

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **Howe Green Reformed Church** on **Monday, 9th August 2021** commencing at 7.15 pm



PRESENT: Councillors:
Dee Hyatt - Chairman
Cedric Calmeyer
James Colbeck
Martin Cross
Alan Kalbfell
Victor Trew
Gary Nicholls

In attendance: Clerk and one member of the public

ACTION

010821 Apologies for absence – None.

020821 Councillor changes – The meeting formally accepted the resignation of Cllr Elaine Williamson. She was thanked for her hard work and support towards the P.C. over the last couple of years. Both Cllrs Victor Trew and Gary Nicholls signed their acceptance forms and were voted onto the council. Note that the P.C. now has its full complement of councillors.

030821 Declarations of interest – None.

040821 Public participation session. Elaine Williamson stayed on as a member of the public.

050821 The Minutes of the Meeting held on Monday 12th July 2021 were approved. Cllr Hyatt then signed the minutes at the meeting.

060821 Clerk's Report. Awaiting responses from the various organisations.

070821 Current Issues.

(a) Maintenance and ditch clearing – Meeting agreed the purchase of a replacement strimmer at a price of £300. Cllr Kalbfell to purchase stickers encouraging dog owners to put their dog waste bags in the appropriate receptacle, as oppose to leaving it in the bus shelter bin.

Cllr Calmeyer

Cllr Kalbfell

(b) Allotments – Cllr Calmeyer reported that the recent water pipe blockage has now been cleared. Clerk to write to holder of plot 3 demanding that he remove the carpets and reminding him of the non-cultivation clause. Clerk to give non payer 30 days notice to pay, otherwise she will lose the plot.

Clerk

Clerk

(c) Community Centre – Cllr Calmeyer is contacting Sports England to discuss their cricket pitch concerns.

(d) Neighbourhood Development Plan – There will be a meeting 10th Aug with the consultant.

- (e) Sports club – Meeting accepted the summary that Cllr Kalbfell had put together regarding recent enquiries about cricket on the sports ground. Essentially, this is a matter between the Sports Club and those organisations who wish to see cricket re-instated on the field.
- (f) Village Hall – Meeting noted that they are still looking for a secretary. It was agreed that the handing over of the Sandon Cup would take place 10:00 Monday 16th Aug.
- (g) PCC – No meeting this month. Cllr Calmeyer has resolved the funding query.
- (h) Internal Auditor’s report – Meeting noted the Internal Auditor’s Report for 2020 – 21 that was emailed out to the councillors 16th July.
- (i) Code of Conduct – The meeting reviewed, and re-adopted, the Code of Conduct for councillors and employees. Clerk to update.
- (j) Communication with land agents – Meeting agreed that the P.C. should not be engaging with land agents when there are speculative planning applications in progress.
- (k) Fun Day 29th Aug – The meeting agreed that the green opposite The Crown could be used to support the Fun Day 29th Aug.
- (l) S73 Variation to planning application – Waiting for the Diocese to respond.
- (m) EALC AGM 23rd Sept – It was decided that no representative be sent.
- (n) Beacon for The Queen’s Platinum Jubilee 2nd June 2022 – Meeting agreed not to progress with this.
- (o) Sandon Forum – Cllr Cross is continuing to liaise with the moderator of the Howe Green Google group
- (p) CALC – Cllr Kalbfell still prepared to represent Sandon P.C. when the next meeting is called
- (q) Speed watch – Cllr Cross updated meeting with the latest information. Note that the Police are prepared to carry out speed checks on nominated roads.

Clerk

080821 Correspondence received and action required – None

090821 Finance

(a) The following payments were tabled and approved.

Employee costs	£569.47	Tfer
Plusnet	£19.46	d/d
Aldi	£3.09	d/d
Mondy	£14.75	d/d
Came & Co	£50.00	d/d
ART discount	£78.00	d/d
Andrew Eng	£747.83	Tfer
Troy Planning	£1,675.00	Tfer
Auditing solutions	£246.00	Tfer
BFS fuel	£46.08	Tfer

(b) Meeting noted latest budget.

