

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **St Andrews Church Meeting Room** on **Monday, 8th July 2019** commencing at 7.15 pm



PRESENT: Councillors:
Dee Hyatt - Chairman
Cedric Calmeyer
Alan Kalbfell
James Colbeck
Martin Cross
Elaine Williamson

In attendance: Clerk

ACTION

010719 Apologies for absence – None

020719 Declarations of Interest – None.

030719 Public participation session.

040719 The Minutes of the Meeting held on Monday 3rd June 2019 were approved. Cllr Hyatt signed as a correct record.

050719 Current Issues.

(a) Maintenance and ditch clearing – Cllr Calmeyer still waiting for quote to clear out the Copping's ditch. Cllr Cross to accept the offer from a resident to cut the grass on the corner of East Hanningfield Rd and Southend Rd. Cllr Calmeyer to come up with a draft proposal on the "Community Right to Challenge"

**Cllr Calmeyer
Cllr Cross
Cllr Calmeyer**

(b) Allotments – Cllr Calmeyer has now had these measured. Clerk to write to number 3 plot holder reminding them of the non-cultivation rule. Clerk advised that there are now two people on the waiting list. Any extensions to the site will take place in the autumn.

Clerk

(c) Community Centre – no update

(d) Neighbourhood Development Plan – Cllr Hyatt reported that the policies are in the process of being written.

(e) PCC – Cllr Colbeck reported back on their concerns about speeding vehicles in the village. Should we erect electronic speed signs? Also about missing dog waste bins. Cllr Calmeyer will investigate getting replacements.

Cllr Calmeyer

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| <p>(f) Sports club update – Cllr Kalbfell reported that the recent issue over car park clashes should be resolved with advance notification via emails. Cllr Calmeyer to look at upgrading gate security at the top of the field. The bin needs to be better secured following recent vandalism. Cllr Kalbfell to log this incident with the police. Clerk to give the OK to 17th and 31st August events. Meeting considered request to improve the state of the pitches. Clerk to ask for more information.</p> | <p>Cllr Calmeyer Cllr Kalbfell Clerk Clerk</p> |
| <p>(g) Sandon Village Hall – Cllr Kalbfell to explore the idea of installing a defibrillator at the Village Hall.</p> | <p>Cllr Kalbfell</p> |
| <p>(h) Community Film Evening 22nd Aug – Meeting agreed the film would be The Greatest Showman. Agreed an initial budget of £2,200 to pay for the cinema company and film hire. Clerk to pull together a synopsis of what has currently been agreed. Further meeting to be arranged for 30th July.</p> | <p>Clerk</p> |
| <p>(i) Public access defibrillator – See (g) above.</p> | |
| <p>(j) Travellers – Meeting thanked Cllr Calmeyer for his efforts on the day. However, more support from the available cllrs was needed. All to supply Cllr Hyatt with their tel no's so that she can create a whatsapp group for such emergencies.</p> | <p>Cllr Hyatt</p> |
| <p>(k) Topics – Meeting agreed a running order for the summer Topics. Cllr Kalbfell to provide two pieces on mental health plus the micro grants that were available. Cllr Cross to come with an item on the forums.</p> | <p>Cllr Kalbfell Cllr Cross</p> |
| <p>(l) EALC meeting 27th June – Cllr Kalbfell gave an update. Clerk to find out more about the mental health training. Clerk to express Sandon's interest in the reformation of the Chelmsford Association of Parish Councils. Cllr Kalbfell to find out more about the Special Constables scheme.</p> | <p>Clerk Clerk Cllr Kalbfell</p> |
| <p>(m) Sandon quarry – Cllr Hyatt gave feedback from the recent meeting. There has been a request to Bretts to improve the Sandon Hall Bridleway. Next liaison meeting 16th Oct.</p> | |

060719 Correspondence received and action required –

Cllrs Hyatt and Kalbfell to accompany the clerk to the EALC AGM 19th Sept. A local parishioner is asking whether there is any appetite among the residents in re-starting the Speedwatch team.

