

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **Howe Green Reformed Church** on **Monday, 11th July 2022**
commencing at 7.15 pm



PRESENT: Councillors: Martin Cross - Chairman
Vic Trew
James Colbeck
Gary Nicholls
Cedric Calmeyer

In attendance: Clerk, CCC Cllrs Wright and Scott.

ACTION

010722 Apologies for absence and agreement of acting chair – Cllrs Dee Hyatt and Alan Kalbfell. Meeting agreed Cllr Martin Cross would be the acting chair.

020722 Declarations of interest – None declared.

030722 Public participation session. – Cllr Steph Scott introduced herself. Cllr Wright gave an update on the allotment situation.

040722 The Minutes of the Meeting held on Monday 13th June 2022 were approved. Cllr Cross then signed the minutes at the meeting.

050722 Clerk's Report. Any issues will be covered in the following minutes.

060722 Current Issues.

(a) Maintenance and ditch clearing – There will be a site visit 28th July with Cllr Calmeyer and the ECC watercourse engineer at Butts Green Road. Clerk to update residents following their deliberations. Clerk to collect the twelve dog mess signs. Cllr Colbeck to carry out risk assessment with contractor shortly. Cllr Calmeyer to arrange the replacement of the damaged bollard on the main green, re-seating of the damaged bin, and repairing of the bench base. Meeting noted that the village sign will need some refurbishment in due course. However, not urgent at the moment. The four bus shelters will be cleaned and painted. Clerk to contact CCC to see whether they will empty dog poo bin at Howe Green car park.

Clerk
Clerk
Cllr Colbeck

Cllr Calmeyer
Cllr Calmeyer
Clerk

(b) Allotments – Meeting agreed termination letter that Clerk should send to allotment holder re non-cultivation of the plot. Meeting noted Cllr Wright's comments about CCC looking for a bigger site so as to accommodate the residents that are currently on a waiting list.

Clerk

(c) Community Centre – Clerk has received assurances that the Diocese wish to extend the lease.

(d) Neighbourhood Development Plan – The draft plan has been amended to recognise the need for a green space/wedge separating the village from Great Baddow. Updated plan has gone to the consultant. Meeting agreed

for Clerk to apply for a further grant from Locality for £5,062.

Clerk

(e) Sports Club – Nothing to add in Cllr Kalbfell's absence

(f) Village Hall – Cllr Kalbfell to attend their next meeting 25th July.

Cllr Kalbfell

(g) PCC – The bell project has now been finished.

(h) Speed Watch – Cllr Cross to organise next outing Fri 15th July.

Cllr Cross

(i) Neighbourhood Watch – No update in Cllr Hyatt's absence.

(j) Internal Auditor's report – Meeting noted her comments. Clerk will aim to amend risk register for the next meeting. Clerk to circulate possible questions prior to sending off to the insurance broker. Cllr Calmeyer noted that our equipment is stored by the resident under our insurance policy.

Clerk
Clerk

(k) AGAR 2021/22 section 1 - Meeting approved and both the Chair and the Clerk signed the Annual Governance Statement at the meeting.

(l) AGAR 2021/22 section 2 - Meeting approved and both the Chair and the Clerk signed the Accounting Statements at the meeting.

070722 Correspondence received and action required – Cllr Hyatt will attend the 20's webinar 27th July at 13:00.

Cllr Hyatt

080722 Finance

(a) The following payments were tabled and approved.

Employee costs	£620.15
Plusnet	£24.82
Parish Magazine	£146.98
Andrew Eng	£674.65
BFS petrol	£65.00
ICO	£40.00
Jan Stobart	£195.00
RCCE	£72.60
Cartridge People	£33.99

(b) The budget to June end was presented without comments

090722 Planning:

22/00924/CLEUD The House, East Hanningfield Road. Confirmation that the domestic curtilage on the land edged in red on drawing number F920/08, has been used as a domestic garden since at least 2010.

Sandon Parish Council accepts that responses to this application should be based on fact only.

The request to turn agricultural land into residential curtilage is not accepted. This property already has a vast amount of 'garden' at the front and side of the house, and no evidence has been shown that the agricultural land has been used for domestic purposes other than to keep it mown, which is not accepted by law as showing domestic use.

The property is situated outside the Defined Settlement and within a rural area beyond the Green Belt.

The NPPF 13. Protecting Green Belt land

137. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

If this application is allowed the owner could put all manner of paraphernalia there, including sheds, trampolines etc. etc., which will prevent the neighbours from having their un-interrupted view of the open countryside.

The owner states he has used the land as garden for 10 years, whereas there is a letter from Paul Harwood of Chelmsford Council dated June 27 2018 wherein he states in paragraph 4 – Following inspection and review of aerial photographs of the land, it appears to the Council that the condition of the land has not undergone any physical changes that would constitute a material change of use and furthermore, in itself the cutting of grass does not constitute a breach of planning control. The character and appearance of the land is considered to be congruous with the surrounding countryside, with none of the features that would be indicative of a material change of use to a domestic garden or amenity land eg. ornamental flowers beds, ponds, garden furniture and structures, children's play equipment etc. This was under 4 years ago!

The dog kennels would not be lawful if this CLUED is accepted, as they are not in the proposal. We understand the kennels are a permanent fixture with plumbing and fitted out with sink and shower etc. Not the usual requirements for a dog kennel? These should be removed.

We understand the owner lives the majority of the time in London, with a resident caretaker looking after the dogs and property. We therefore cannot accept the garden is regularly being used by the owner as a domestic garden.

We would like to know why the Enforcements on this Property are not showing on the website?

With the evidence above we request this application is refused.

22/00916/FUL Strategic Growth Sites 3B, 3C And 3D North And West Of Brick Kiln Road Sandon. Hybrid planning application, part full and part outline comprising: (i) residential development of 165 dwellings including affordable housing provision, public open space, landscaping, drainage, infrastructure and all associated ancillary development (full), and (ii) up to 5,000sq.m of commercial floorspace, provision of day care nursery, 9 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.

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. A dedicated Green Gap to stop further incursion towards Sandon is needed to safeguard the Village. 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.

Items of particular concern:

No provision for solar panels or air source heat pumps. The UK must insist on these being part of ALL new housing developments. There is already a lack of power provision which can be partly solved by this simple provision.

3 storey buildings. This locality is predominantly 2 storey and this should be kept. This is a sensitive area that will already have a huge impact on the area. We see no reason to have 3 storey buildings here.

The impact of this huge development on Maldon Road This area is already grid locked during commuter runs and school runs.

Infrastructure The strain this number of new properties will put on transport, doctors, dentists, etc. The possibility of the sewage system not coping with the extra input.

Standard of build Redrow have had some bad press recently for poor build standards, and we would like a guarantee that this development will have a high class build finish.

Sandon Parish Council request that a path is added down Brick Kiln Road from its junction with Woodhill Road to Maldon Road

22/05561/CAT Marlows, Woodhill Road. T01 - 1 Fir - Reduce by 0.5-1m, Sides reduced by up to 1m - Reason - Maintained so it does not encroach on neighbours drive. No observations

100722 Items of report and potential matters for future agendas – Note that due to the extreme heat, the clerk will not be in the office Weds 13th July. Also to note that he will be on holiday Monday 18th July. Next meeting to consider the agenda order re planning

110722 Items for next edition of the Topics – None

Meeting closed at 8:56 p.m.

The next meeting will be held Monday 8th Aug 2022 at Howe Green Reformed Church starting at 7.15pm.