

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **Howe Green Reformed Church** on **Monday, 13th December 2021** commencing at 7.15 pm



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

In attendance: Clerk and four members of the public

ACTION

011221 Apologies for absence – None.

021221 Declarations of interest – None declared.

031221 Public participation session. Four local residents presented their objections to a planning application. Their comments to be incorporated into the Council's response.

041221 The Minutes of the Meeting held on Monday 8th November 2021 were approved. Cllr Hyatt then signed the minutes at the meeting.

051221 Clerk's Report. Meeting noted that the trees by St Andrews Church were having the dead wood removed, but that no pollarding was taking place as requested.

061221 Current Issues.

(a) Maintenance and ditch clearing – Cllr Calmeyer advised the meeting that the extension to the Turnpike ditch as well as the clearance of associated vegetation would be completed by 24th Dec.

(b) Allotments – Still no confirmed response from CCC about the future of the lease. Clerk to write reminding them that the Council owned the land behind the site and that they wish to develop it to shorten the waiting list

Clerk

(c) Community Centre – A Quantity Surveyor has been appointed. He will be able to give an estimate of building costs. Cllr Calmeyer to contact the Sports Club and Village Hall so as to organise a steering group.

Cllr Calmeyer

(d) Neighbourhood Development Plan – Current draft plan to be converted into Publisher. This will then be sent to Troy Planning before going back to the public, then CCC.

- | | |
|---|---------------|
| (e) Sports club – Meeting noted that the new Sports Club Committee rep for Sandon Royals is Ralph Ricks. Cllr Kalbfell to approach the Sports Club re the Play in the Park 2022 initiative. Would they be interested in getting involved with this? | Cllr Kalbfell |
| (f) Village Hall – The W.I. have asked that replacement lights be purchased for next year's Xmas tree | Cllr Calmeyer |
| (g) PCC – No meeting last month. Cllr Colbeck to find out what their plans are with regards to the Jubilee Celebration for next year. How can/should the P.C. get involved? | Cllr Colbeck |
| (h) Speed Watch – Clerk reported that we have at least 11 residents who are interested in joining. A 1 ½ training session has been set up Jan 22 nd at The Howe Green Reformed Church. This will involve some classroom learning as well as familiarisation of the speed gun equipment. | Clerk |
| (i) Dates of future P.C. meetings 2022 – These were agreed to remain on the second Monday each month. They are as follows: 10 th Jan, 14 th Feb, 14 th March, 11 th April, 9 th May, 13 th June, 11 th July, 8 th Aug, 12 th Sept, 10 th Oct, 14 th Nov, 12 th Dec. The Annual Assembly should be held in April, but the decision to hold this will be delayed until more is known of the impact of the Covid pandemic. | Clerk |
| (j) Welcome Pack booklet – Clerk to make the revisions suggested and re-issue. | Clerk |
| (k) Dates for next year's Topics - Meeting agreed the final copy to the printers 18 th March, 17 th June and 18 th Nov. | |
| (l) Cards Lane development – Meeting expressed deep disapproval of the recent decision of the Inspector. Following some discussion, Cllr Hyatt to send off the following to Brian Mayfield at CCC: | Cllr Hyatt |

This was discussed at our meeting last evening and your comments that there is nothing further that the City Council can do and that the Planning Committee suggested that the Parish Council might discuss this with the developer was not taken well. It was felt that the CCC were shirking their responsibility. Sandon Parish Council have no authority and no resources to deal with this.

The thought that Sandon Village will have to endure months of very large vehicles trying to negotiate their way through the very narrow road and the very sharp bend into Cards Road is difficult to imagine. This is a historic village with very old properties and this heavy traffic could do irreparable damage to them and the road. There is a very big sign on the road saying it is not suitable for Heavy Traffic! There are alternative sites next to the Power Station on Woodhill Road and off the Bretts Roadway used for heavy lorries already. Sandon Parish Council is appalled at this decision.

A resident quite rightly points out that 'surely it is for the City Council and Highways to set limits on size and weight of vehicles, hours of operation and noise and nuisance limitations on the developer' not the Parish Council.

071221 Correspondence received and action required – Clerk to advise Essex Housing and Kids Inspire that as their proposal lies outside the parish, then there is no need for the P.C. to meet up with them. Cllr Kalbfell to attend the larger council forum 3rd March.

