

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held online via Microsoft Teams on **Monday, 8th February 2021** commencing at 7.15 pm



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

In attendance: Clerk

010221 Apologies for absence –

020221 Declarations of interest – None.

030221 Public participation session. None in attendance

040221 The Minutes of the Meeting held on Monday 11th January 2021 were approved. Cllr Hyatt to sign as a correct record at a later date.

050221 Clerk's Report. Clerk advised the meeting that the ECC has been made aware of the discrepancy between the ownership of the local bus shelters. We await their response.

060221 Current Issues.

(a) Maintenance and ditch clearing – Meeting agreed to complete the clearing of Corner Green. Cllr Calmeyer to source three quotes. Further discussions needed about the land on the opposite side of the road.

(b) Allotments – Clerk to contact allotment holders about the restriction of parking on access to the site. Meeting noted the FOI request. Permission granted for the erection of a greenhouse for one of the holders. Cllr Calmeyer abstained.

(c) Community Centre – Meeting decided not to send in revised plans until the Highways report has been received. Cllr Calmeyer to chase. It was agreed to spend £1,155 to re-submit these plans. Cllr Calmeyer to send out revised plans.

(d) Neighbourhood Development Plan – Locality are not wanting to fund our current consultant's fees. The team will look for another one.

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

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

ACTION

Cllr Hyatt

Cllr Calmeyer

Clerk

Cllr Calmeyer
Cllr Calmeyer

- (g) PCC – No update due to Covid restrictions
- (h) Personnel Committee – Meeting agreed the proposed Personnel Committee Terms of Reference subject to clerk making minor amendments. Sub meeting to discuss handyman’s duties for this year. Clerk
Cllr Calmeyer,
- (i) Security issues in the car park – Clerk to order signs. Clerk
- (j) Agreement of 2021 Action Plan – Cllr Colbeck agreed to re-write so that it was in a more appropriate format. To be agreed at next meeting. Cllr Colbeck
- (k) Army and Navy works – Meeting noted that a decision has already been reached by Highways so no need for further discussion
- (l) Email postscript for cllrs – Clerk to amend his own and send to cllrs. Clerk
- (m) Community Governance Review – Cllr Hyatt has already responded but residents have been encouraged to put forward their own views.
- (n) Planning Determination Report – Meeting agreed to adopt the monthly report created by the Clerk. To be sent on a monthly basis before meeting. Clerk

070221 Correspondence received and action required – Clerk to respond to Cllr Wright stating that the P.C. will not be accepting the responsibility of purchasing, and spreading, salt. Meeting noted that Cllr Shepherd will remain as our CCC Councillor. Clerk

Cllr Cross had to leave the meeting

080221 Finance

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

Employee costs	£978.02	Tfer
mscomputers	£13.49	d/d
Plusnet (two months)	£42.71	d/d

- (b) Meeting noted latest budget. All is looking good.

090221 Planning:

21/00035/CUPAQ Land East Of Willowside East Hanningfield Road. Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from Agricultural Buildings to 1 dwelling house (Class C3).

Sandon Parish Council does not agree to this barn conversion. The use of the Part 3 of the Second Schedule of the General Permitted Development Order is inappropriate. We have failed to find a planning application for the existing barn on the CCC website, and cannot see proof it has been used as an Agricultural Barn. It is only partly within the Defined Settlement area. It is within Countryside beyond the Metropolitan Green Belt. It could be at risk of flood with the very large body of water in the vicinity. We would have also expected a bat survey of the existing barn and a great crested newt

survey given its location so close to water.

Access is via a shared drive that has recently been tarmacked by the adjacent property. We feel if this permission were to be granted a new drive should be formed for the current property and the additional barn conversion. It is therefore felt this should be refused, and a planning application should be applied for through the local planning authority.

21/00068/CUPAQ Land South Of Woodlands East Hanningfield Road. Determination as to whether prior approval is required for the proposed change of use from agricultural buildings to 1 dwelling house (Class C3).