070719 Finance

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

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| Employee costs | £1041.31 | Tfer |
| Plusnet | £24.06 | d/d |
| Village Hall | £700.00 | Tfer |
| BHN Garden Centre | £47.98 | d/d |
| Software pro World | £34.99 | d/d |
| Strutt & Parker | £2035.00 | Tfer |
| The Silent Disco | £897.00 | Tfer |
| RCCE | £72.60 | Tfer |
| E. Doe | £65.40 | Tfer |
| EALC | £132.00 | Tfer |
| Wave | £51.38 | Tfer |
| ICO | £40.00 | d/d |
| BFS Fuel | £37.12 | Tfer |

(b) Budget – Meeting accepted the latest budget.

080719 Planning:

19/00941/FUL. Land Opposite Peach House Southlands Chase. Change of use of stables to offices (B1).

Sandon Parish Council feels this application should be based on the present Local Plan and not the prospective Plan not yet agreed, and refused.

DC1 and 2 states that planning permission will be refused for development within the Metropolitan Green Belt except where the proposed development is directly related to agriculture, sport or affordable housing, which this is not. For reuse of a building, it should have a materially lesser impact than the present use on the Rural Area, which it will have a bigger impact with more vehicles using the facility.

DC57 Re-use of Rural buildings, allows permission for re-use if it is suitable for the proposed use and the volume of traffic it generates is appropriate. This is a single carriageway road with no passing places until you get to the ends of the road, which would have an adverse effect for the nearby residential occupiers. Evidence should have been submitted to show that every reasonable effort has been made to secure a suitable business re-use e.g. stables.

We are extremely concerned that this development, if granted, could be used as a residential property and not just a 9 to 5 business use, which would be unacceptable in this large field/rural area.

19/00786/FUL Sandon Sports Club Recreation Ground Rectory Chase . Retrospective application for the erection of floodlight pole with two lights. No observations

19/05109/TPO . The Oaks Southend Road Howe Green . T3 Oak - Reduce eastern branch nearest property by up to 1.5m/ Reduce two northern branches up to 1.5m to first available sub-lateral growth point/ Reduce lower branch by up to 2 metres/ Reduce north western branch primary lateral by up to 1.5m to vertical sub-lateral growth point/ Reduce

vertical sub lateral by up to 1.5 metres; T2 - Oak - Reduce overhang by 1m over shed -
Reasons: To reshape the canopy and reduce weight of branches. No observations

19/01050/FUL . The Sandon School Molrams Lane . Installation of new barrel vaulted powder coated steel canopy . No observations.

19/01032/FUL . 13 Chalklands Sandon . Single storey rear extension . No observations.

19/01077/FUL . Richmond Southend Road Howe Green . Demolish existing dwelling and outbuilding. Construct replacement dwelling with additional garage and stables. No observations.

15/02135/S73. Land At Former Sandon Centre Woodhill Road . Material amendment to permission reference 15/02135/FUL (Construction of gospel hall and associated external works including use of the existing car park as an overflow facility for Sandon School), as amended by 15/02135/MAT, for amendments to elevations, retention of existing access and development of drainage strategy. No observations.

19/01157/FUL . Land East Of Myjoy Woodhill Road . Erection of four detached dwellings with garages. Additional formation of an access and associated infrastructure.

Sandon Parish Council disagrees with this planning application.
This is agricultural land, that is a valuable resource for our future and building here will destroy the open views for the nearby properties.
DC12 states that infills should be a small gap in an otherwise built up frontage, which this is not. It should not detract from the rural character of the area, which it would. Infilling within the Metropolitan Green Belt is by its very nature inappropriate and planning permission should be refused.
There are already plans for a very large number of houses to be built in our Parish which we feel completely meets the current Housing Delivery numbers for our area.

Meeting closed at 9.24 p.m.

The next Parish meeting will be held on Monday 12th Aug 2019 at Howe Green United Reformed Church at 7.15pm.