

## SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **St Andrews Church Hall** on **Monday, 13<sup>th</sup> September 2021** commencing at 7.15 pm

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

**In attendance:** Clerk and three members of the public

### ACTION

**010921 Apologies for absence** – None.

**020921 Declarations of interest** – None declared.

**030921 Public participation session.** There was a complaint about a representative of the Sports Club denying access to the sports ground. Cllr Kalbfell will make some enquiries. It was requested that the lock be reinstated on the water pipe at the allotments. Cllr Calmeyer confirmed that the lamppost at the bottom of Hall Lane will be re-sited. Cllr Hyatt will send out her new email address as it appears that some residents are using her old Virgin one (which she cannot now access)

Cllr Kalbfell  
Cllr Calmeyer  
Cllr Hyatt

**040921 The Minutes of the Meeting** held on Monday 9<sup>th</sup> August 2021 were approved. Cllr Hyatt then signed the minutes at the meeting.

**050921 Clerk's Report.** Awaiting responses from the various organisations.

**060921 Current Issues.**

(a) Maintenance and ditch clearing – The Turnpike ditch has been cleared and new drainage pipe installed. However, further work is needed to extend it. Three quotes to be sought. It was noted that the hedge around the sports ground will need some attention. Still waiting for spares to fix the mower. It was agreed to review the contractor's half yearly performance at January's P.C. meeting. Clerk to send P.C. insurance details to Cllr Kalbfell

Cllr Calmeyer

Clerk

(b) Allotments – Clerk to provide Cllr Calmeyer with the key to the water pipe. Clerk to write to holder of plot 3 demanding that he remove the carpets by 11<sup>th</sup> October. The following change to the Allotment Policy was agreed:  
“The Parish Council prefers that plots are leased as whole plots. However, it is accepted that some plot holders would prefer a half plot. The Council would rather two half plots be cultivated properly, as oppose to a full plot only being part used. When either a new full plot, or half plot, becomes available, then this will be offered to the current half plot owners first, in the order that they were on the original waiting list.”

Clerk

Clerk

<p>Cllr Kalbfell then notified the meeting that he was prepared to give up his half plot, but wanted to go back on the waiting list. Clerk to action</p>	<p>Clerk</p>
<p>(c) Community Centre – A decision will be made 17<sup>th</sup> Sept by CCC Planning.</p>	
<p>(d) Neighbourhood Development Plan – The team are asking residents to nominate any places of Community Interest. These will form part of the database for the NDP.</p>	
<p>(e) Sports club – Meeting discussed the request from the Club for a grant from the P.C. towards the purchase of a mower. It was agreed that Cllr Kalbfell ask the Sports Club what sum of money they were expecting. We could use this opportunity to formalise any verbal agreements made in the past.</p>	<p>Cllr Kalbfell</p>
<p>(f) Village Hall – They have raised concerns over the state of the vegetation on the path between the Village Hall and The Church. Clerk to raise this issue with the Highway Rangers. Could they cut this back?</p>	<p>Clerk</p>
<p>(g) PCC – Cllr Colbeck reported that they are half way towards meeting the bell appeal. They have requested that the Xmas tree be installed for their Xmas event. Cllr Calmeyer to order.</p>	<p>Cllr Calmeyer</p>
<p>(h) Welcome pack – Meeting agreed this be re-designed into an A5 booklet. Clerk to action.</p>	<p>Clerk</p>
<p>(i) Sandon Hall Bridleway – Cllr Hyatt is still waiting to hear what type of surface Bretts are going to lay down.</p>	
<p>(j) Community Governance Review – Clerk reported that this is still on-going. However, early proposals suggest that the parish boundary will remain unchanged, but there may be an additional Councillor seat created.</p>	
<p>(k) Speed Watch – Clerk to maintain list of prospective members. Cllr's Cross and Hyatt to send through their lists.</p>	<p>Clerk Cllr Cross &amp; Hyatt</p>
<p>(l) Sandon Google Forum – Cllr Cross has now got access</p>	
<p>(m)A12 meeting – Cllr Hyatt gave an update following the recent Zoom meeting</p>	
<p>(n) BASNA leaflet – This is an initiative supported by a local resident. It seems to be a Facebook Group that has been created from the old Great Baddow Neighbourhood Association.</p>	
<p><b>070921 Correspondence received and action required</b> – Meeting noted the litter picking event sponsored by CCC Sat 18<sup>th</sup> Sept. P.C. not interested in either the Tommy statue, or the private security offer, due to value for money. A resident has complained about speeding traffic on Woodhill Road. This is an on-going problem.</p>	

## 080921 Finance

(a) The following payments were tabled and approved.

