

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 9th April 2018** commencing at 7.15 pm



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

In attendance:

010418 Apologies for absence – The Clerk, Cllr Cross

020418 Declarations of Interest – None.

030418 Public Participation Session – One member present. No issues raised

040418 The Minutes of the Meeting held on Thursday 15th Mar 2018 were approved and signed as a correct record.

050418 Current Issues

(a) Hall Lane – Council agreed to spend c. £1,500 on the digging of a permanent ditch to alleviate the flooding issue at the bottom of Hall Lane. Still awaiting third quote from Cllr Cross. Further fly tipping has occurred on the land that now belongs to the SPC. Cllr Hyatt to source sign stating that this is parish land, and that no fly tipping is permitted. Possibility of CCTV to be installed.

(b) Maintenance issues – Tractor has now been serviced.

(c) Community centre – Nothing further to report. Cllr Hoare to take plans to the church.

(d) Neighbourhood Development Plan – 163 completed questionnaires have been received. The prize draw will be held at the Annual Assembly. George to draw winning entry out, and Cllr Calmeyer to present. Mrs Cecil will pull together a short film, and slide show, and present to the Annual Assembly.

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

(f) Sports club – Nothing to report.

(g) Sandon Village Hall – Nothing to report

ACTION

Cllr Calmeyer
Cllr Cross

Cllr Hyatt

Cllr Hoare

Cllr Calmeyer

(h) Annual Assembly – All to send their comments re Chairman’s piece to Cllr Hyatt. There is a need to advertise the meeting. Cllr Calmeyer to liaise with the W.I. re refreshments. See note above re prize draw. Cllr Bullus to prepare the draft accounts.

**All
Clerk
Cllr Calmeyer
Cllr Bullus**

(i) Flooding – Cllr Bullus reported that some of the road drains have silted up and need unblocking. He will prepare a plan showing the roads where flooding is occurring. This to be passed to the Highways Authority. Residents to be encouraged to report issues on the H.A. website themselves.

Cllr Bullus

060418 Correspondence received and action required – None

070418 Finance

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

Employee costs	£564.51	Tfer
B.T.	£47.10	d/d
Talk to Pheonix	£7.19	Tfer
Paypal	£9.29	Tfer
Groundwork	£408.39	Tfer

080418 Planning:

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 comments

18/00531/FUL. Kaeden Place Blind Lane Sandon. Replacement of existing former agricultural building with a single dwelling-house and double garage; new hay barn; new stable block; new machinery store/staff facilities and grooms quarters. Sandon Parish Council recommends this application be refused. We voiced our concerns on the original planning applications 11/00710/FUL/12/01331/FUL and 15/00610/FUL and 16/01312/FUL with regard to the conversion of part of the barn buildings to habitable accommodation which was realised with the owner living on site but permission was given. We were especially concerned that this would then changed to a full application for a house, which of course it now has.

Policy DC33 states that planning permission will only be granted for a new agricultural workers' dwelling where it meets all of the criteria. This does not. It is a new housing development on agricultural land.

With the removal of the existing barn we understand the need for a replacement building to accommodate/stable the many horses on the property. The Sandon Village Design Statement HR5 requires this should be of a scale that is sympathetic to the rural landscape character and the impact is reduced by careful tree screening. We would be happy for just the new barn conversion.

DC-2 states that rural buildings should have a materially less impact on the openness, appearance and character of the Rural Area. DC-11 also states buildings should not harm the openness of the countryside. No residential accommodation should be permitted on this site.

The Parish Council is also concerned that the owner or someone has removed the conifers that lined Blind Lane but no attempt has been made to level or replant the verges, which have been left to nature with blackberries and weeds growing. This has ruined a very pleasant little country lane, and we are also concerned that the area around the new buildings will not be aesthetically planted/screened and also ruined. Being a public footpath access it is essential the whole area is kept visually neat and tidy. We complained about this in 2016 and if anything the lane looks worse now than previously, with no attempt to beautify this very well used lane to the Public Footpath.

If this application is approved, we feel it should go to planning committee.

18/00501/REM. Land East of Howe Cottage. Reserved Matters. Application for a two storey detached dwelling, detached garage, site layout & vehicular access point. No observations.

090418 Reported Incidents – Car appears to have dumped in the Howe Green car park. However, it is taxed and insured so authorities unwilling to address the problem.

100418 Information – None

Meeting closed at 8.00 p.m.

The next Parish meeting will be held on Monday 14th May 2018 at The St. Andrews Room, Sandon Church at 7.15pm