

## SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 14th August 2017** commencing at 7.19 pm

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**PRESENT: Councillors:** Martin Cross – Acting Chair  
Ron Bullus  
Cedric Calmeyer  
Rosemary Hoare

**In attendance:** Ted Munt, Clerk  
Four members of the public

A member of the public complained about the state of the footpath on the southern side of Southend Road and associated overhanging vegetation. The Highway Rangers are expected to be in the parish in September. Attention would be drawn to them about this issue. He also complained about the speeding of vehicles through the pinch points on the same road. Unfortunately, the Parish Council is unable to resolve speeding issues.

**010817 Apologies for absence** – Dee Hyatt

**020817 Declarations of Interest** – None.

**030817 The Minutes of the Meeting** held on Monday 10<sup>th</sup> July 2017 were approved and signed as a correct record.

### **040817 Current Issues**

(a) Hall Lane – There was nothing to report

(b) Maintenance issues – Cllr Calmeyer reported that there had been six incidents of fly tipping in the parish recently. These had been cleared up but at a cost to the parish. The community needs to keep a watch out. Cllr Cross to put words to this effect on the local forums

(c) Sandon Sports Club issues – Cllr Bullus reported that the Club will not pay the solicitor's fees for updating the lease. Clerk to find out who paid for the last changes made (in 2006). Cllr Calmeyer advised that the P.C. had bought, and installed, one of the dog bins on the sports field. It is down to the Sports Club to buy, and install, the other.

(d) PCC – There was nothing to report

(e) Community centre – Meeting agreed to press ahead with asking the architect to draw up the feasibility study. Cllr Calmeyer to liaise with the architect.

### **ACTION**

**Cllr Cross**

**Clerk**

**Cllr Calmeyer**

(f) Topics – There was concern expressed that there may not have been enough copies printed. Clerk to check. He offered to print more, using the office printer, if this is required.

Clerk

(g) Youth matters – There was nothing to report

(h) Deed of easement – This appears to have been resolved. Thanks were given to Cllr Calmeyer for his efforts with this. Deed now needs to be signed by the Chair, and a fellow councillor, and returned to the solicitor.

Clerk

(i) Neighbourhood Planning update – Meeting was adjourned to allow Mrs Cecil to update meeting with what she and Cllr Calmeyer had found out following a presentation given to them by the RCCE. After the meeting re-adjourned, the Clerk was asked to start the NDP process by applying to the City Council to make the parish of Sandon the Designated Area..

Clerk

(j) Planning Law update – Cllrs Hyatt, Calmeyer and Cross to attend presentation 11<sup>th</sup> Oct. Cllr Calmeyer to organise

Cllr Calmeyer

**050817 Correspondence received and action required** – All to note that Aon are ceasing to offer Parish Council insurance as from our renewal next year. They are recommending BHIB instead. Cllr Cross to investigate.

Cllr Cross

## 060817 Finance

(a) The following payments were tabled to be approved:

List of Payments July 2017 for approval 14<sup>th</sup> August 2017 ref 060817

HMRC Income Tax	£76.60	Tfer
K. Dobson exps	£40.25	Tfer
K. Dobson salary	£385.00	Tfer
T.Munt salary	£258.04	Tfer
T.Munt expenses	£15.50	Tfer
B.T.	£40.87	d/d
Essex Pension Fund	£89.53	Tfer
S.N.Waters (Strimming)	£164.60	Tfer
Hyde Lane Services	£58.85	Tfer
Dee Hyatt (car park sign)	£13.80	Tfer
Cedric Calmeyer	£112.67	Tfer
Supplies4business	£399.60	Tfer
Total for July	£1,655.31	

(b) Budget sheet - Clerk to add Open Gardens heading on budget sheet.

Clerk

(c) Cil remittances.- Clerk confirmed that there hadn't been a duplicate payment.

(d) Change of Mandate – Clerk advised meeting that Cllr Cross will be authorised to agree bank transfers. Cllr Calmeyer to check Financial Regs following change in the way the parish makes its payments. Does the Clerk need a debit/credit card?

Cllr Calmeyer  
Clerk

(e) Bank balance - This end of month sum to be shown on the budget sheets in future.

Clerk

#### 070817 Planning:

17/01125/FUL Recreation Ground. The siting of container for storage purposes (B8 use). No observations

17/01308/FUL Little Claydons Farm Old Southend Road. Two-storey side extension to accommodate staircase. No observations.

17/01346/FUL Site At Rosewood Southend Road. DC-4 states 'All development proposals should safeguard the amenities of the occupiers of any nearby properties by ensuring that development would not result in intrusion and the build form would not adversely prejudice the outlook, privacy or light.' **The housing in Howe Green and on Southend Road is reasonably spaced out giving a rural feel to the area. Whereas 2 houses crammed onto a plot more suitable to one reasonable sized residence, is totally out of keeping with the area and will be very visible and intrusive to the neighbouring properties. Prejudicing their outlook, privacy and light.**

DC-11 for replacement dwellings in the Countryside says: (iv) the proposed replacement or rebuild is acceptable in its setting by virtue of its scale, design, siting and materials and would not adversely affect the character or nature conservation value of the area, **whereas we feel the placing of 2 dwellings to replace one is not acceptable by virtue of its scale, design and siting. Changing the character of the rural area.**

Sandon Village Design Statement HG8 states that proposals for development should ensure the spacing between properties remains in keeping with existing properties. New buildings should be similar in size to the average of nearby properties and in proportion to the size of the site. **We feel this is not the case.** HR3 states The size of a property should be proportional to the size of the plot and in keeping with adjacent properties. **We feel this is not the case.** HR6 states Alterations or new building should blend with existing, nearby buildings. **This does not.**

We feel this is definitely over development of the site, the design being more suitable for a town situation.

17/01319/FUL Chamberlains Farm Sporhams Lane. Demolition of existing buildings and construction of 8 new residential dwellings. The development is along Sporhams Lane, which is a very narrow, protected lane. We originally agreed to the application for fewer houses sited around the original Chamberlain Farm House, as the Industrial/Commercial activities were being removed, and the amount of traffic from the fewer houses against that already using the site would be about equal. The application is now for the construction of a complete new road of very large houses.

The house proposed on the field, which is rural land, is completely unacceptable. DC2 clearly states Planning permission will be refused for development with the areas shown as the Rural Area beyond the Metropolitan Green Belt unless for agriculture of forestry etc.

DC-11 for replacement dwellings in the Countryside says (iv) the proposed replacement or rebuild is acceptable in its setting by virtue of its scale, design, siting and materials and

would not adversely affect the character or nature conservation value of the area, we feel the placing of 8 new dwellings in this location, forming a completely new road of houses, on a protected lane is definitely not acceptable by virtue of its scale, design and siting. Changing the character of the rural area. 3.18 states Inappropriate replacement or rebuilding of existing dwellings in the countryside have a detrimental effect on the openness and rural character of the countryside. Therefore a key criterion of the policy is to limit replacement dwellings to that of a similar size and scale to the existing property. There is no existing property and we feel this is over development of a very rural site. This number of houses will detract from the rural character of the area.

DC15 - Protected Lanes says planning permission will be refused for development that would have an adverse environmental impact upon Protected Lanes. Any proposals which would give rise to a material increase in the amount of traffic using Protected lanes will not be permitted. This is one such case.

**080817 Reported Incidents - None**

**090817 Information: - None**

Meeting closed at 9:30 p.m.

**The next Parish meeting will be held on Monday 11<sup>th</sup> Sept 2017 at St Andrews Room, Sandon Church at 7.15pm**