

## SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 12th Feb 2018** commencing at 7.15 pm

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**PRESENT: Councillors:** Dee Hyatt - Chairman  
Cedric Calmeyer  
Martin Cross  
Ron Bullus  
James Colbeck (part)

**In attendance:** Ted Munt, Clerk

### ACTION

**010218 Apologies for absence** – Rosie Hoare

**020218 Declarations of Interest** – None.

**030218 Public Participation Session** – Two members present

**040218 The Minutes of the Meeting** held on Monday 8<sup>th</sup> Jan 2018 were approved and signed as a correct record.

### **050218 Current Issues**

(a) Hall Lane – There has been a meeting with ECC re flooding at the bottom of Hall Lane. They are planning to rectify the situation in the next financial year. However, Cllr Calmeyer to see whether a temporary ditch could be dug in the interim. Cllr Hyatt to check ownership of the land at bottom of Hall Lane.

**Cllr Calmeyer  
Cllr Hyatt**

(b) Maintenance issues – Cllr Hyatt to check on the issue of waste matter being dumped on the side of Blind Lane.

**Cllr Hyatt**

(c) Community centre – Further discussions/meetings needed with the Village Hall and the Sports Club.

**Cllrs  
Bullus/Calmeyer**

(d) Neighbourhood Development Plan – Questionnaire to be inserted in next edition of Topics.

**Clerk**

(e) Chelmsford Local Plan – Cllr Hyatt to collate councillors comments and publish on forums. This will enable residents to see what the P.C.'s thoughts are about this.

**Cllr Hyatt**

(f) Topics – Cllr Hyatt to ask Judy Cecil to write a separate article about the NDP and the need to complete the enclosed questionnaire.

**Cllr Hyatt**

(g) Countryside Properties – The motion to purchase area of land adjacent to the Hall Lane allotments from Countryside Properties was agreed. Proposer Cllr Hyatt, Seconder Cllr Calmeyer.

Note that this land could only be used for allotments. Clerk to add to the asset list. Clerk to check whether there are grants available to help make the land suitable for allotments.

Clerk

(h) PCC – No update

(i) Sports club – Nothing to report.

(j) Sandon Village Hall – Nothing to report. Meeting agreed the annual subsidy was to be £1,400. Clerk to write to Hall to confirm

Clerk

(k) Allotments – They are now all taken. No waiting list at present.

(l) Employee issues – Clerk reported that his pay rate would be increased by two points from 1<sup>st</sup> Jan based on the recent passing of the CiLCA qualification. Certificate will be issued once they had received payment.

Clerk

(m) Annual Assembly – Clerk distributed up to date list of invitees. Cllr Hyatt to provide Brethren contact details. Clerk to chase up missing responses

Cllr Hyatt  
Clerk

**060218 Acceptance of new Councillor** – The meeting agreed to accept James Colbeck as our newest councillor. He signed the relevant forms and joined the council. Clerk to circulate his contact details to the others

Clerk

**070218 Adoption of the General Power of Competence** – The following motion was agreed:

Sandon Parish Council resolves from 12th February 2018 until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

Proposer Cllr Hyatt, Seconder Cllr Cross  
Clerk to locate the Quality Council logo

Clerk

**080218 Correspondence received and action required** – None recorded

**090218 Finance**

(a) The following payments were tabled and approved: Note that individual employee details have been combined under the one cost centre.

Employee costs	£953.59	Tfer
B.T.	£42.02	d/d
Eng Developments	£2831.04	Tfer
D.W.Maintenance	£275.00	Tfer
Thorndon Security	£192.00	Tfer
J. Bambridge	£400.00	Tfer
CiCLA reg	£250.00	Tfer
C.Calmeyer	£9.44	Tfer

## **100218 Planning:**

**18/00059/FUL** Oatlands Southend Road. Two storey front extension with balcony, replacement roof with first floor canopy to front and rear, two storey side and rear extension with rear balcony, alterations to fenestration and side cartlodge. No observations

**18/00171/FUL** Wayside, Mayes Lane. Revised planning application for a new dwelling house to replace existing outbuilding. Sandon Parish Council wish to have this application refused. The existing outbuilding they propose to remove is a small wooden narrow shed. The plans do not make it clear whether this structure is within the curtilage, we feel it definitely isn't. The replacement dwelling is a large 3 bed roomed house which will fill the area between the very tall conifer hedge and the existing house. This is rural land that is totally inappropriate for building and certainly not the building of a dwelling this large. Against Policy DC2 where planning permission will be refused for development within the areas shown as the Rural Area. DC12 ii) states development should not detract from the rural character of the area or result in the loss of attractive views of the countryside This is taking away rural land and views.

We agree with the application that the very ugly domineering conifers should be removed, especially as the lower branches are dead and will not regenerate, and are pleased with the proposal to replace with a natural native hedge. It looks very much out of place in this rural setting. This would however, expose the new building for many years to come.

It is stated in the application that this site is within the East Hanningfield Wooded Farmland, Landscape Character Area, and as such we feel that in this rural location it is inappropriate for the building of this large dwelling.

**17/01818/FUL** Sanbury Woodhill Road First floor and two storey front and side extensions. Note this is an amendment to an original plan. No observations

**18/00193/FUL** 3 Chalklands, Sandon Single storey side and rear extension with juliette balcony. Front porch canopy, First floor side extension over existing garage and repositioning of first floor side window. Part garage conversion. No observations

**18/00240/FUL** 22 Hall Lane Sandon Demolish existing conservatory and construction of a single storey rear extension. No observations

**110218 Reported Incidents - None**

**120218 Information - None**

Meeting closed at 8.55 p.m.

**The next Parish meeting will be held on Thursday 15<sup>th</sup> March 2018 at The St. Andrews Room, Sandon Church at 7.15pm**