Employee costs	£580.43	Tfer
Plusnet	£20.35	d/d
Cllr Hyatt (exps returned)	£29.49	Tfer
Andrew Eng (Aug maintenance)	£725.85	Tfer
Andrew Eng (Butts Green drainage work)	£1,500.00	Tfer
Troy Planning (NDP)	£1,920.00	Tfer
BFS fuel (July + Aug)	£68.70	Tfer

(b) Meeting noted latest budget to Aug end.

## 090921 Planning:

**21/01557/FUL** Loguivy, Mayes Lane. Installation of a 1400 litre Bunded Domestic fuel tank on a new concrete base, to comply with current regulations as advised by a registered installer. The old tank will be removed and piping redirected. A block wall is also required to be built on one side as a fire retardant barrier. No observations

**21/00081/FUL** Land East And West Of St Cleres Hall, Pit Main Road. 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

**21/01750/FUL** 63, Hall Lane. Single storey front extension to create garage. Single storey rear extension. Conversion of existing carport to habitable space. No observations

**21/01752/SCOPE** Strategic Growth Site 3A (Manor Farm). Request for an environmental impact assessment screening and scoping opinion (combined) for 340 new dwellings and associated Country Park. (Note subsequent amendment).

Sandon Parish Council wish to make the following comments on the Hopkins, Sandford Park Scope document.

The Scope document is still stating 250 homes which we absolutely agree with and not the Developer's master plan increase to 342, a 36% increase!

This huge document does cover every Environmental item imaginable. 5.59 Fauna - We do have issue with the fact that no Great Crested newts were found in the survey of June 2018 and feel another survey should be taken during the breeding time when they are very visible along the water courses. Every other development has them where there is water and we find it hard to believe that none are present.

A large part of the requirement is for Pedestrian and Cycle routes to be provided to

Chelmsford 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. This goes 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 no provision for bridleways around the Country Park. The Local Plan 7.121 states bridleways should be provided on site and around the area. 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 need to see more done to make provision for bridleways.

We are concerned about the number of parking spaces being provided and the one visitor space per four residences is inadequate.

We also have serious concerns for flooding in this area. With so many new properties being built, the runoff will be impaired, and we have already seen serious flooding in this area.

**21/00773/FUL** Richmond, Southend Road. Demolition of existing dwelling and all outbuildings. Construction of replacement dwelling, new garage and stables.

We understand the owners see other back land developments on Southend Road BUT their aspirations for this enormous 3 storey house is just not acceptable. The scale and size is far too big for this plot.

We have predominantly 2 storey houses in Sandon. The 3 storeys will take away the privacy and amenity of the neighbouring properties at 3 metres higher than original. DC1 states that replacement or extension of an existing dwelling where it accords with DC11 or DC47 will be permitted in the Green Belt. DC11 states the proposed dwelling should be of a size and scale similar to the original dwelling, and served by suitable access road and not adversely affect the character of the area. This does not comply.

The 2 storey stable block is very big too and dominant in its location, a single storey stable block, and separate hay store, replacing existing, would be more acceptable.

The dividing hedgerow has been allowed to become very tall trees which does form some screening but is not maintained. At approximately 12 metres it is excessive and the owners must be responsible for these conifers etc., which at present are neglected and overhang neighbouring properties. This urgently needs addressing.

The access road is very narrow and we are very concerned about damage to the houses either side. The amount of traffic for such a large development will cause noise and pollution especially with up to 15 parking places being provided at the house! Entry from the very busy Southend Road is potentially detrimental to the free flow and safety of traffic on Southend Road.

We do feel newt and bat surveys should be carried out with a development of this size. This is a back land plot in the Green Belt, where the buildings should not dominate the scene and views of the countryside. The visual impact, scale and siting of such a large development is inappropriate. Previous applications have been refused. We objected to

the wish for 2 residences on this site, and now this development could easily become 3 habitable areas, with very little work, in the future. This concerns us greatly.

Sandon Parish feel this development is still too big for the site and situation behind the houses of Southend Road, and this application should be refused.

**100921 Items of report and potential matters for future agendas – None**

**110921 Items for next edition of the Topics –** The following articles were suggested: Assets of Community interest, NDP update, Bell appeal update, Speed Watch article, Book advert, Fly tipping, Community Centre update, Community Governance Review.

Meeting closed at 9:17 p.m.

**The next meeting will be held Monday 11<sup>th</sup> October 2021 at Howe Green Reformed Church starting at 7.15pm**