

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held online via Microsoft Teams on **Monday, 14th December 2020** commencing at 7.19 pm



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

In attendance: Clerk

ACTION

011220 Apologies for absence – Jodie O’Driscoll

021220 Declarations of interest – None.

031220 Public participation session. None in attendance

041220 The Minutes of the Meeting held on Monday 9th November 2020 were approved. Cllr Hyatt to sign as a correct record at a later date.

051220 Clerk’s Report. Other than reported below, Essex Highways have not agreed to the siting of “litter free zones” outside the parish boundaries. Cllrs Williamson and O’Driscoll to send their photos through. Resident has not replied to his Butts Green Green request so taken off the list.

061220 Current Issues.

(a) Maintenance and ditch clearing – Owner of Timberlings very appreciative of the ditch clearance and vegetation removal on the strip of land along East Hanngfield Road.

(b) Allotments – Meeting reviewed the annual rent of £10 and agreed to keep it the same for 2021-22.

(c) Community Centre – No update.

(d) Neighbourhood Development Plan – The draft plan needs to be sense checked by a consultant. Meeting reviewed the three quotes provided and decided to appoint Ann Skippers. Clerk to look for funding to cover part/all of her £1,050 quote from Locality.

(e) Sports club – No update due to Covid restrictions.

(f) Village Hall – No update due to Covid restrictions.

(g) PCC – No update due to Covid restrictions.

Cllr Hyatt

Cllr O’Driscoll
& Williamson

Clerk

- (h) Winter Topics – Cllr Hyatt to adjust the distribution list numbers. Cllr Hyatt
- (i) Personnel Committee – Clerk to send out the proposed Personnel Committee Terms of Reference for discussion at the next meeting. Clerk
- (j) Security issues in the car park – Meeting agreed the cost of £250.39 for repair of security lighting around the Parish Office. Cllr Calmeyer to affix a new light on near corner. Cllr Calmeyer to investigate the installation of a metal box to better protect the wiring into the building. Meeting agreed the wording of two signs that could be placed on the office, as well as at the entrance to the car park. Cllr Calmeyer to progress. Cllr Calmeyer
Cllr Calmeyer
Cllr Calmeyer
- (k) Litter pickers – The two already in the office have been requested by residents. Clerk to purchase another four. Clerk
- (l) Re-naming of Butts Green Green – For easier recognition, the meeting agreed to refer to the newly cleared area on East Hanningfield Road (see (a) above) as Corner Green.
- (m) Christmas lights – Meeting agreed the purchase of the new lights at a cost of £96.17. Favourable comments have already been received from residents.
- (n) External Audit – Meeting noted the approval by the external auditor of the accounts for 2019/20.

071220 Correspondence received and action required – Cllr Hyatt will put the request for volunteers for the vaccination programme on the relevant social media. Clerk to write to resident supporting his initiative for saplings to be planted on the ground between Gablesfield and The Lintons. Meeting agreed that Cllr Hyatt would respond to the community consultation on the proposed solar farm in East Hanningfield in her own name. Cllr Hyatt
Cllr Hyatt
Cllr Hyatt

081220 Finance

- (a) The following payments were tabled and approved.

Employee costs	£1093.06	Tfer
C.Calmeyer	£915.29	Tfer
Parish Magazine Printing	£200.00	Tfer
Plusnet	£19.70	d/d
Andrew Eng	£5850.00	Tfer
Lampshop on-line	£130.39	d/d
BLP Electrical	£120.00	Tfer
D.W. Maintenance	£275.00	Tfer
Bison	£250.80	d/d
Wave	£98.20	Tfer
RCCE	£72.60	Tfer
PKF Littlejohn	£240.00	Tfer

- (b) Meeting noted latest budget.

(c) Meeting noted the proposed budget for 2021/22 and agreed a precept request for £35,200. This represents a 5% increase on last years'

Clerk

091220 Planning:

20/01660/FUL Cherries Farmhouse Hulls Lane. Proposed agricultural storage building. No observations

20/01720/FUL Land South West Of Cards Road. Proposed flexible electricity generation facility with associated ancillary infrastructure, access and boundary treatment.

