

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **St Andrews Church Meeting Room** on **Monday, 14th January 2019** commencing at 7.15 pm



PRESENT: Councillors:
Dee Hyatt - Chairman
Elaine Williamson
Ron Bullus
Martin Cross

In attendance: Clerk, one member of the public

ACTION

010119 Apologies for absence – Cllrs Calmeyer and Colbeck

020119 Declarations of Interest – None.

030119 The Minutes of the Meeting held on Monday 10th December 2018 were approved. Cllr Hyatt signed as a correct record.

040119 Public Participation Session – A member of the public presented plans on his proposed building work

050119 Current Issues .

(a) Maintenance and ditch clearing – Nothing further to add.

(b) Community centre – ditto

(c) Neighbourhood Development Plan – Cllr Hyatt gave an update on the recent meeting. Clerk will print 45 of the agreed business questionnaires and sae's and give to Cllr Calmeyer. He could print more if required.

Clerk

(d) PCC – Meeting agreed that next year's budget should show an allocation for room hire to the Howe Green United Reformed Church.

Clerk

(e) Sports club update – Nothing further to add

(f) Sandon Village Hall – The meeting noted the request for a contribution towards the proposed car park entrance repairs. It was agreed that the P.C. pay 10% of the final invoice (including VAT).

(g) Local Council Award – Clerk updated the meeting with the latest developments. This month's payment includes the £60 NALC registration fee. He will hope to have completed the work needed to enable a resolution to be passed at Feb's meeting.

Clerk

(h) Internal Auditor – Clerk has two quotes already and is waiting to hear from the auditor used by both Danbury and Great Baddow. Decision needed about who to use at the next meeting.

Clerk

- (i) Topics – Meeting agreed the order of the items. Cllr Hyatt to approach Ron Robbin-Coker for his help once again. **Cllr Hyatt**
- (j) Enchanted Cinema – Meeting reviewed notes created by Cllr Hyatt following an informal chat with the representative. It was agreed to go for Thursday 11th July. More clarification will be needed before Feb meeting. **All**
- (k) Future Meetings – Meeting agreed the following meeting dates for 2019. 11th Feb, 4th Mar (note this date is the FIRST Monday of the month), 8th April, 13th May, 3rd June (note this date is the FIRST Monday of the month), 8th July, 12th Aug, 9th Sept, 14th Oct, 11th Nov, 9th Dec. Note revised date of the Annual Assembly is Thurs 23rd May. This is to avoid the purdah period (26th March to 4th May). Clerk to update meeting calendar. **All**
Clerk
- (l) Lawnmower – Meeting approved the purchase of a smaller, more suitable, lawnmower. Cllr Calmeyer to obtain three quotes. **Cllr Calmeyer**
- (m) Cricket on the sports ground – Meeting welcomed the prospect of cricket coming back to the sports ground

060119 Correspondence received and action required – No enthusiasm to enter Village of the Year 2019

070119 Finance

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

Employee costs	£837.89	Tfer
Plusnet (two months)	£46.44	d/d
Talk To Pheonix	£100.00	Tfer
NALC	£60.00	Tfer

- (b) The nine month budget update showed £101 interest rec'd in the year.

080119 Planning:

18/01980/FUL West Barn 12 Sandon Brook Place. Retrospective application for a single storey timber outbuilding to rear of existing dwelling. The initial comments were “No observations due to very scant details on planning portal.” Note this was subsequently amended to:

Sandon Parish Council ask the Council to refuse this application, now that we have been able to see detailed information on the build. This structure is far too big and domineering for the garden and it blocks the open views from the neighbouring properties, and feel it is not for domestic use but for business purposes.

DC2 agrees with this, where planning permission should not harm the openness, appearance of character of the Rural Area.

Sandon Village Design Statement **HG8** states Proposals for outbuildings should ensure the new building should be in proportion to the size of the site and **HG9** says Outbuildings should fit into the site context and not dominate the site or street scene.

This huge 2 storey building is totally out of context in its situation.

18/02036/FUL Honeycombe Sandon Hall Bridleway. Retrospective application for rear garden outbuilding. No observations.

17/00490/MAT October House East Hanningfield Road. Material amendment to planning permission 17/00490/FUL - (Proposed first floor side extension and pitched roofs to existing flat roof dormer) - To move one window to the loft level and install a velux roof balcony at rear of property. No observations.

18/02072/FUL. Site At Wayside Mayes Lane. New dwelling to replace existing outbuilding. Sandon Parish Council wish to have this application refused. The proposed site is not within the curtilage of Wayside. This is rural land where a very large four bedroom house is totally inappropriate plus a 1-bed sit. The existing outbuilding with accommodation was permitted, which can be understood with this size of plot to provide accommodation for rural workers. 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 very large dwelling.

DC-1 controlling development in the Metropolitan Green Belt where planning will be refused unless directly related to Agriculture or Forestry.

DC-2 where planning permission will be refused for development within the areas shown as the Rural Area, new building will be refused if not used for agriculture nor an essential small-scale facility for outdoor sport or recreation, and does not preserve the openness of the rural area. This is a huge very modern four bedroom residential property. It will impact on the openness, appearance and character of this 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.

The intrinsic character and beauty of this area of open countryside will be adversely impacted upon if this is permitted, and we can see a raft of other applications following if this is permitted.

18/02090/FUL Site At Gatesgarth Ladywell Lane Sandon. Demolition of existing dwelling and replacing with 3 detached dwellings. Alterations to access road and all associated works. Sandon Parish Council agree Gatesgarth needs replacing, and agree that this is a reasonable sized plot. We do however feel that placing three detached houses with very little space in between is not in keeping with this very rural spot. This is overdevelopment of the site and is not in the Defined Settlement.

Sandon Village Design Statement HG8 states Proposals for infill development, extension or outbuildings 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. **HG15** states Landscaping and boundaries should be consistent with the rural location.

It is felt that three houses would totally spoil the rural feel, and they are not of a similar size to existing and it would put a huge strain on the very narrow lane, especially with the insufficient off street parking space provided for three houses. Visitors will be forced to

park on the pavement on the very busy road off the A1114, where hundreds of lorries for the quarry pass by on a weekly basis. We are surprised to see passing bays on private land have been included in the application.

DC2 agrees with this, where planning permission should not harm the openness, appearance of character of the Rural Area.

DC11 for replacement dwellings in the countryside. Planning permission will be granted for the replacement or rebuilding of an existing dwelling outside the Urban Areas and Defined Settlement provided: the proposed dwelling is of a size and scale similar to the original dwelling, and the proposed dwelling is served by a metalled or otherwise suitable access road.

The new dwellings are not of a similar size to the existing, but more suited to a housing estate situation. The access road is extremely narrow and could not be termed a suitable access road, especially for the build.

DC12 Infilling in the Countryside. Planning permission will be refused for residential infilling outside the Urban Areas or Defined Settlements unless: i) the site is a small gap in an otherwise built up frontage: and ii) development does not detract from the rural character of the area iii) the proposal does not consolidate existing development in remote areas or served by unsatisfactory roads.

This development does not fit this requirement.

18/0214/FUL 22 Gablefields Sandon. Move existing 2 metre rear side garden wall to the boundary, adjacent to the footpath. No observations.

090119 Information – All to note Village Hall car park repairs to take place 17th and 18th January.

100119 Confidential item – Clerk to file suggested messages in readiness.

Clerk

Meeting closed at 9.25 p.m.

The next Parish meeting will be held on Monday 11th February 2019 at Howe Green United Reformed Church, at 7.15pm