

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **St Andrews Church Meeting Room** on **Monday, 9th September 2019** commencing at 7.15 pm



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

In attendance: Clerk

010919 Apologies for absence – None

020919 Declarations of Interest – None.

030919 Public participation session. None present

040919 The Minutes of the Meeting held on Monday 12th August 2019 were approved. Cllr Hyatt signed as a correct record.

050919 Current Issues.

(a) Maintenance and ditch clearing – Cllr Calmeyer still waiting for quote to clear out the Copping's ditch. Clerk advised meeting that the request for the P.C. to cut the three open spaces on Hall Lane is with CCC Parks and Space Manager. P.C. will cut the triangle at junction of East Hanningfield and Southend Road once status of the trees has been agreed. Cllr Hyatt to re-send decision on T.P.O. Clerk to write to resident requesting he adopts the piece of land outside St Anne's. Cllr Cross will send contact details.

(b) Allotments – Cllr Calmeyer updated the meeting following a course he attended. The following actions were agreed: Clerk to check what insurance we had for them, Cllr Hyatt to see what policies there were out there for us to adopt (need to consider accessibility for disabled people), Clerk to check the lease with CCC, Clerk to write to allotment holders saying that our current leases with them will need to be revised and that the allotment year will be from 1st April to 31st March, new leases to prohibit use of carpets as a weed suppressant, water supply pipe needs a double check valve, Clerk to publish our lease agreement and waiting list on the website, NDP team to note that allotments are an asset of community value and make the provision of allotments a planning condition on new developments.

(c) Community Centre – further discussions with the Sports Club needed at their meeting 11th Sept. Cllr Calmeyer to attend with Cllr Kalbfell.

ACTION

**Cllr Hyatt
Clerk
Cllr Cross**

**Clerk
Cllr Hyatt**

Clerk

Clerk

**Cllr Calmeyer
Clerk
Cllr Hyatt**

**Cllr Calmeyer
Cllr Kalbfell**

(d) Neighbourhood Development Plan – Cllr Hyatt reported that a draft document had been produced. Still need policies to be added. Once done, then this to be reviewed by a consultant.

(e) PCC – nothing to report. Await minutes of their last meeting

(f) Sports club – See item c above.

(g) Sandon Village Hall – Meeting noted a H & S issue that was raised following the hire of the hall for the film evening.

(h) Community Film Evening 22nd Aug – All agreed that it ran very well although it could have been better supported by the community. All to consider whether to hold a similar event next year or try something different.

All

(i) Public access defibrillator – One will be installed on the outside of the proposed Community Centre.

(j) Community Special Constables – Cllr Kalbfell will attend a meeting at Danbury 25th Sept. where this will be discussed. He will report back to the P.C.

Cllr Kalbfell

(k) Community enablers – Clerk to invite their rep to our Oct meeting. Can quiz her on any NDP concerns if needed.

Clerk

(l) Mental Health Training Day – Clerk to check Sat a.m. availability for both a room and the trainer.

Clerk

(m) Dog bins – It was agreed that we purchase three. Clerk to order. Cllr Hyatt to check with Bretts whether we could site one on the bridleway.

**Clerk
Cllr Hyatt**

(n) New textile bin – Clerk to write to Scope saying that a new one was not required.

Clerk

(o) VE day – We will liaise with the church closer to the day (weekend 8th, 9th, 10th May 2020)

060919 Correspondence received and action required – The external auditors, PKF have approved the AGAR. Clerk to update website and notice boards. Meeting declined to support the Essex Air Ambulance Appeal.

Clerk

070919 Finance

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

Employee costs	£961.04	Tfer
Plusnet	£24.78	d/d
PKF	£240.00	Tfer
Sign-it	£126.00	Tfer
Boots	£19.99	d/d
C. Calmeyer	£252.11	Tfer
BFS Fuel	£37.09	Tfer

Clerk

(b) Budget – Meeting accepted the latest budget. Clerk to issue a summary of S106 monies and CIL funds

(c) Meeting noted the summary of the film evening costs

(d) Meeting agreed the list of land assets

080919 Planning:

19/01368/OUT Land South West Of Allotment Gardens Hall Lane. Outline application for the construction of 5 dwellings with garages and an access road. Access being sought all other matters reserved. Sandon Parish Council feels the needs of this site have been addressed in this application. We do have some concerns:

- 1: 5 dwellings could be classed as overdevelopment.
- 2: Our main concern is that this site is contaminated by the years of dumping that has taken place, which needs to be addressed more fully. The proposal talks about the removal of the spoil heaps across the site or reduce the height of the existing banked areas of the site, which we feel is contradictory. Are they removing the spoil or not? We would like to see it all removed.
- 3: Pleased with the Anglian Ecology Ecological Survey report, and the recommendation of monitoring the habitat during clearance of the site etc.
- 4: The flooding report confuses us. It says the site is located within Flood Zones 3,2 and 1. Flood Zone 3 High Probability is defined but mainly in Zone 2 and 1. Then says the hazard within the site boundary would be very low, however, the hazard along Hall Lane would be Dangerous for most for 22m then very low thereafter. This does not make sense! The site is next to Sandon Brook and will be at the lowest point unless these properties are going to be built very high which is not clear on this outline application, therefore flooding is a real possibility. We assume piling will be required for all these properties.

19/01423/FUL The Fold, Woodhill Road. Demolition of existing porch. Two storey front and side extensions and rear extensions. No observations

19/01455/FUL Howe Farm, Southend Road, Construction of two storey rear extension and first floor side extension. No observations

19/01386/FUL Site At Wayside Mayes Lane, Conversion and extension of existing dwelling/ commercial space to create new three bed dwelling. Including alterations to fenestration and raising of roof height. The outbuilding previously used to repair cars etc. they now wish to remove the commercial use and change use to a three bed bungalow to live in permanently.

Sandon Parish Council wishes to have this application refused. The proposed site is not

within the curtilage of Wayside. This is rural land where a very large three bedroom house is totally inappropriate for use as a permanent residence bungalow.

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 conversion to a 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 three bedroom residential property. It will impact on the openness, appearance and character of this area.

This is effectively the building of a new property behind the existing house, with a separate entrance from Mayes Lane

090919 Items of report and potential matters for future agendas

Meeting noted increased incidents of fly tipping. Next meeting to consider the creation of Welcome Packs. Clerk to send Cllrs Kalbfell and Williamson more info on the EALC offices and parking.

Clerk
Clerk

Meeting closed at 9:20 p.m.

The next Parish meeting will be held on Monday 14th Oct 2019 at Howe Green United Reformed Church at 7.15pm.