100821 Planning:

09/00074/S73 Field North Of Mill Hill Farmhouse, East Hanningfield Road. Removal of condition 1 of approved permission 09/00074/FUL - (Retention of agricultural building/livestock housing). To allow use of the building for non-agricultural purposes and to remove the requirement for the building to be removed.

Section 73 of the Town and Country Planning Act 1990 enables an applicant to apply to develop land without compliance with conditions attached to an extant previous planning permission. Under this section a local planning authority may amend or remove conditions but may not amend any other part of the permission. From the above Sandon Parish Council understand Chelmsford City Council cannot amend the previous permission to include permission for residential use of the land.

Sandon Parish Council wants this barn removed as per the previous requirement. The building has not been used for agricultural use as per the permission and the non-removal amounts to an abuse of the planning system and constitutes inappropriate development in the countryside.

As mentioned in the Strutt Parker document the farm has more recently been used for equestrian related storage i.e. horse boxes and not agriculture. They give three options to determining this application:

- 1) To amend the condition or permit the barn. Grant planning permission.
- 2) Grant permission with conditions differing from previous. Grant planning permission.
- 3) Decide the condition should remain as per original and refuse the application.

We can see no reason to change the original condition. It was clearly stated 'The building hereby permitted shall be used solely for agricultural purposes. If the use of the building for the purposes of agriculture permanently ceases within ten years of its substantial completion and planning permission has not been granted for its use other than agriculture within 3 years from the date on which the agricultural use ceased, shall be removed from the land' The retention of

the barn amounts to an abuse of the planning system. It has been made clear there was no real need for this barn for agricultural use in the first place. Paragraph 55 of the NPPF says planning conditions must be kept to a minimum and only be imposed where they are:

1. Necessary - This barn was not required for any other purpose than agriculture, and when this ceased it was not necessary to make this provision.
2. Relevant to planning - As above
3. Relevant to the development – There are several other barns but owner showed an additional need.
4. Enforceable – The condition to remove was enforceable but not carried out
5. Precise – Detail was very clear.
6. Reasonable – CCC were very reasonable in allowing this temporary barn for the sole purpose of agriculture.

We cannot understand how Strutt Parker can suggest Section 11 of the NPPF applies in this case where it seeks to make effective use of the land for housing. This is rural/agricultural land and to suggest Paragraph 117 which states planning policies and decision should promote an effective use of land in meeting the need for homes and other uses definitely does not apply in this case. There is no additional need for homes in Sandon due to the hundreds of homes already agreed. We need to protect rural land where possible and not to over develop valuable rural/agricultural land. This land was not identified in the Local Plan.

Strategic Policy S1 relates to Spatial Principles. This additional, temporary barn has made the farm yard very crowded which does not respect the character and appearance of the landscape.

Strategic Policy S11 relates to the role of the countryside. This land is recognised for its intrinsic character and beauty and development should not be permitted as it will adversely impact on its identified character and beauty.

Policy DM10 relates to the change of use. Changes must not be permitted to agricultural buildings when there will be material harm to the countryside. This is a rural setting with grazing horses. The adaptation of these barns in the countryside to provide opportunities for residential, commercial and industrial buildings must not be permitted. It will materially harm the countryside. The commercial activities on site buying and selling horse boxes is commercial and we would like to see a commercial licence for these activities.

The reason for the building of this barn has ceased, to convert it into residential will add human activity to the rural scene. More vehicles, more human activity, more rubbish, washing lines and this will be in the middle of a working farm yard, which is totally inappropriate. No amount of hedge screening will help screen this activity.

Policy DC57 – re-using rural building. The use of this barn for residential will not be for agriculture or forestry, or in connection with this. Nor for facilities for outdoor sport, recreation etc. etc. This barn for residential use will have a great impact on the openness of the surrounding countryside.

Sandon Parish Council therefore request the original conditions remain, and the barn is removed. We have also advised the owner and Strutt Parker that access across the Village Green to this property is for agricultural use only.

Further note sent 2nd Aug

Sandon Parish Council are very concerned that the final intention of the owner IS for residential use.

We are pleased that it is recognised that the barn is in breach of condition 1 and therefore should be removed as per 09/00074/FUL. We are pleased that you state the building if granted, will NOT be used for residential, but used for non-agricultural purposes. However, this new use has not been defined and could equate to many purposes, including commercial use, or even later, for residential. We feel very concerned that any future use has not been defined sufficiently clearly and could cause more harm to the land and would cause further breaches of planning law. The land has historically been used for grazing, breeding and selling of horses, which we assume would continue.

Access to this farm is poor, being on a very dangerous blind bend, which makes any alternative use a problem. More activity onto this site, via East Hanningfield Road, could be a serious accident waiting to happen.

There are already too many barns on this site and we therefore feel this one should be removed as per Condition 1. There is not a requirement on this land for so many barns.

21/01295/FUL 29 The Lintons. Rear Dormer Loft Conversion. Two Front Bonnet Dormers. No observations

21/00003/MAS East Chelmsford - Strategic Growth Site 3A (Manor Farm) Stage 2 Masterplan

Sandon Parish Council wish to make the following comments on the Hopkins, Sandford Park Master Plan

We would first like to complain again about the very small print on this plan. This document should be fully legible to all ages and those who normally can read with glasses. To have to use a magnifying glass to read it is not professional. CCC should insist on a font size for all public documents.

We understood from our esteemed Councillors that infrastructure would come first on all new developments, but we see little to improve the current roads around the development, and the new Army and Navy roundabout construction not due to be completed until at least 2026. Maldon Road is an important road for commuters and during normal office hours is gridlocked. We are not sure the addition of roundabouts and traffic lights will help this situation.

The main serious concern we have with this Plan is the blatant increase of properties from the agreed 250 to a probably 342, which is a huge increase of around 36%. The Local Plan stated 250 and therefore the number of houses should be up to 250, not more. Redrow Homes will also be added to this number making the local new housing numbers unacceptable.

A large part of the plan is given to cycle routes but we feel connecting to the Great Baddow cycle route travelling along congested roads into Chelmsford is not an acceptable route to use. The subtrans cycle route through to Sandford Mill is also not a good route across a very narrow bridge which is also a well used footpath. We feel a dedicated route should be formed through the Country Park and across to the Army and Navy roundabout. This is the most direct route and would be infinitely safer than travelling through Great Baddow, the preferred route.

We see financial contributions are planned to education facilities and community

facilities like healthcare as required by NHS/CCG. We understand the local schools and doctor's surgeries are already at capacity, and feel that financial contributions will not help these already stretched institutions.

We note that the utility providers have told Hopkins that there is sufficient capacity and there will therefore be limited new pipe work etc provided. However, we have been told by residents of Molrams Lane that they have suffered sewage problems in the past and we have concerns that the new development will put further strain on the existing sewer network.

Under Ecology and Biodiversity it is mentioned that no Great Crested Newts were seen, which we feel is hard to believe when they are everywhere in this area and where there is water and ask for an independent survey to ensure this is correct prior to any works on the Country Park.

We see no provision for Bridleways around the Country Park. There are a large number of horses in Sandon, and it would be wonderful to provide for this form of exercise within the Park. A route around the perimeter seems a good solution.

We are concerned about the placing of a 42 car, car park behind the Sandford Mill cottages. Is this the right place for a car park? It may not be of sufficient capacity as people come from far and wide to Country Parks to take exercise etc.

We are please to see only 2.5 and 3 storey houses mentioned, and trust this will remain so. Any taller would be out of keeping with the area.

21/01432/FUL The Briars, Mayes Lane. Retrospective application for an annex. No observations.

16/00460/S73 Badgers, Great Gibcracks Chase. Variation of condition 2 to approved planning application. 16/00460/FUL (Demolition of existing dwelling and construction of a replacement dwelling and garage) to obtain approval for a revised design and layout. No observations

21/01251/FUL Strategic Growth Site 3B West Of Park & Ride Terminus Maldon Road. Hybrid planning application, part full and part outline comprising: (i) Residential development including affordable housing provision, public open space, landscaping, drainage infrastructure and all associated ancillary development (full) (ii) Up to 5,000sq.m of commercial floorspace, provision of day care nursery, serviced self-build plots and safeguarded land for extension to Sandon Park and Ride (outline with all matters reserved except for means of access from Maldon Road and Molrams Lane).

Sandon Parish Council would like to make the following comments on the proposals put forward on this application.

Once again we would like to complain about the Design and Access Statement for 3b, c and d, being so hard to read with the very small font used for the content. If some of the pictures had been reduced in size it could have been a perfectly legible document. We feel this makes it a document that is NOT accessible to everyone and should not have been accepted by CCC.

Area 3b – Commercial Area and Day Care Nursery

We are pleased that there is provision of pedestrian and cycle access to the Sandon Park and Ride. We would also like to see access provided from Park and Ride to Sandon Village from the monies paid to CCC. In the Chelmsford Local Plan 7.151 the area has a fragmented bridleway network but there are opportunities within these four site allocations to provide bridleway connections within the site and to the countryside beyond. We can see very little effort to provide this.

We note there will be 3 storey height units at the rear of the site. This height will block the views across the local landscape. We would have expected up to 2 ½ storeys maximum.

Local Plan 7.137 says cycle paths from the site should connect with NCN Route 1 to encourage sustainable modes of transport. We also feel a dedicated cycle route should go through the Country Park and across the valley to Chelmsford which is a direct route.

We note that 3b and d has been identified as a habitat for Skylarks and Song Thrushes and would like to know what is being done to mitigate the harm this site will have on their habitat.

Area 3c – Land South of Maldon Road - Housing This 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. 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.

House numbers. We note in the local plan around 100 homes has been allocated and are dismayed to see 123 now proposed including the 9 self build properties on Molrams Lane. This is a 23% increase – nearly a quarter. Under the Sustainable Development Checklist we notice Redrow have not met the Nationally Described Space Standards (NDSS) and feel they should be made to return to the 100 houses for this site to meet this standard.

Site Boundaries - Northern Site Boundary of 3c is Cross Wood, which is a protected area. The inclusion of the very large, dominating, focal three storey gateway apartment block does not in our view protect this area but destroys it. Sandon is predominantly 2 storeys with bedrooms in the roof space. We have no apartment blocks and feel this block should be only 2 storeys to blend in with the surroundings.

Movement and Access The main vehicular access was expected to be from the new junction at Maldon Road/Sandford Mill Lane but we note there is a new addition of nine self build units on Molrams Lane that they will, of course, access their properties via Molrams Lane. This addition was not shown in the Local

Plan?

Noise We are concerned about the noise from the electricity sub station and this needs to be addressed.

Facilities We are still very concerned that there is insufficient availability in the local healthcare provision to cope with the number of houses proposed. Local residents have a problem now to get an appointment. Also in the school places available.

Sewage There is a serious problem on Molrams Lane and we are concerned this has not been addressed sufficiently. They say the utility companies have said there is sufficient capacity but we have serious concerns that this development will cause more problems for residents in Molrams Lane.

RAMS Recreational disturbance Avoidance and Mitigation Strategy contributions must be paid for this development as with other new properties in the area.

Area 3d – Land North of Maldon Road – Housing

This land was set aside for around 50 new homes, we are again dismayed to see 67 houses are planned for this area which is a 37% increase – over a third more. Under the Sustainable Development Checklist we notice Redrow have not met the Nationally Described Space Standards (NDSS) and feel they should be made to return to the 50 houses for this site.

Conclusion - Redrow 8.0 Conclusion item 8.4 says Ultimately the development will become a vibrant new part of East Chelmsford. Sandon Residents do not want to be part of Chelmsford. They are part of the rural community of Sandon and wish to remain detached from Chelmsford. CCC must protect their rural villages from encroachment.

1/01494/CUPAQ Agricultural Building At Little Claydons Farm, Old Southend Road. Determination as to whether the prior approval of the Local Planning Authority is required for the change of use of agricultural building to 1 new dwelling (Class C3). No observations

110821 Items of report and potential matters for future agendas – None

120821 Items for next edition of the Topics – Clerk to email closing date for submission of articles for the next edition.

Meeting closed at 9:01 p.m.

The next meeting will be held Monday 13th September 2021 at St Andrews Church Hall starting at 7.15pm