

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held in the Parish office on **Monday, 10th May 2021** commencing at 7.15 pm



PRESENT: Councillors: Dee Hyatt - Chairman
Martin Cross
Alan Kalbfell
Elaine Williamson
Cedric Calmeyer via video link

In attendance: Clerk

ACTION

010521 Election of chairman

Cllr Hyatt was elected chairman of the Parish Council. She duly signed the Acceptance Form

020521 Election of vice chairman

Cllr Cross accepted the vice chairman's role

030521 Apologies for absence – Cllr James Colbeck

040521 Declarations of Interest – None.

050521 Public participation session.

No members of the public were present.

060521 The Minutes of the Meeting held on Monday 12th April 2021 were approved. Cllr Hyatt signed as a correct record.

070521 Clarification of the Parish Councillors' areas of responsibilities.

- (a) Planning – Cllr Hyatt
- (b) Finance – Cllr Cross
- (c) Highways / Flooding – tba
- (d) Publicity / Sandon Topics – Clerk, Cllr Hyatt
- (e) Website – Clerk
- (f) Neighbourhood Development Plan – Cllr Hyatt
- (g) Maintenance – Cllr Calmeyer
- (h) Allotments – Cllr Calmeyer
- (i) St Andrews PCC – Cllr Colbeck
- (j) Sandon Village Hall – Cllr Kalbfell
- (k) Sports Club – Cllr Kalbfell
- (l) Personnel – Cllrs Colbeck, Calmeyer, Kalbfell
- (m) Community Centre – Cllr Calmeyer

080521 Agenda items as per Standing Orders

- (a) The Standing Orders, together with the Financial Regulations, were reviewed and adopted.

Clerk

- (b) Following the decision by the government that parish meetings should be held face to face again, the venues to Dec were agreed. The June meeting will be at HGRC then alternate each month with the St Andrews Church Hall. The following dates to the 2022 Annual Parish Meeting were confirmed:
Jan 10th, Feb 14th, March 14th, April 11th with the APM May 9th.

Clerk

090521 Appointment of Auditors and Solicitors

- (a) It was agreed that the internal auditor was to be Auditing Solutions Ltd
- (b) The solicitors were to remain as Holmes & Hills
- (c) The external auditor was noted to be PKF Littlejohn LLP

100521 Financial matters

- (a) It was agreed that the bank account signatories will stay as Cllrs Hyatt and Cross
- (b) Meeting agreed the continued use of variable direct debits for the payments to telephone/broadband and the corporate debit card.

110521 Clerks Report

Still struggling to get anyone at CCC to address the issue of extra litter clearance at the sports ground

Clerk

120521 Current Issues.

- (a) Maintenance and ditch clearing – Cllr Calmeyer advised the meeting that the area at Corner Green has been strimmed, now it will be mown. The contractor has already been around the parish and has given the agreed areas one cut. Cllr Calmeyer to see whether he could be approached to litter pick, as well as empty bus shelter bins on a regular basis. Cllr Cross to consider a schedule for the roads in the parish. Clerk to approach school to see if there could be a project for the students here.
- (b) Allotments – Clerk to send out revised lease to allotment holders. Meeting agreed to the permission of hens on the site. Clerk to write to holder re carpets and general untidiness of one of the plots.
- (c) Community Centre – Meeting agreed to pay the additional planning fees of £924.
- (d) Neighbourhood Development Plan – Clerk has applied to Locality for grant funding for the consultant.
- (e) Sports club – The relaxation of lockdown seems to have resulted in reduced littering. Residents are allowed to walk their dogs by the field edge as long as they are under control at all times. The lease is up for renewal. Clerk to email a copy out to the councillors before sending it to the Sports Club w/c 17th May
- (f) Village Hall – Meeting noted their comment about the new sign.

Cllr Calmeyer
Cllr Cross
Clerk

Clerk
Clerk

Clerk

(g) PCC – No update.

(h) Resumption of face to face meetings – It was agreed that the next meeting be held at HGRC, then alternate between there, and St Andrews Church Hall.

(i) Woodhill Road speed restrictions – Clerk to email ECC and CCC to ask that the speed be reduced to 30 mph and that mobile speed traps are employed. Email to be put in The Topics and on Facebook

Clerk

(j) The Crown – The meeting formally agreed permission for The Crown to use the green for its VE celebrations.

(k) Dog bin for Sandon School – It was agreed that the P.C. would offer to buy one dog waste bin for the school on the understanding that they would need to arrange for it to be emptied on a regular basis. Cost will be £199.80. Clerk to write to the Principal to see whether this is acceptable.

