

## SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green United Reformed Church** on **Monday, 9th December 2019** commencing at 7.15 pm

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

**In attendance:** Clerk.

### ACTION

**011219 Apologies for absence** – Cllr Alan Kalbfell

**021219 Declarations of Interest** – None.

**031219 Public participation session.** No members present

**041219 The Minutes of the Meeting** held on Monday 11<sup>th</sup> November 2019 were approved. Cllr Hyatt signed as a correct record.

### **051219 Current Issues.**

(a) Maintenance and ditch clearing – CCC Parks and Space Manager has confirmed that the P.C. will only cut the three open spaces on Hall Lane and will not attend to the trees. Await revised agreement. Handyman to clear leaves from the bus shelter.

**Clerk  
Cllr Calmeyer**

(b) Allotments – Clerk still waiting for CCC to revise the lease with correct dates. Development work may now be delayed by twelve months.

**Clerk**

(c) Community Centre – Cllr Calmeyer to obtain new drawings showing no provision for the village hall. Sports Club will be kept updated.

**Cllr Calmeyer**

(d) Neighbourhood Development Plan – Draft policies now with CCC. We are waiting for their response. Note that this may be delayed.

(e) PCC – No meeting this month. Planning for the secure storage area to store the mower has been applied for. Waiting for the approval from the Diocese.

(f) Sports club – No updates since previous meeting.

(g) Sandon Village Hall – No updates since previous meeting

(h) Mental Health Training Day 23<sup>rd</sup> Nov. – All agreed the course was successful.

- (i) Welcome packs – This suggestion featured in the recent Topics. We wait for feedback from the residents. **Clerk**
- (j) Winter Topics – We need to agree a publishing timetable for next year. This will enable it to be planned better and recognise cllr’s current commitments. Cllr Calmeyer is able to enhance any photos that we use. Clerk to have possible items for future editions of the Topics on each agenda. **Clerk**
- (k) Car park notices – The Diocese is not keen for such notices to be erected on their land. **Clerk**
- (l) Local Electricity Bill – Meeting resolved not to actively support this idea.
- (m) Separate email addresses – Meeting resolved that all should have separate, councillor email addresses. Clerk to action. **Clerk**
- (n) Complaints Procedure – Cllr Colbeck will double check this before the next meeting. **Cllr Colbeck**
- (o) Code of Conduct Procedure – Meeting agreed that this was still valid and resolved to continue to be bound by it. Clerk to revise the dates and update website accordingly. **Clerk**

**061219 Correspondence received and action required** – Issues regarding Kaedon Place were discussed. Cllr Hyatt to contact the Enforcement Team to find out what they are planning to do about the problem.

**Cllr Hyatt**

**071219 Finance**

- (a) The following payments were tabled and approved. Note that individual employee details have been combined under the one cost centre. Clerk to delay payment to Crawfords until further clarification is sought. **Clerk**

Employee costs	£924.39	Tfer
Plusnet	£22.45	d/d
Wave	£97.76	Tfer
D Fenton	£234.00	Tfer
C. Calmeyer	£275.00	Tfer
D.W. Maintenance	£275.00	Tfer
RCCE	£40.00	Tfer
Crawfords	£713.52	Tfer
L. Cole	£749.20	Tfer
BFS	£37.73	Tfer
Friends of Sandon Church	£1,090.00	Tfer
Supplies4business	£18.60	Tfer

- (b) Budget – Meeting noted latest numbers to Nov end.
- (c) Reduced interest rate from 1<sup>st</sup> Jan. – Clerk to see whether £20k could gain a better rate of interest elsewhere. **Clerk**

## **081219 Planning:**

**18/01725/DOC/1.** Land At Walnut Tree Cottage Woodhill Road . Condition 5 - Large scale drawings to show details of; (a) Fenestration, including elevations, the setback from face brickwork, sections through the head, jamb and sill, and details of stiles, mullions, meeting rails and glazing bars; (b) Eaves, verges and ridges; (c) Doors, door casings and surrounds; (d) Brick detailing; (e) Rainwater goods and soil or vent pipes; (f) Dormers and roof lights; (g) Chimneys and flues; (h) Vents and extractor fans; (i) Meter boxes; (j) Satellite dishes; (k) External lighting (l) Plinths. No observations

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

1. The large 3 storey house will take away the privacy and amenity of the neighbouring properties at 3 metres higher than original. 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 6 metres high and 15.9 metres long is still 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, as 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 are present and neglected and overhang neighbouring properties. This urgently needs addressing. We see on Page 13 that there is no programme to touch the screening hedgerow which is unacceptable. This is a very high hedgerow which cuts out the sun from adjoining properties. This should be reduced in height and maintained by the owners of Richmond.

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. 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.

Sandon Parish feel this development is still too big for the site and situation behind the houses of Southend Road, and this application should be refused.

**19/01929/FUL.** 3 St Swithins Cottages Howe Green. Rear part 2 storey and part single storey extension and front porch extension. No observations.

**19/01751/FUL.** Tall Trees Old Southend Road Howe Green. Retrospective application for the construction of a garage and store room.

Sandon Parish Council wish this application to be refused as this huge metal structure has been built on what we feel is Green Belt and DC1 and DC2 clearly states a new or extended building should be refused unless directly related to agriculture or forestry, or essential small scale facilities for sport or recreation. This is a very large, ugly building for the repair of vehicles for the owner's business.

DC2 C also states the carrying out of an engineering or other operation or making a material change to the use of land is not permitted. This building affects the openness, appearance and character of the open countryside in the Rural Area beyond the Metropolitan Green Belt.

We are concerned that the repair of vehicles at this location could pollute this land unless suitable mitigating measures are put in place as per DC29 Amenity and Pollution.

This was a lightly wooded field, before being cleared.

**091219 Items of report and potential matters for future agendas**

Cllr Williamson to come up with her suggestions for a Clerk's report/action plan for future meetings.

Cllr  
Williamson

Meeting closed at 8:55 p.m.

**The next Parish meeting will be held on Monday 13<sup>th</sup> January 2020 at St Andrews Church Meeting Room at 7.15pm.**