

Boreham Parish Council

Minutes of the Meeting of the Planning Committee held in the village hall at 7:00pm
on Monday 7th September 2026

Present

Cllr. M. Powell (Chair)

Cllr. P. Elkington

Cllr. J. Raven

Cllr. G Elson

Also in attendance: Lisa Miller, Clerk

P5920. Apologies for Absence

There were no apologies for absence received.

P5921. Declarations of Interest

Cllr Raven declared an interest in all the Planning Items on the Agenda as he had meetings with New Hall School.

P5922. Public Participation Session

A member of the public spoke on the Boreham House application and raised his concerns on the traffic issues that will come about down at J19 if this application is approved especially as the Bio Fuel application has been approved unconditionally. Essex Highways have yet to comment on the Boreham House application.

P5923. Minutes of the Meeting held on 10th August 2026

The Minutes of the Meeting held on Monday 10th August had been previously distributed.
It was RESOLVED that the Minutes be signed as a true record of the meetings.

P5924. To consider Planning Application – 26/05161/TPO - TPO/2006/004 - G14 x1 Ash (Marked T35) - Coppice and leave 60m stump. G14 x1 Ash (Marked T207) - Reduce the 2 stems to the east over footpath to 4 metre stubs. Reduce remaining stems by 2 metres in height and spread, G14 x1 Elm (Marked T47, T48, T216) - Fell, G14 x1 Sycamore (Marked T228) - Fell, G15 x1 Sycamore (Marked T101) - Fell, G15 x1 Elm (Marked T42) – Fell, G15 x1 Oak (Marked T222) - Fell, G2 x1 Ash (Marked T242) - Crown reduction by 2m in height and 3m in spread, sever and strip ivy on east stem, G2 x1 Ash (Marked T245) - Crown reduction by 4m in height and 1m in spread. W1 x2 Sycamore (Marked T341 & T342) - Fell, G6 x1 Cedar (Marked T353) - Fell, W2 x3 Prunus, x4 Hawthorn, x1 Elm (Marked T514, T523, G575, T581, T583, T616, T618) - Fell, W2 x1 Willow (Marked T573) – Reduce main stem by 2m max. W2 x1 Ash (Marked T574) - Fell, W1 x3 Sycamore (Marked T1022, T1023, T1024) - Fell, W1 x1 Sycamore (Marked T1025) - Fell. TPO/2006/027 - G3 x1 Willow (Marked T966) - Remove lowest limb on north west. Reason: General Maintenance at New Hall School The Avenue Boreham Chelmsford CM3 3HS.

The Parish Council has no comment on this application.

P5925. To consider Planning Application 25/01741/FUL - Change of use and conversion of Boreham House and its ancillary buildings to provide new independent preparatory school and pre-prep facilities associated with New Hall School, together with the redevelopment of the eastern courtyard to provide new-build teaching facilities, reinstatement of historic parkland to the front of the building and the provision of associated car

parking, sporting and educational facilities. Retention of existing cottage adjacent to King Henry Hall in residential use at Boreham House Main Road Boreham Chelmsford Essex CM3 3HY.

The Parish Council has no objection to the change of use of Boreham House and its ancillary buildings to provide new independent preparatory school and pre-prep facilities. However, it has major concerns regarding traffic especially now that the Bio Fuel Station has been approved. The Transport Assessment is dated September 2025, so the Parish Council requests an updated Transport Assessment in light of the fact that the Bio Fuel Station and other surrounding applications have since been approved.

P5926. To consider Planning Application 25/01742/LBC - Change of use and conversion of Boreham House and its ancillary buildings to provide new independent preparatory school and pre-prep facilities associated with New Hall School, together with the redevelopment of the eastern courtyard to provide new-build teaching facilities, reinstatement of historic parkland to the front of the building and the provision of associated car parking, sporting and educational facilities. Retention of existing cottage adjacent to King Henry Hall in residential use at Boreham House Main Road Boreham Chelmsford Essex CM3 3HY.

The Parish Council has no objection to the change of use of Boreham House and its ancillary buildings to provide new independent preparatory school and pre-prep facilities. However, it has major concerns regarding traffic especially now that the Bio Fuel Station has been approved. The Transport Assessment is dated September 2025, so the Parish Council requests an updated Transport Assessment in light of the fact that the Bio Fuel Station and other surrounding applications have since been approved.

P5927. To consider Planning Application 26/05178/TPO - G4 - (Marked T19) - Silver Birch - Fell; W1 - (Marked T232) - Lime - Fell; W4 - (Marked T354, T355, T356) - Lime - Remove basal epicormic growth to allow for inspection; G1, W4, G2 - (Marked T79, T89, T368, T403, T430, T433) - Poplar - Fell ; G2 - (Marked T290, T296) - Black Poplar - Fell; G1- (Marked T362, T365, T367) - Sycamore - Fell; W4 (Marked T340, T339, T342, T375) - Ash - Fell; W4 - (Marked T342) - Ash - Fell to 2m Stump; W4 (Marked T353) - Ash - Fell, retain high stump; W4 - (Marked T398) - Ash - Fell stem to east; W4 - (Marked T347, T401) - Willow - Coppice to 1m stump; W4 - (Marked T402) - Willow - Monolith to 4m; T19 - (Marked T278) - Cypress - Fell; T27 - (Marked T283) - Cypress - Remove failed stem. Reason for all - a mixture of disease, decay, dieback and stem failures. Please see report for further details at Boreham House Main Road Boreham Chelmsford Essex CM3 3HY.

The Parish Council has no comment on this application.

P5928. Planning decisions/appeals/observations notified by Chelmsford City Council and Essex County Council since the meeting held on 10th August June2026.

Installation of 4no. new Electric Vehicle (EV) Chargers to serve eight vehicle spaces. Including the removal of the existing EV Charger and supporting infrastructure on site. With alterations to existing vegetation/soft landscaping and minor alterations to existing parking arrangements and forecourt infrastructure.

Boreham Service Station Colchester Road Boreham Chelmsford Essex CM2 5PR

Ref: 26/00965/FUL /Validated: Wed 15 Jul 2026/Status: Application permitted

There being no further matters for consideration, the Chairman thanked the members for their attendance and declared the meeting closed at 7.20pm.