

## SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held online via  
Microsoft Teams on **Monday, 13th July 2020**  
commencing at 7.15 pm

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

**In attendance:** Clerk.

**010720 Apologies for absence – None**

**020720 Declarations of interest – None.**

**030720 Public participation session.** None present.

**040720 The Minutes of the Meeting** held on Monday 8<sup>th</sup> June 2020 were approved. Cllr Hyatt to sign as a correct record at a later date.

**050720 Clerk's Report.** Issue arising from this was as follows:  
Meeting agreed that updated cllr photo's were to be taken 10:00 Sat 1<sup>st</sup> Aug. Need to check weather forecast beforehand.

**060720 Current Issues.**

- (a) Maintenance and ditch clearing – Nothing new to add
- (b) Community Centre – Planning Application fee has been paid and plans currently with CCC
- (c) Neighbourhood Development Plan – Still progressing, albeit slowly. Clerk to write to Molrams Lane resident to thank her for her recent report.
- (d) Sports club – Meeting agreed that the youth coach could use the ground for six weeks this summer. Meeting clarified that the two rubbish bins (of six) need to be emptied regularly by the Sports Club. Clerk to ask CCC whether they would be prepared to empty them in the future.
- (e) Village Hall – Meeting noted the kitchen refurbishment will be carried out. Clerk to write to Treasurer to enquire about the annual subsidy.
- (f) PCC – Cllr Colbeck to let the members know that they need to contact the Clerk by 13:00 of the day of the P.C. meeting should they wish to be invited.

### ACTION

Cllr Hyatt

Cllr Calmeyer

Clerk

Cllr Kalbfell  
Cllr Kalbfell  
Clerk

Clerk

Cllr Colbeck

- (g) Topics – Meeting noted that the flyer was effective in attracting comments from the residents.
- (h) Standing Orders – Meeting reviewed and agreed the current Standing Orders
- (i) Financial Regulations – Meeting reviewed and agreed the current Financial Regulations. Clerk to clarify the Debit Card conditions **Clerk**
- (j) Risk Assessment – Meeting reviewed and agreed the current Risk Assessment
- (k) Invoice retention – Following the recommendations of the LTN 40 report, meeting agreed that clerk could securely dispose of any invoices, and cheque stubs, that were older than seven years. **Clerk**
- (l) Salt allocation – Meeting agreed that the P.C. would not apply for their allocation
- (m) Dumping off East Hanningfield Road – This is still happening and ECC appears to be not doing anything. Clerk to escalate it upwards. **Clerk**
- (n) Internal auditor – Meeting to note that the I.A. has taken away certain records. They will be returned 22<sup>nd</sup> July along with his comments.
- (o) Email address – Current service is unsatisfactory. Clerk to see whether there is a better system out there. **Clerk**
- (p) Exercise group on the village green – Local government legislation does not permit this. Clerk to write to correspondent to suggest the sports ground instead. **Clerk**

**070720 Correspondence received and action required** – Meeting agreed not to contribute to the BEARS charity request. Cllr Hyatt to respond to recent enquiries about speeding in Howe Green. Meeting noted initiative by local resident to clear the weeds on Southend Road. Cllr Hyatt to write to Essex Highways regarding the large dead tree on the verge at East Hanningfield Road. **Cllr Hyatt**

**Cllr Hyatt**

**080720 Finance**

(a) The following payments were tabled and approved.

Employee costs	£942.11	Tfer
BFS	£71.78	Tfer
CCC	£949.00	Tfer
Strutt & Parker	£2,035.00	Tfer
Gazeboshop	£785.00	Tfer
Supplies4business	£31.74	Tfer
ICO	£40.00	Tfer
123 reg	£19.19	Tfer
Jackson Fencing	£1,439.40	Tfer
Cartridge People	£121.49	Tfer

Plusnet	£20.75	d/d
Inkpen Downie	£448.50	Tfer

(b) Meeting agreed latest budget. Clerk to create separate line for recent village green work.

Clerk

**090720 Planning:**

**20/00730/FUL.** Grove Farm East Hanningfield Road. Removal & reconstruction of main roof & first floor windows and alterations to ground and first floor to create a replacement dwelling. No observations.

**20/05550/CAT** Beverley, Woodhill Road. Prunus - front of the property - Reshape top of tree by 2m and remove 5 dead branches. Reason: contracted a fungal disease which has cause 4-5 large branches to die. No observations

**20/00962/FUL** 40 The Lintons. Retrospective application for a two storey children's playhouse in back garden. SPC objects on the basis of the visual and noise impact on the neighbouring properties.