Clerk

Cllr Kalbfell

081221 Finance

(a) The following payments were tabled and approved.

Employee costs	£607.40
Plusnet	£19.20
D W Maintenance	£275.00
Andrew Eng	£409.70
Parish Magazine	£220.50
Cartridge People	£242.07
Hoggarth Cooke	£500.00
Blackwater Baling	£273.00
PortalPlanQuest	£145.00
TerraQuest	£13.20
Talk to Phoenix	£250.00
Cllr Calmeyer expenses	£276.36

(b) Meeting noted latest budget to Nov end.

(c) Meeting agreed that the precept for 2022 should be £36,960. This represents a 5% increase on this years'. Should the budget prove correct, then reserves are planned to drop by just over £4k by the end of March 2023.

Clerk

(d) Clerk to email out to councillors a copy of the Cil accounts.

Clerk

091221 Planning:

21/02220/FUL Little Claydons Farm, Old Southend Road. Retrospective application for upgrade of existing access and proposed agricultural building. No observations

21/02260/FUL 3, The Green. Single storey rear extension. No observations

21/02146/FUL 11, Cards Road. First floor rear extension and loft conversion with dormer to rear and roof lights to front. Sandon Parish Council would like to see plan details on a separate document as even on 100% text difficult to read. Apart from this we have no objections

21/02242/FUL Maples, 16 Chalklands. First floor extension over existing garage. No observations

21/02231/FUL 63, Hall Lane. Single storey front and rear extensions. Conversion of existing carport to habitable space. No observations

21/02271/FUL The House, East Hanningfield Road. Retrospective application for two kennel outbuildings for guard dogs.

Sandon Parish Council considers the existing two sheds built and required to be demolished once the building under construction is completed, should be removed.

Permitted development has been removed from this site on appeal in 2008. The two buildings are very large, domestic areas, with kitchenette and shower/bathroom facilities that cannot be classed as dog kennels. The building of the studio was given on the understanding that these buildings were removed, and this should be upheld. This is as per 17/01625/FUL condition 7 and DC2 (now DM8).

DM8 (D) Residential outbuildings. Planning permission will be granted for outbuildings to be used for purposes incidental to the enjoyment of the dwelling where the new building: (i) is located within the curtilage of the dwelling; and (ii) is proportionate in size and scale, and ancillary in appearance to the host dwelling; and (iii) is in keeping with its context and surroundings, and does not result in any other harm. Dog Kennels do not comply with this.

The residential curtilage area shown in red on the plan is incorrect and the buildings are not within the curtilage. These buildings are not permitted in the countryside.

DM11 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE AND RURAL AREA A) Green Belt Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Belt and the extension or alteration would not: (i) result in disproportionate additions over and above the size and scale of the original building; and (ii) be out of keeping with its context and surroundings or result in any other harm.

Dog Kennels do not fall within this category.

This application should be refused.

15/01979/S73 Sandon Parish Council Recreation Ground, Rectory Chase. Variation of condition 3 to approved planning application 15/01979/FUL (Construction of portacabin in the car park of the Sandon village hall and sports club, to be used as a parish council office) to extend the use for another 5 years. No comment made

21/02156/FUL Three Oaks, Southend Road. Erection of new garage. No observations

21/02222/FUL Land Rear Of Days Hill Cottages, East Hanningfield Road. Change of use of agricultural land to domestic garden for a period in excess of 10 years.

Sandon Parish Council cannot see firm evidence of the agricultural land being used as a 'garden' for ten years. Photos provided by applicants show one dated 10/04/2020 with no clear view of it being used as a garden. We accept if a house owner has purchased a piece of agricultural land that they will use it to run the dogs on, or for the children to play on it occasionally, but cannot see this as clear evidence that it has been used as 'garden' for over ten years.

A neighbour has provided a photo that shows no activity that he says is dated 2014. We therefore cannot accept this application.

21/02293/FUL 7, The Green. Demolition of existing single storey rear extension & replaced with single storey rear extension with roof lights. No observations

101221 Items of report and potential matters for future agendas – Clerk to check stocks of the Reg Bush with a view to handing them over to The Friends of St Andrews.

Clerk

111211 Items for next edition of the Topics – Community Centre, Bell appeal, Annual Assembly, Jubilee celebrations, Spring clean

Meeting closed at 9:05 p.m.

The next meeting will be held Monday 10th January 2022 at St Andrews Church Hall starting at 7.15pm