

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 4th June 2018** commencing at 7.15 pm



PRESENT: Councillors:
Dee Hyatt - Chairman
Cedric Calmeyer
Ron Bullus
Rosie Hoare
Martin Cross
James Colbeck

In attendance: Clerk

010618 Apologies for absence – None

020618 Declarations of Interest – None.

030618 Public Participation Session – None present.

040618 The Minutes of the Meeting held on Monday 14th May 2018 were approved and signed as a correct record.

050618 Current Issues

(a) Hall Lane – The digging of the ditch to alleviate the flooding issue at the bottom of Hall Lane is outstanding. The owner of the land at the end of Hall Lane has been contacted. Clerk to order twelve keys and new padlock for the allotment gate.

(b) Maintenance and ditch clearing – Three quotes needed to clear ditches on East Hanningfield Road, Butts Green Road, and clearance of brambles/vegetation on this corner. Cllr Hyatt to make some enquiries with local residents.

(c) Community centre – Drawings are now pinned up in the P.C. office. All to make their comments.

(d) Neighbourhood Development Plan – Clerk to source funds for an additional 100 tote bags.

(e) PCC – Cllr Colbeck attended the last meeting. Nothing to report.

(f) Sports club update – Nothing to report.

(g) Sandon Village Hall – Clerk updated meeting on the recent FOI request. Clerk to contact the Village Hall re their concerns and to send a redacted version of the lease.

ACTION

Cllr Calmeyer

Clerk

Cllr Calmeyer

Cllr Hyatt

All

Clerk

Clerk

- (h) Land Register -This needs to be compiled. Can be done via a round robin email.
- (i) GDPR – Clerk updated the meeting. It was agreed that a holding statement be put on the website
- (j) Internal Auditor’s Report – The meeting noted the Annual Internal Auditor’s report 2017/18
- (k) Annual Governance Statement 2017/18 - The meeting approved Section 1 of the AGAR and it was signed by the Chair and the Clerk.
- (l) Accounting Statements 2017/18 - The meeting approved Section 2 of the AGAR and it was signed by the RFO and the Chair.

All

Clerk

060618 Correspondence received and action required – Clerk to respond to resident’s email of 15th May re developments in the parish. To invite resident to the upcoming CCC Planning Committee Meeting 12th June

Clerk

070618 Finance

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

Employee costs	£968.44	Tfer
B.T.	£59.42	d/d
NWG	£22.13	Tfer
C Calmeyer	£58.46	Tfer
BFS Fuel	£32.00	Tfer

- (b) Clerk to add cost of the fridge to the register of assets

Clerk

080618 Planning:

18/00447/OUT Land North Side Of Ladywell Lane Outline Planning Application for 2no. dwellings. Sandon Parish Council object to this application for the following reasons:

- the land in question is agricultural land outside the defined settlement zone. Policy CP5 para 3.6 advises that there is a presumption against inappropriate development in the countryside; Policy DC2, as confirmed by the applicant, confirms that development will be refused unless it complies with either:
 - an expansion of an existing viable rural business;
 - diversification of agricultural or land-based rural businesses;
 - affordable housing;
 - replacement dwelling;
 - local transport infrastructure; or
 - infilling.

None of these criteria apply in this case.

As far as the last criteria is concerned, infilling is described in Policy DC12 as 'a site in a small gap in an otherwise built-up frontage'. This application is clearly not a small gap in a built up frontage, merely a speculative application on prime agricultural land.

The applicant appears to be basing his application on the assumption of a lack of a 5-year housing supply in the district, an issue which we understand not to be the case. They quote a shortfall of 130 in states dated 2013/2014 which cannot be the case now.

Any granting of an application such as this on agricultural land in such an open situation will create a precedent for further speculative applications on other parcels of agricultural and open land in the future. We question whether the site itself has formally-agreed access onto Ladywell Lane and this will need to be confirmed. We are however concerned that the lane itself is a very narrow, single track unadopted road with no vehicle passing places. Furthermore the junction onto the Southend Road is very dangerous, especially with the significant number of quarry vehicles using this road daily. We would therefore ask that if officers are minded to approve this application that due consideration is given to changing the access to directly onto the Southend Road.

18/00853/FUL Steepleview Butts Green Road. Single storey rear orangery, extension of existing decking area, enlarge existing fenestration to side elevations, first floor Juliette balcony and detached garage. No observations

18/00794/FUL Butts Green Livery House Butts Green Road. Provision of new oak framed cart lodge to house 2 cars. No observations

18/00906/FUL Warehouse Bannisters Yard Mayes Lane. Demolition of existing office building, removal of outside storage and construction of a new building for use as an office and warehouse. Sandon Parish Council offer 'no observation' to the building of a new warehouse in Bannisters yard for the relocation of Adcock Refrigeration and Air Conditioning Ltd from Dukes Park to Sandon, on to the brown field site at Bannisters Yard.

We do have reservations regarding the increased volume of traffic to support the move of their staff to this new location. Mayes Lane has a number of industrial sites along its length and the road is in poor condition already with many pot holes. There is a lack of good passing places on this largely single track road with a possible speed limit of 60 mph, and many large lorries supplying Jovic. We would therefore like to see improvements to the infrastructure prior to the building of any new facility. We would expect that the road is both maintained, and improved, so that this extra vehicular volume can be accommodated.

090618 **Reported Incidents – None**

100618 **Information – All to consider whether the P.C. could/should be organising an event for the community.**

Meeting closed at 09.05 p.m.

The next Parish meeting will be held on Monday 9th July 2018 at The St. Andrews Room, Sandon Church at 7.15pm