLN24/84 | <b>Members attending</b><br><b>Present:</b> Cllrs Blake, Thomson, Odelana & Scott<br><b>Apologies:</b> Cllrs Barnes & Bowman<br><b>Motion:</b> To record and accept apologies for absence – unanimously agreed. |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PLN24/85 | <b>Declarations of Interest</b><br>No declarations of interest were received.                                                                                                                                   |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PLN24/86 | <b>Public Question Time</b><br>No members of public were present.                                                                                                                                               |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PLN24/87 | <b>To Approve Previous Minutes</b><br>The minutes of the last meeting held on 7 <sup>th</sup> August 2024 were approved as a true record and signed - unanimously agreed.                                       |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PLN24/88 | <b>Planning Applications received for consultation:</b>                                                                                                                                                         |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| a.       | 23/01335/S73                                                                                                                                                                                                    | Zone D<br>Broomfield<br>Hospital,<br>Hospital<br>Approach | Variation of condition 2 of planning permission 23/01335/FUL (Proposed replacement roof and internal refurbishment. Installation of plant roof and ventilation ducting) to remove the two open canopies to the Goods In and FM Delivery entrances and omittance of the acoustic screens.                                                                                                                                                                                                                                                                                                       |
|          | <b>DECISION:</b>                                                                                                                                                                                                |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| b.       | 24/05667/CAT                                                                                                                                                                                                    | 295 Main Road                                             | T1 Sycamore: to be crown reduced by 3m vertically, 2-3m laterally and deadwood removed, the tree is overgrown. Reason: There is a lot of deadwood present and it would benefit greatly from the proposed works T2 & T3 x2 Willow: repollarded, all growth taken back to knuckles. Reason: The trees are overgrown and would benefit greatly from reduction T4 Apple tree: Two lower limbs removed, the overhang into neighbour's garden cut back to fenceline and deadwood removed. Reason: There is a lot of deadwood present and the tree is encroaching heavily on the neighbour's property |
|          | <b>DECISION:</b>                                                                                                                                                                                                |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| c.       | 24/01110/FUL                                                                                                                                                                                                    | 6 Erick Ave                                               | Proposed single storey rear extension, front porch and garage conversion. Alterations to fenestration, roof materials and render. Widening of access and proposed new boundary wall to front including electric gate                                                                                                                                                                                                                                                                                                                                                                           |
|          | <b>DECISION:</b>                                                                                                                                                                                                |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| d.       | 24/01133/FUL                                                                                                                                                                                                    | 17 Berwick Ave                                            | Demolish existing conservatory and side extension. Development of single storey rear and side extension                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <b>DECISION:</b>                                                                                                                                                                                                |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| e.       | 24/01165/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 22 School Lane | Installation of air source heat pump to front of property |
|          | <b>DECISION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                           |
| PLN24/89 | <b>To discuss any applications received up until the date of the meeting</b><br>No applications had been received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                           |
| PLN24/90 | <b>To receive decisions made by Chelmsford City Council re previous applications consulted upon</b><br>Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |                                                           |
| PLN24/91 | <b>Policy Matters:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                                                           |
| a.       | To consider a Response to the Current Government Consultation on Changes to the Planning System - please see: <a href="https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system">https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system</a>                                                                                                                                                                                                                                                                                                                              |                |                                                           |
| PLN24/92 | <b>Correspondence received (if any)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                           |
| a.       | <b>Response regarding funding of Broomfield Hospital Park and Ride from Bloor Homes</b><br>It has been confirmed by Chelmsford City Council that the £1.35m contribution from Bloor is defined in the Committee Report as:<br><i>"A financial contribution of £1,350,000 (index linked) to be paid by the developer towards the mitigation of the impact of development traffic on B1008, <u>primarily on provision of Park and Ride Shuttle services</u> to Broomfield Hospital from Chelmer Valley Park and Ride site and fare incentives to encourage staff, patients and visitors to use this service; and on alternative transport travel schemes in the vicinity of the Hospital as identified in the emerging Broomfield Neighbourhood Plan."</i> |                |                                                           |
| PLN24/93 | <b>CONFIDENTIAL Planning Enforcement – to note Chelmsford City Council’s Planning Enforcement Notices</b><br><i>The Public Bodies (Admission to Meetings) Act 1960 Sec 1 (2) states "A body may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies"</i>                    |                |                                                           |
| a.       | <b>Planning Enforcement Monthly Update</b><br>Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                           |
| b.       | <b>Update re Roselawn Farm</b><br>The response below has been received from Chelmsford City Council Enforcement Officer in response to the Parish Council’s enquiry:<br><i>Appeals can take three different forms: written representation, a hearing, or a public inquiry. A public inquiry is the most detailed and resource intensive form of an appeal and this is set to take place in October. The appeal decision will be made following the inquiry.</i>                                                                                                                                                                                                                                                                                          |                |                                                           |
| c.       | <b>Update re eastern parcel of land north of Copperfield Road</b><br>The response below has been received from Chelmsford City Council Enforcement Officer in response to the Parish Council’s enquiry:<br><i>We were informed by the developer that a lock has been installed to the gate, however, this issue does not amount to a breach of planning control and the enforcement team cannot take any action if the gate remains unlocked.</i>                                                                                                                                                                                                                                                                                                        |                |                                                           |

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|                 | <i>With regard to the landscaping issues, the developer has now carried out works to replace several failed trees, implement missing planting, and has taken steps to improve the general condition of the landscaping across the development. Whilst there is some outstanding planting to be undertaken, the developer has confirmed that these works are ongoing and regular maintenance is being carried out. The current condition of the landscaping is considered acceptable and further enforcement action is not expedient at this time.</i> |
| <b>d.</b>       | <b>Update re 17 Berwick Avenue</b><br>The Council has received and validated a planning application to “ <i>Demolish existing conservatory and side extension. Development of single storey rear and side extension.</i> ” (ref – 24/01133/FUL) – see PLN 24/88 d) above.                                                                                                                                                                                                                                                                             |
| <b>PLN24/94</b> | <b>Any other business to be referred to the next meeting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |