

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 12th August 2019** commencing at 7.15 pm



PRESENT: Councillors:
Dee Hyatt - Chairman
Cedric Calmeyer
Alan Kalbfell
James Colbeck
Martin Cross (from 8:25)

In attendance: Clerk

ACTION

010819 Apologies for absence – Cllr Williamson

020819 Declarations of Interest – None.

030819 Public participation session.

040819 The Minutes of the Meeting held on Monday 8th July and 30th July 2019 were approved. Cllr Hyatt signed as a correct record.

050819 Current Issues.

(a) Maintenance and ditch clearing – Cllr Calmeyer still waiting for quote to clear out the Copping's ditch. P.C. will cut the triangle at junction of East Hanningfield and Southend Road. Cllr Calmeyer presented a copy of the "Community Right to Challenge". This to be discussed at a later meeting.

Cllr Calmeyer

(b) Allotments – The plans to improve the allotments are delayed. Meeting agreed that number six plot holder be given more time to improve their plot. Cllr Calmeyer has attended an allotment course. He will provide a summary in due course.

Cllr Calmeyer

(c) Community Centre – further discussions with the Sports Club needed at their next meeting. Cllr Calmeyer to attend with Cllr Kalbfell.

**Cllr Calmeyer
Cllr Kalbfell**

(d) Neighbourhood Development Plan – Cllr Hyatt reported that this is still being progressed by the team.

(e) PCC – nothing to report

(f) Sports club – See item c above.

(g) Sandon Village Hall – Cllr Kalbfell said that the installation of a defibrillator inside the Village Hall was being considered. He has agreed to act as caretaker during the film evening once the film is being shown.

Cllr Kalbfell

(h) Community Film Evening 22nd Aug – The latest action sheet was read out and agreed. Clerk to reissue with a risk assessment and first aid kit shown. Clerk to check any filming arrangements with Silent Disco Co.

**Clerk
Clerk**

(i) Public access defibrillator – Should one be installed on the outside of the proposed Community Centre?

(j) Summer Topics – Favourable feedback has been received. At least three people have requested copies of the book, and two wish to be included on the mental health training course.

Clerk

(k) Community Special Constables – After some discussion, it was agreed that we do not wish to participate with this for the time being.

(l) Community enablers – Clerk to invite their rep to our Oct meeting.

Clerk

(m) Chelmsford Art Giveaway – Meeting agreed that we would participate.

Clerk

(n) Dog bins – It was agreed that we purchase three. Two will replace the original ones sited at Hall Lane and Cards Rd, the other will be placed at the Howe Green car park. Cllr Calmeyer to provide what needs to be ordered. Clerk to order

**Cllr Calmeyer
Clerk**

060819 Correspondence received and action required –

070819 Finance

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

Employee costs	£1069.13	Tfer
Plusnet	£21.85	d/d
CCC	£77.00	Tfer
Parish Magazine Printing	£202.75	d/d
Film	£9.97	d/d
Filmbank Media	£150.00	Tfer
EALC	£60.00	Tfer
BFS Fuel	£145.15	Tfer

(b) Budget – Meeting accepted the latest budget. Clerk to separate out film costs

Clerk

(c) Meeting noted the extension to the Plusnet contract for a further two years. This will incur an extra 50p per month on the agreed contract price.

080819 Planning:

19/00944/OUT. Land North Of Hilltops Southend Road. Outline application with only access being sought, all other matters reserved. Construction of a detached dwelling with detached double garage. Replacement formation of access.

Sandon Parish Council want this application to be refused.

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. The access onto Southend Road is on the blind brow of the hill next to the Bus Stop, which is very dangerous, and opposite is the very busy East Hanningfield Road.

19/05120/TPO. The Mount East Hanningfield Road . Oak - Fell to leave stump which forms part of the property boundary - Reason: Tree is dead. No observations.

19/01260/FUL. 8 The Lintons. Proposed single storey front extensions. No observations

19/01077/FUL Richmond Southend Road Howe Green. Demolish existing dwelling and outbuilding. Construct replacement dwelling with additional garage and stables.

Sandon Parish Council originally offered 'no observations'. We are not permitted to view the site and the very small drawings submitted are difficult to read and to assess actual size of the development. We have a lot of development of smaller homes to much larger premises, and this we felt falls into this category.

On revisiting this application and further information received, we feel it does not sit well in its setting.

1. The large 3 storey house will take away the privacy and amenity of the neighbouring properties. DC1 states that replacement or extension of an existing dwelling where it accords with DC11 or DC47 will be permitted in the Green Belt. DC11 states the proposed dwelling should be of a size and scale similar to the original dwelling, and served by suitable access road and not adversely affect the character of the area. This does not comply.
2. The 2 storey stable block at 9 metres high and 15 metres long is excessive and unnecessary for the housing of horses, especially as existing stables being retained. In this setting a single storey stable block, and separate hay store, replacing existing, would be more acceptable.
3. The 2 storey garage block, is we understand for the renovating of classic cars and linked to the applicants business, this will increase the amount of traffic to this site and noise.
4. The dividing hedgerow has been allowed to become very tall trees which does form some screening but is not maintained. At approximately 12 metres it is excessive and the owners must be responsible for these conifers etc., which a present are neglected and overhang neighbouring properties. This urgently needs addressing.
5. The access road is very narrow, and we are very concerned about damage to the houses either side and the amount of traffic for such a large development will cause noise and pollution. We also understand that part of this road belongs to a neighbouring property. Entry from the very busy Southend Road is potentially detrimental to the free flow and safety of traffic on Southend Road.
6. The swimming pool block is excessive in height, having a 2 storey structure next to the boundary is unacceptable for the neighbouring houses.
7. We do not see a newt or bat survey in the paperwork? With a development of this size we would have expected to see them.

This is a backland plot in the Green Belt, where the buildings should not dominate the scene and views of the countryside. The visual impact, scale and siting of such a large development is inappropriate.

Previous applications have been refused. We objected to the wish for 2 residences on this site, and now this development could easily become 3 habitable areas, with very little work, in the future. This concerns us greatly.

The Application does not give sufficient information, or clear diagrams, therefore the true dimensions are cleverly hidden.

We therefore want this application refused.

090819 Items of report and potential matters for future agendas

Clerk clarified that he would be away Mon 19th and Wed 21st Aug. He should be back to help with the film evening on the 22nd.

Meeting closed at 8:40 p.m.

The next Parish meeting will be held on Monday 9th Sept 2019 at St Andrews Church Meeting Room at 7.15pm.