**20/00840/SCOPE.** Strategic Growth Site 3B West Of Park & Ride Terminus, Maldon Road Strategic Growth Site 3c, East Of Molrams Lane & Strategic Growth Site 3d, East Of Sandford Mill Lane.

Sandon Parish Council welcomes the ability to comment on EIA Scoping report for Sites 3B, 3C and 3D for 205 dwellings, this has been increased from 150 dwellings allowed for in the Chelmsford City Plan. A further increase of 3500 m2 from 5000 m2 to 8500 m2 has been made without provisions made or evidence that the area will allow for the expanded development. Sandon Parish Council finds this increase totally unacceptable.

**Comments on the document – Land East of Great Baddow, Chelmsford – May 2020**

**Item 2.13** Cross Wood is a protected area. Provisions should be outlined for it and its surroundings protection.

**Item 2.15** 3c has large pylons and electricity lines. It is envisaged that these will be underground upon commencement of/during development. - We understand this line will be rebuilt once Bradwell B comes on-line, with a higher voltage carrying ability. We voiced our concerns previously about housing being so close to this line as there is a belief it can cause serious medical problems. We feel the housing should be sited further away from these lines to ensure the health and wellbeing of the residents.

**Item 2.20** Provision of pedestrian and cycle connections through the site - this should also include a continuous wide pathway from Molrams Lane all the way to the Sandon Park and Ride. No provision has been made for pedestrian and cycle connections, along Brick Kiln Lane, from the new development to the Crown pub in Sandon and St Andrews Church and for residents in Sandon to get to the Park and Ride. New developments should aim to make improvements for the local community and support local businesses.

**Item 2.21** Maximum building heights of up to 4 storeys at least on sensitive parts of the Site including along Maldon Road. - Sandon is predominately 2 storey housing with a 3<sup>rd</sup> storey in the roof. This development should be in keeping with its surroundings especially along Maldon Road.

**Item 3.5** Above ground heritage assets – Although the concrete pillboxes are not designated heritage sites they are an important historical reminder and form part of the local history and provisions should be made to safeguard them.

**Item 4.1** An assessment of potential effects of the proposed development etc. will

be undertaken. This includes demands on primary healthcare, education infrastructure and access to public open spaces etc. - This should be undertaken now, as we feel the local healthcare, and schools etc will not be able to cope, and facilities need to be provided within the housing development.

**Item 8.4** This document has brought to our attention that there are discussions regarding 300 dwellings to be built on land parcel 3A, not the 250 agreed in the Chelmsford Local Plan May 2020 We find this unacceptable and proposals should follow guidance set out in the Chelmsford Local Plan.

#### **Appendix 4**

Appendix 4 conducts an archaeological desk based study of a much wider development than the proposal and should be re-scoped to limit its reach.

#### **Appendix 5**

Appendix 5 although used in reference to heritage sites the document makes wide claims about the impacts of a very large development which joins Sandon village to the rest of Chelmsford City and includes 700-800 new homes. Many of the comments are inaccurate and highly disputed. The development as proposed in Appendix 5 will be damaging to Sandon Village and therefore it should be re-scoped to only focus on the scope of the EIA scoping report.

Appendix 4 & 5 are wide reaching documents and no scoping comments or redactions have been made. It may be possible that these documents could be used as evidence for why this should not be included in a future E5 for a new larger development on what is referred to as Site 1,2 and 3. The scope of these appendices must be limited to the development in question or the assessment must be conducted again for this specific development and not one larger that fills the fields from Molrams Lane to the A12 adjoining the Sandon Conservation area.

Sandon Parish Council is seriously concerned about what we have read. Can you please let us know how and when Redrow Homes Ltd approached CCC for an increase from:

1. 150 to 205 homes on parcels 3C and 3D
2. 5000 m2 to 8500 m2 of Use Class B1 floorspace on parcel 3B and
3. 250 to 300 homes on parcel 3A.

**20/05101/TPO.** 2 Gablefields. T1- Silver Birch - Fell. T2- Silver Birch - Fell - Reason: The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. No observations.

**100720 Items of report and potential matters for future agendas.-** Should the P.C. consider the purchase of the Glebe Sports Ground and current allotment site?

**110720 Items for next edition of the Topics –** Speeding in the parish. Public meeting to allow residents to vocalise their objections to proposed developments.

Meeting closed at 8:59 p.m.

**The next Parish meeting will be held online Monday 10<sup>th</sup> August 2020 using Microsoft Teams starting at 7.15pm**