Proposed development will consist of 4 gas reciprocating engines and ancillary plant in the southwest corner of a field and next to Sandon Brook. A very long site access road constructed of grasscrete and proposed tree, shrub and hedgerow planting along boundaries.

Access through the narrow road (Hall Lane) of Sandon Village and Cards Road. This access is totally unacceptable, only suitable for cars and not heavy machinery. This is an area of important intrinsic character and beauty of the countryside must be recognised.

The disruption of works vehicles and huge low loaders travelling backwards and forwards to site will also be totally unacceptable to the residents of Sandon. This would introduce a considerable amount of machinery of urban/semi –industrial appearance into an area of open and undeveloped farmland too. The development will represent a large encroachment of built form that would contrast sharply with the landscape. Landscape mitigation measures will not reduce the visual impact, nor the noise from this facility.

The site is very close to a public right of way, and will be a very noticeable visual presence in the landscape.

The length of the access road all around the edge of the field will represent a harmful development in the countryside, and this access could cause serious problems from the general public using the road for off road vehicles etc. adding to the encroachment on the farmland.

We are also concerned the Ladywell Lane residents will be impacted by this proposed development, being so close to the facility, where the noise, and visual impact would affect them. To quote the fact that the lines of pylons dominate the view is not acceptable. They are part of Essex and not a problem to the residents. The 4 gas engines will be a perceived visual and noise problem. The quoted possible noise emissions of up to 78.00 dBA is of serious concern for the local residents and walkers.

Air pollution generated by the 4 gas turbines is of serious concern to us, and the local residents. There will be 2 huge fuel tanks on site. We cannot see how will these be protected from fire or explosion or leakage straight into the brook.

The close proximity to Sandon Brook is of concern and being in Zone 3. The Brook does seriously flood regularly and this should be considered a major concern.

We note the various surveys performed for the local wildlife, but do not feel this is a true picture of the animals that use this area. There are deer, badgers, foxes, stoats, bats, owls etc. etc. that will be affected by these proposals.

National Policy encourages where possible to reuse existing resources, including the conversion of existing buildings, brownfield sites and support renewable and low carbon energy, and confirms that planning policies and decisions should encourage the use of previously development land.

The Local Plan Policy DM8 states that planning permission will be granted for essential infrastructure which supports existing or potential utility infrastructure where this will not adversely impact on the identified intrinsic character and beauty of the countryside. The present proposal goes against all of these items.

We cannot find specific information as to where the system will connect into the National Grid. We assume it is proposed to use the pylon close to the grasscrete road, burying the cables underground to this site. We would be very concerned if new high wires were to cross any closer to the residential area.

We note several other sites had been looked at and none considered as suitable as this one. We do understand that it needs to be located close to an existing substation and no more than 750 metres from the primary substation and no more than 600 metres from a medium pressure gas main, and

cannot understand why Alternative site 1: Land to the west of Brick Kiln Road was not seriously looked at. Next to the substation, near a gas line, with possible access to Woodhill Road. Sandon Parish Council would therefore request you dismiss this application

20/05276/TPO Dumbarton East Hanningfield Road. Oak T7 - Crown reduction of 2m - Reason: The branches are in vicinity of electric wires and telegraph cable. No observations

20/05285/TPO Browns Cottage Butts Green Road. T1 - Oak - Reduce crown by 4.5m, removing large dead limbs back to natural target points. Reason: Tree is in decline T2 and T3 - Oaks - Crown reduce back to previous reduction points (up to 2m). General tree maintenance to safeguard future life of trees. No observations

20/05272/TPO 2 Alexander Mews. T5 Oak - Fell - Reason: The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building. No observations

20/01727/FUL Site At Chamberlains Farm Sporhams Lane. Proposed new dwelling. 4 houses have already been approved on Chamberlains Farm. The development is along Sporhams Lane which is a very narrow, protected lane. We originally agreed to the application for fewer houses sited around the original Chamberlain Farm House, as the Industrial/Commercial activities were being removed, and the amount of traffic from the fewer houses against that already using the site would be about equal. The application is now for the construction of an extra large house on the field at the rear of the property.