Clerk

130521 Correspondence received and action required – Cllr Hyatt reported that the bell tower appeal has sufficient funds to place an initial order. Further monies will be needed to complete the job however. Need article in The Topics

Cllr Hyatt

140521 Finance

(a) The following payments were tabled and approved.

Employee costs	£1227.86	Tfer
Sign It	£816.00	Tfer
CCC Planning	£924.00	Tfer
World of Wolf	£75.95	d/d
Sandon Village Hall	£300.00	Tfer
Cllr A. Kalbfell	£19.20	Tfer
Cllr C. Calmeyer	£14.00	Tfer

150521 Planning:

21/00502/FUL Land East Of A130 South Of Canon Barns Road East Hanningfield PInstallation of a solar photovoltaic (PV) park generating up to 8 MW of electricity, comprising of ground-mounted photovoltaic solar arrays, substation, internal access tracks, transformers/inverters, fencing and gates, CCTV cameras, temporary construction compound, underground cable and connection to end user and other ancillary infrastructure, landscaping and biodiversity enhancements. No observations

21/00555/FUL Land West Of Hill Farm Pan Lane East Hanningfield Installation of a solar photovoltaic (PV) park generating up to 41.8 MW of electricity to the land West of Hill Farm Pan Lane, comprising of ground-mounted photovoltaic solar arrays, battery-based electricity storage containers, together with inverters/transformer stations, Distribution Network Operator (DNO) Substation, customer substation/switchgear and meter kiosk, internal buried cabling and grid connection cables, internal access tracks, security fencing and gates and CCTV

cameras, upgraded existing site access, other ancillary infrastructure, landscaping and biodiversity enhancements. No observations

21/00658/FUL Caynes East Hanningfield Road Single storey ground floor extension with raised patio area to the rear. Two storey front extension with extended driveway No observations

21/00554/FUL Land East Of Myjoy Woodhill Road Construction of 3 detached dwellings with garages. Creation of 2 accesses and associated landscaping. Sandon Parish Council disagrees with this planning application. This is agricultural land that is a very valuable resource for our future. The farmer has cordoned off this parcel of land since the previous application 19/01157/FUL to form grassland to enable this application to look more attractive. The building of houses will destroy the open views for the nearby properties.

S1 Spatial Principles require:

Optimise the use of suitable previously developed land for development

Protect the Green Belt

Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements.

Sandon already has a huge number of new houses being built. These already meet our current Housing Delivery numbers in our area. This is not suitable land for development.

S4 Conserving and Enhancing the Natural Environment

5.32 The Council recognises the importance of the best and most versatile agricultural land, and is recognised as a natural resource for the future.

We are already losing a large area of agricultural land in Sandon and we need to conserve all existing agricultural land. Once it is built on it is lost.

S11 The Role of the Countryside

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, while ensuring that development does not have an adverse impact on the different roles and character of the countryside. C) The intrinsic character and beauty will be recognised, assessed and development will be permitted where it would not adversely impact on its identified character and beauty.

This development is not required. It will destroy the current views over the open fields and countryside and have an unnecessary impact on its character and beauty.

DM9 Infilling in the Green Belt, Green Wedge and Rural Area – Permission will be granted if:

A ii the site is a small gap in an otherwise built up frontage: A iv he development does not detract from the existing character or appearance of the area.

This is not a small gap, and there is a concern that the agricultural land further up the road will then be developed if this is permitted. It will detract from the open fields, character and appearance of the area.

With above reasons we would like this application to be turned down

21/00782/FUL Cherry Trees Woodhill Road Proposed two storey rear extension, replacement windows to front elevation and internal alterations. No observations

21/05126/TPO 20 Chalklands Oak (T1) - 30% Crown Thin - Reason - Being

pollarded seems to have caused thinning of the branches, would give an improved appearance, and let more natural light into the neighbouring garden. No observations

21/00761/FUL 2 Hill Cottages Southend Road Demolition of existing garage. Proposed new garage. New Porch. New rear ground floor extension. New rear first floor extension. No observations

160521 Items of report and potential matters for future agendas –

170521 Items for next edition of the Topics – Current items could include: Chair's report, handyman leaving, bell appeal, speeding in Woodhill Road, new cllr advert. All to consider other articles. To be sent to the Clerk by 31st May.

All

Meeting closed at 8:26 p.m.

The next Parish meeting will be held at Howe Green Reformed Church Monday 14th June 2021 starting at 7.15pm