

## SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 9th Oct 2017** commencing at 7.15 pm

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

**In attendance:** Ted Munt, Clerk

### ACTION

**011017 Apologies for absence – None**

**021017 Declarations of Interest – None.**

#### **031017 Public Participation Session**

The council supported the plans put forward by the landlord of The Crown for a community party to be held on the green next Aug bank holiday (26<sup>th</sup>).

The P.C. could use the event to promote the neighbourhood plan.

A resident complained about the overhanging vegetation on the path between Gablesfield and The Green. Clerk to contact Highway Rangers re trees/hedge outside 2 Gablesfield. Cllr Hoare to contact the owner of 2 The Green. Clerk to contact Parks and Recreation re excess vegetation in, and around, the pond at Gablesfield

**Clerk**

**Cllr Hoare  
Clerk**

**041017 The Minutes of the Meeting** held on Monday 11<sup>th</sup> Sept 2017 were approved and signed as a correct record.

#### **051017 Current Issues**

(a) Hall Lane – Clerk to contact Countryside Properties re purchase of land behind allotments. Clerk to contact the recommended solicitor. Cllrs Calmeyer and Hyatt to establish status of the other piece of land by the allotments.

**Clerk  
Clerk  
Cllr Calmeyer  
& Hyatt**

(b) Maintenance issues – Cllr Calmeyer has three quotes to carry out the necessary repairs to the Howe Green car park. It was agreed to go for the quote totalling £1,950 + VAT. Clerk to use the CIL money which is owing to the parish to cover this. This needs to be shown separately in the accounts

**Clerk**

(c) Community centre – Cllr Calmeyer has met up with the architect and is awaiting for the plans to be drawn up. If crowd funding is required, then it may be better to use professionals

(d) Neighbourhood Development Plan – An initial meeting has taken place. A number of residents have been approached to gauge their interest in joining an NDP Steering Group.

- (e) The meeting voted to accept the Terms of Reference for the proposed NDP Steering Group. This can be seen on the council's website. The next step is for this group to form and to nominate the Designated Area.
- (f) Rural Community Service – It was decided not to participate in the survey
- (g) Howe Green Action Group – Cllr Hyatt reported back on the constructive discussions that the council had had with this group.

**061017 Correspondence received and action required –**

- a) It was decided not to contribute to the next edition of Parish Life

**071017 Finance**

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

Employee costs	£863.01	Tfer
B.T.	£53.30	d/d
Supplies4business	£12.00	Tfer
PKF Littlejohn LLP	£240.00	Tfer
EALC	£78.99	Tfer
Crawfords	£149.04	Tfer
Hyde Lane Services	£69.30	Tfer
Baddow Spartak	£215.64	Tfer

- (b) The clerk reported that we may have surplus income, and reduced expenditure, against the budget. This will put the council in a healthier financial situation at the year end.
- (c) Clerk to send back revised mandate form

Clerk

**081017 Planning:**

17/01497/OUT Land East Of Howe Green Cottage Southend Road. Proposed two new dwellings. Sandon Parish Council opposes this application as the land East of Howe Green Cottage on Southend Road is classified as Amenity Land and as such does not have any rights for development. Amenity land is supposed to provide a green space in between developments or belts of land. Amenity Land is for grazing animals or planting trees and has to be kept neat and tidy.

We feel this piece of land should remain as designated and definitely not built on, which would ruin the Rural feel of the area.

17/01613/FUL Beverley Woodhill Road. Single and two storey rear extension. No observations

17/01615/FUL Coppins Butts Green Road. Single storey front porch extension and first floor rear extension. No observations

17/01546/FUL Broadoaks Great Gibcracks Chase. Proposed 3 Bay Garage / Cart Lodge. No observations

17/01565/FUL. Land At Tall Oaks Mayes Lane. Use of building for business purposes and retrospective application for access. Sandon Parish Council wishes to object to this application on the grounds that it contravenes Policy DC2 ' development in the countryside.

The shed/building has shown no signs of business occupation as far as we are aware for a very a very long time, and to put into business use now would certainly require development, and toilet facilities which would make this site into a complete development, with a suitable roadway access on the land from the road and would need parking facilities and space to turn around to exit the site.

This would change this rural setting into a commercial building site that we can see would then be further developed at a later date, which is totally unacceptable and definitely over development of the site.

This site would be accessed by a very steep entrance on a blind bend. Most vehicles would find this access very difficult to negotiate and the bend would make this extremely dangerous for all concerned.

If this application is granted it would set a precedent for future speculative applications from other landowners in the local area, thereby destroying our rural parish.

#### **091017 Reported Incidents - None**

**101017 Information:** - All to note that Clerk will be on the last CiCLA course Weds 11<sup>th</sup> Oct. so the office will not be manned that day.

All councillors to see whether there are any budding councillors out there.

**Councillors**

Meeting closed at 9.03 p.m.

**The next Parish meeting will be held on Monday 13<sup>th</sup> Nov 2017 at The St. Andrews Room, Sandon Church Howe Green United Reformed Church at 7.15pm**