The house proposed on the field, which is rural land, is completely unacceptable.

STRATEGIC POLICY S11 – THE ROLE OF THE COUNTRYSIDE we feel should take preference -

When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside.

All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:

A) Green Belt The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.

Sporhams Lane is protected and planning permission should be refused for development that would have an adverse environmental impact upon Protected lanes. Any proposals which would give rise to a material increase in the amount of traffic using Protected lanes will not be permitted. This is one such case.

We are also very concerned about the possibility of flooding in this area. **STRATEGIC POLICY S11** under Flood Risk Management says a clear strategy has to be demonstrated for local flood mitigation measures within or as part of a development site. This needs to be addressed.

We therefore request this application is dismissed.

20/01847/FUL Highbury Fields East Hanningfield Road. Construction of a two storey side extension including an integral garage, single storey rear extension and first floor extension over existing conservatory. New dormer window in the main house and alterations to fenestration. No observations

20/00003/MAS East Chelmsford (Land North And South Of Maldon Road), Strategic Growth Sites 3b, 3C And 3d. Stage two masterplan. Sandon Parish Council welcomes the ability to comment on the Master Plan for Sites 3b, 3c and 3d

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

We are quite perplexed at why documents refer to Great Baddow Development when the whole development is in Sandon?

Area 3c is an extremely sensitive area. Its development will have a serious impact on the historic village of Sandon, unless it is well screened, and the development is restricted to the area to the East of Molrams Lane up to the junction with A414 and is not permitted to extend beyond what was agreed in the new Chelmsford City Council recently approved Local Plan. Of paramount importance is the landscaping running to the East of the proposed site from Sandon School boundary to the A414, and we feel not enough attention has been taken to screen the existing houses within 3c from the houses on Molrams Lane opposite the development. More screening should be included to mask the existing houses view.

Screening between Sandon School and the site should also be looked at to cut down on the noise from the school playing fields.

Landscaping must be substantial in order to totally screen the development from the village of Sandon. It is paramount that the village of Sandon remains a village and is not engulfed by new development all the way to Chelmsford.

Site Boundaries - Northern Site Boundary of 3c is Cross Wood, it is a protected area. Provisions should be outlined for it and its surroundings protection. Its future upkeep. Plans to tidy the wood and allowing the public to use it for recreation is not acceptable. The compensatory planting of trees elsewhere needs more detail.

Access We are very pleased that sense has prevailed and a cycle/footpath has been proposed between the sites and the Park and Ride.

We are concerned about the use of the access points from Molrams Lane onto the site will encourage cars to be parked on Molrams Lane. The Lane is very narrow and just an exit at the Sandon School end would be acceptable. We feel the zebra crossing near the roundabout at the Maldon Road/Molrams Lane junction is in a dangerous position, too close to the bend, and is really not necessary.

Buildings Concerned that Redrow are not showing the actual housing layouts yet. 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 3rd storey in the roof. This development should be in keeping with its surroundings especially along Maldon Road. We asked where the affordable housing would be but Redrow did not give us a definitive response.

Heritage 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.

Facilities 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. Can a medical facility be provided within 3b?

Biodiversity The report is dated 2015. This is out of date. We have been told by Redrow there is a more up to date report but not seen.

Sewage There is a serious problem on Molrams Lane and concerned this has not been addressed sufficiently

20/01968/FUL Stocks Mayes Lane. Ground floor side & rear extension. No observations

101220 Items of report and potential matters for future agendas – Rocky is no more!

111220 Items for next edition of the Topics – None

Meeting closed at 8:49 p.m.

The next Parish meeting will be held online Monday 11th January 2021 using Microsoft Teams starting at 7.15pm

