

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **Howe Green Reformed Church** on **Monday, 12th December 2022** commencing at 7.15 pm



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

In attendance: Clerk,

ACTION

011222 Apologies for absence – Cllr James Colbeck. Meeting noted that he is intending to return once his health permits. In the meantime, he is to be included on P.C. emails.

021222 Declarations of interest – None declared.

031222 Public participation session. – No members of the public were present

041222 The Minutes of the Meeting held on Monday 14^h Nov 2022 were approved. Cllr Hyatt then signed the minutes at the meeting.

051222 Clerk's Report. Cllr Hyatt to find a suitable risk assessment so that one can be carried out on our maintenance contractor.

Cllr Hyatt

061222 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£715.41
Plusnet	£24.59
Parish Magazine Printing	£251.63
Andrew Eng maintenance	£285.25
The Friends of St Andrews	£1,000.00
Wave	£94.85

Clerk

(b) The budget to Nov end was presented without comments.

(c) The budget for 2023-24 was reviewed. Meeting agreed to ask for a precept of £38,808 which represents a 5% increase on last years'

Clerk

(d) Now that interest rates are increasing, the meeting agree that the clerk move any spare reserves to the Nationwide 45 day notice account. This is currently offering a return of 2.5%

Clerk

071222 Planning:

22/02010/CLEUD Clarity Independent School, Barn Bridge Farm, Woodhill Road. Certificate of lawful development to regularise the use of a building for commercial B8 storage purposes. No observations

22/01732/FUL Land At Manor Farm, Sandford Mill Lane, Great Baddow. Hybrid application (part full and part outline) for:

1. Full application for residential development of: 342 dwellings, including 126 affordable dwellings (Class C3); landscaping; local open space; highway infrastructure; pedestrian, and cycle routes; vehicular and cycle parking; drainage works; ground re-profiling: and works to provide services and utilities. Change of use of land from agriculture to provide a country park, with associated works including the laying out of a visitor car park and access road. Means of access to the site will be addressed by way of a five arm roundabout junction that provides access to Strategic Growth Sites 3a, 3c and 3d, which is the subject of a separate application for planning permission.

2. Outline application for a phased development comprising 18 self-build dwellings (Class C3) with all matters reserved, except access. Means of access to the site will be addressed by way of a five arm roundabout junction that provides access to Strategic Growth Sites 3a, 3c and 3d, which is the subject of a separate application for planning permission.

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

The number of houses proposed is a 44% increase on the number of 250 listed in the Local Plan. This is unacceptable and we feel the density of housing should be reduced to nearer the original 250.

Hopkins comments:

2.3.5 Making sustainable modes of travel available will influence travel behaviour and with the level

of growth planned for Chelmsford, sustainable travel choices need to be encourage and promoted to ensure that traffic levels of the local highway network and carbon emissions from traffic do not significantly increase as a result of new development. Currently the key corridors into Chelmsford town centre suffer from peak hour congestion. "Although the bus and cycling networks are quite extensive and serve the town well there are a number of key improvements required.

2.3.4 The Essex Design Guide is a web-based design tool. Within the guidance, there is an emphasis on providing a well-connected environment with integrated routes for pedestrians, cyclists, cars, and public transport. Under 'Movement' in the Design Details section, the guidance states that: "Cars are likely to be used less often if the journey to the local shops or school is direct, safe and attractive and streets are well-maintained.

We agree with these statements and action must be taken to provide a cycle/pedestrian pathway all the way through the Country Park to the Roundabout on Essex Yeomanry Way, which will be a direct route into Chelmsford and to all the buses, trains and shops. Without this the residents WILL use their cars.

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.

We have serious concerns about **flooding** in this area, which has been a big problem in the past. Building houses on the open farmer's fields will redirect the flow down the hill probably affecting the cottages at the bottom.

22/02043/FUL Maple Tree House, Woodhill Road. Proposed single storey outbuilding/garden room.

Sandon Parish Council feel the proposed single storey outbuilding/garden room is too big for the space within the curtilage to the side of the property, and is too close to the house. The position of the double door and window facing the side of the house on a narrow corridor seems inappropriate. The new building will overshadow the side of the house. Drawings do not show what is on that side of the house (windows, doors etc.) so difficult to assess the impact

081222 Current Issues.

- (a) Maintenance – Essex and Suffolk Water have re-visited Corner Green following our complaint over their recent work. Meeting noted possible impact of hedge clippings on the path to wheelchair users.
- (b) Allotments – Nothing new to add.
- (c) Community Centre – Funders have confirmed that the Diocese need to grant the P.C. a longer lease than they are proposing at present. Clerk to chase RCCE re possible business plan, Charity Registration paperwork and constitution.
- (d) Neighbourhood Development Plan – The draft plan has been sense checked by a local resident.
- (e) Sports Club – Cllr Kalbfell to advise the sports club that there was no need to change the names of the trustees on the lease.
- (f) Village Hall – Meeting noted the sad news of the old treasurer recently passing away.

Clerk

Clerk

Cllr Kalbfell

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| (g) PCC – Cllr Calmeyer to approach Rev Terry Brown re temporary absence of our rep, Cllr Colbeck. | Cllr Calmeyer |
| (h) Annual Assembly 2023 – Clerk confirmed the date to be 20 th April. He will amend the invite list following suggestions made. Cllr Hyatt to contact Redrow Homes and Judy (NDP), Clerk to contact Hopkins and the Mayor of Chelmsford. | Clerk
Clerk
Cllr Hyatt
Clerk |
| (i) PKF Littlejohn LLP - The re-appointment of PKF Littlejohn as external auditor by the Smaller Authorities Audit Appointments (SAAA), until financial year 2026/27, was noted. | |
| (j) The meeting dates for calendar year 2023 were agreed - These to be 9 th Jan, 13 th Feb, 13 th Mar, 3 rd Apr, 15 th May, 12 th Jun, 10 th Jul, 14 th Aug, 11 th Sep, 9 th Oct, 13 th Nov, 11 th Dec. The A.A. will be 20 th April. | Clerk |
| (k) Election Course – Meeting agreed that clerk should attend course 27 th Feb. This should cost £45 though clerk will get this reduced via a bursary. | Clerk |
| (l) Topics 2023 dates – These were agreed by the meeting. | |

091222 Correspondence received and action required – Clerk to register Cllr Kalbfell on the Playground Equipment course. Clerk

101222 Items of report and potential matters for future agendas – Absence of certain councillors at the recent Church Christingle was noted. Clerk to send Cllr Kalbfell documents prior to the annual appraisal. Clerk advised the P.C. that the office would be shut 14th Dec as clerk had a hospital appointment in London. Clerk

111122 Items for next edition of the Topics – None

Meeting closed at 8:16 p.m.

The next meeting will be held Monday 9th January 2023 at the St Andrews Church Hall starting at 7.15pm