This land was once agricultural. However, for many years, it has only been used for the rearing of horses and buying and selling of horse boxes.

Planning permission for the barn in question was retrospectively granted with the condition that if the agricultural use ceased, then the building was to be removed. This building obviously now has no requirement for agricultural use and therefore should be removed. The City Council can enforce this for a period of 10 years from the date any agricultural use permanently ceased. Sandon Parish Council is aware that many residents have sent emails to the City Council as supporting evidence that agricultural use has ceased and calling for the building to be removed. Sandon Parish Council fully supports the residents in this regard.

Separate from the above points, and looking at Class Q Permitted Development Rights, to the knowledge of Sandon Parish Council this barn was not in agricultural use in March 2013. At that date the barn (and the rest of the site) was used for the applicant's business of horse rearing and selling/buying horseboxes. Class Q rights cannot arise. In addition we have the following further objections:

- Access is via an entrance next to a blind bend with a speed limit of 60, which does not currently give safe access and egress for vehicles, and residential use would result in an even greater risk to safety for both road users and pedestrians.
- The site is very close to a large pond. There is a large variety of wildlife in and around the site, e.g. bats, newts, deer, badgers etc. etc. Therefore, we would have expected an ecological survey to ensure no harm would occur to any resident wildlife.
- The barn is positioned behind other barns and stables, within a yard used for horse rearing and for the buying and selling of horse boxes, and is not an acceptable residential setting.
- The road adjacent to the site, floods, and is an accident hot spot. Additional traffic from a large house would create further highway hazards.
- We have concerns that if this application is permitted, the other barns on site will follow which will exacerbate all the above issues.

The site is located in an area of outstanding open countryside to the east of the small village of Howe Green which is the nearest settlement. The predominant character of the area is open countryside. The building of a very large 4/5 bedroom house would not be in keeping with the character of the agricultural area.

The land adjoining the northern boundary of the Site is owned by Sandon Parish Council and registered as a Village Green. The access to the site from East Hanningfield Road is across this Village Green. The applicant has not been granted a right to obtain access across the Village Green to the site for the purpose of residential use, and Sandon Parish Council would be unwilling to grant that right.

The development will clearly harm the character and/or appearance of the area and/or result in unacceptable visual impact, with domestic paraphernalia being introduced into the open countryside setting. Although there is proposed screening, this will not wholly reduce the harm on the character of the agricultural area from its close neighbours. Both Mill Hill Farm and Grove Farm are located on higher ground than the site and currently enjoy views across the open countryside. The cottages adjacent to Gibcracks Lane also have views across the site which will be damaged by further development.

In the light of the above, Sandon Parish Council request this application to be dismissed.

20/02031/FUL 51 Hall Lane. Retrospective application for the construction of a storage shed. No observations

20/02000/FUL Land Adjacent Mead Cottage Butts Green Road. Demolition of existing storage barn, stables and garage. Construction of new single storey dwelling and conversion of existing hay barn to form new stables/ tack room/ hay store with attached garage. Existing garage to Mead Cottage demolished and replaced with new garage.

Sandon Parish are not in favour of back land development in our Parish. However, this new dwelling is proposed to be built in an existing structure, with it own access road, and therefore give no further observations.

21/00081/FUL Land East And West Of St Cleres Hall Pit Main Road Danbury. Installation of a solar photovoltaic (PV) park generating up to 25 MW of electricity spread over two sites (sited either side of St Cleres Hall Pit), comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, grid connection cables, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements. No observations

100221 Items of report and potential matters for future agendas – Clerk presented a report showing the large balance of his unused holidays. Meeting agreed to extend his holiday year to the end of April so that the days can be used up without disrupting too much of the day to day operations of the council.

110221 Items for next edition of the Topics – Meeting agreed next edition would be this summer

Meeting closed at 8:30 p.m.

The next Parish meeting will be held online Monday 8th March 2021 using Microsoft Teams starting at 7.15pm