

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at **St Andrews Church Hall** on **Monday, 9th January 2023** commencing at 7.15 pm



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

In attendance: Clerk,

ACTION

010123 Apologies for absence – Cllrs James Colbeck and Vic Trew.

020123 Declarations of interest – None declared.

030123 Public participation session. – No members of the public were present

040123 The Minutes of the Meeting held on Monday 12th Dec 2022 were approved. Cllr Hyatt then signed the minutes at the meeting.

050123 Clerk's Report. Meeting agreed the risk assessment to be carried out on our maintenance contractor by Cllr Hyatt.

Cllr Hyatt

060123 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£614.56
Plusnet	£27.04
Andrew Eng maintenance	£296.45
Signprow	£218.50
D.W.Maintenance	£275.00
Talk to Pheonix	£42.56
C Calmeyer	£124.20

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

(c) The clerk and Cllr Hyatt will need to meet at the Metro Bank together in order to get the account closed and the money transferred out.

Clerk.
Cllr Hyatt

070123 Planning:

22/02089/FUL 41, Hall Lane. Demolition of existing side extension. Proposed two storey side extension and part double and part single storey rear extension and a

front porch with the additional windows to front, side and rear elevations. No observations

20/01720/S73 Land South West Of Cards Road. Variation of condition 2 to approved planning application 20/01720/FUL (Proposed flexible electricity generation facility with associated ancillary infrastructure, access and boundary treatment) to change to the layout and configuration of the scheme.

Sandon Parish Council are pleased to see the reduction of gas turbines from four No. to three No. and the reduction of ancillary equipment. We are also pleased that wheel cleaning equipment is proposed to prevent mud on the local roads.

We cannot understand that no abnormal loads through Sandon are anticipated, as we would expect the turbine deliveries will be abnormally large loads (1.9) especially for the very narrow Sandon Road, which are completely unsuitable.

They quote the fact that the farmer brings his combine through, but he gives the residents a lot of notice and it is only twice a year. It is an abnormal load.

We are still very concerned about this facility being on a flood plain and near a footpath, where flooding could be a real risk and we saw no mention of this, plus there could be a problem with vandalism. We see CCTV is included.

The increase in vehicular activity will be a real nuisance to the local residents, especially in Cards Road.

The Parish Council are still very much against this development, on agricultural land, in flood plain, close to residential houses. Access should have been via the Quarry Access Road, not through narrow, residential Sandon.

06/00531/S73 Chelmsford Nursing Home, East Hanningfield Road. Removal of condition 5 of 06/00531/FUL (Erection of replacement nursing home and 12 no. extra care units together with revised access parking and landscaping, following demolition of existing nursing home (amended proposal to 04/00228/FUL including increase in number of nursing home units from 40 to 64, increase in height, incorporation of dormers, increase in footprint to both nursing home and extra care units and increase in parking from 26 to 38 spaces) to allow for quality outlook and to enhance the residential amenity of future occupiers.

Sandon Parish Council has been approached by a resident with the following details to this planning application

“Condition 5: Notwithstanding Condition 4 above, except in relation to bedrooms 51, 52, 53 and 54 the first floor windows in the EASTERN elevation of the development hereby approved shall be glazed with obscured glass of a type to be approved in writing by the local planning authority and shall remain so glazed. Rooms 51,52,53, and 54 were allowed in planning to be used as hairdressing, Administration, sensory, Laundry and assisted bathroom as detailed on planning drawings .

The fencing referred to on the images in the planning statement numbered 1 to 3 is app 8ft in height made up of 4ft solid panels and a 4ft trellis (which was installed by the previous owner of White oaks) to ensure privacy . The fence facing directly opposite the window is a 4ft fence which is not reflected in the photos and does directly face my garden area which therefore does not allow for privacy. It should be noted that the fencing is an unsafe structure and is ready to collapse at any future point in time. The management of Chelmsford care home is aware of this issue and has in the past stated that they would replace the fence, however costs of replacements are preventing this. They have in the past few weeks applied some stakes and rope to a section which has collapsed, however this in no way complies with any form of building or temporary works regulations |

am aware of.

Planning permission 06/00531/FUL. And all associated drawings show an 8ft fence and a dense screeding hedge and planting area. This was never carried out to comply with planning conditions and as a certain amount of time has lapsed the council are unwilling or are unable to enforce this.

In conclusion Chelmsford care home have not complied with planning permission 06/00531/FUL in regards to the fence and the dense screeding hedge and planted areas therefore compromising my privacy. The fencing in places is an unsafe structure and is not over eye level at 4ft and can collapse at any time in the future. I therefore strongly object to the proposals being put forward.”

This detail requires CCC attention and we support the resident’s view.

22/02215/FUL Cherries Farmhouse, Hulls Lane. Agricultural building for upgraded farm services and storage with associated hardstanding. No observations

22/02219/FUL Wayside, Southend Road. Demolition of existing rear extension, garage and outbuilding. Construction of single storey rear and side extension including internal alterations. New side facing dormer and addition of roof lights. No observations

22/05624/CAT Oakwood House, Woodhill Road. Goat Willow; tree pollarded and a height reduction of 5m from the current tree height to leave around 5m. The tree width will be reduced by 3m to leave around 4m. Reason: it is swamping a lamp / power post. No observations

22/01733/FUL Land West Of Kaeden Place, Blind Lane. Retrospective application for an upgraded pathway/track and post and rail field fencing. Proposed replacement of the two existing storage containers with a permanent storage building. No observations

080123 Current Issues.

- (a) Maintenance – Nothing new to add
- (b) Allotments – Burst water pipe has now been fixed
- (c) Community Centre – Clerk to chase S&P re longer lease negotiations.
Clerk to try and get hold of a completed business plan.
- (d) Neighbourhood Development Plan – The leaflet and questionnaire have now been printed and delivered. Next meeting is the 10th Jan and will be held in the Howe Green Chapel.
- (e) Sports Club – The club house is in the process of being repaired. Still no electricity to the parish office however. The clerk will continue to work from home until power is re-connected.
- (f) Village Hall – Meeting thanked Cllr Kalbfell for attending the late Treasurer’s funeral.

Clerk
Clerk

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| (g) PCC – Cllr Calmeyer to attend the meetings following the temporary absence of our normal rep, Cllr Colbeck. Next meeting 16 th Jan. | Cllr Calmeyer |
| (h) Annual Assembly 2023 – Clerk to send out invites. Cllr Cross now has the Sandon cup and will get it suitably engraved. | Clerk
Cllr Cross |
| (i) Office printer repairs- The printer has broken down. Meeting agreed the cost of £206.78 to get it serviced and repaired. | Clerk |
| (j) The meeting dates for calendar year 2023 – Clerk to prepare notice for the notice boards | Clerk |
| (k) 20's Plenty - Meeting noted request for support from Little Waltham P.C. | |
| (l) Use of car park one Sunday evening per month starting from April – Meeting agreed that the local resident could continue to use the car park under these conditions. Clerk to calculate the electricity already used and invoice. | Clerk |

090123 Correspondence received and action required – The Rambling Club have donated £8 to The Friends of St Andrews following the use of the car park last August. Clerk to frame recent letter and card received from Buckingham Palace.

Clerk

100123 Items of report and potential matters for future agendas – None.

111123 Items for next edition of the Topics – Essex Wildlife item

Meeting closed at 8:18 p.m.

The next meeting will be held Monday 13th February 2023 at the Howe Green Reformed Church starting at 7.15pm