

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **St Andrews Church Hall** on **Monday, 13th March 2023** commencing at 7.15 pm



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

In attendance: Clerk and three members of the public

ACTION

010323 Announcement - Meeting accepted the resignation of Cllr Trew

020323 Apologies for absence – Cllr James Colbeck.

030323 Declarations of interest – None declared.

040323 Public participation session. – Two members of the public raised their concerns over the proposed overhead power work that should start later in the month. Cllr Hyatt will check on the TPO status of the trees that are going to be impacted. Elaine Williamson introduced herself as the new Urban Wildlife Champion for the parish. She will present more about this, and information on the Essex Wildlife Trust, at the next Annual Assembly meeting.

Cllr Hyatt

050323 The Minutes of the Meeting held on Monday 13th Feb 2023 were approved. Cllr Hyatt then signed the minutes at the meeting.

060323 Clerk's Report. Cllr Hyatt to carry out the risk assessment on our maintenance contractor once she has in telephone details. Clerk's appraisal will be 20th March.

Cllr Hyatt

070323 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£606.56
Plusnet	£23.72
Cartridge People	£301.76
Andrew Eng maintenance	£404.45
Thorndon Security	£260.40
Talk to Phoenix	£150.00
HGRC	£300.00

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

(c) No Nationwide transfer needed to be signed as the annual precept is expected to be in the bank account 25th April.

080323 Planning:

23/00086/FUL Farthings, East Hanningfield Road. No observations.

23/00263/FUL Land At Hillview, Mayes Lane. Retrospective change of use of land from commercial to garden land and amenity land ancillary to the use of The Gatehouse. No observations.

23/00273/FUL Woodcroft, East Hanningfield Road. Installation of 2m high gate posts and 1.1 m high open rail fencing. No observations.

23/00332/FUL 51 Hall Lane. Part single, part two storey rear extension with single storey side extension and alterations to external fenestration. No observations.

23/00321/CUPAQ Field North Of Mill Hill Farmhouse, East Hanningfield Road. Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from one redundant agricultural building to two larger dwelling houses.

Class Q Permitted Development Rights: to the knowledge of Sandon Parish Council this barn was not in agricultural use in March 2013. At that date the barn (and the rest of the site) was used for the applicant's business of horse rearing and selling/buying horseboxes. Class Q rights cannot and should not arise. GPO Designs use these documents as the reason to allow this build without prior approval.

GPO also state that since 2013 there has been no work on site under the permitted development rights for erection, extension or alteration of a building, whereas the barn opposite had extensive building works performed without permission, even though accepted following Appeal later.

In addition we have the following further objections:

- In the attached Appeal Decision letter of 11 August 1009 and the Simon Associates application document to allow a barn to be built previously it states that the land had been used for keeping a large number of beef cattle on the land. This has been refuted by neighbours in the past and should not be used as a reason that this Agricultural building to be turned into houses. If taken into consideration, proof of DEFRA permission for cattle should be sought. The business on site has been the breeding of horses and the buying and selling of horse boxes.
- Access is via an entrance next to a blind bend with a speed limit of 60, which does not currently give safe access and egress for vehicles, and further residential use would result in an even greater risk to safety for both road users and pedestrians..
- The site is very close to a large pond, there is a large variety of wildlife in and around the site, e.g. bats, newts, deer, badgers etc. etc. Therefore we would have expected an Ecological Survey to ensure no harm would occur to any resident wildlife.
- The barn is positioned with other barns and stables, within a yard used for horse rearing and for buying and selling of horse boxes, and not an acceptable residential setting.
- The road adjacent to the site floods and is an accident hot spot, additional traffic from 2 more large houses on the site would create further hazards.

- We have concerns that if this application is permitted then the other barns on the site will follow, which will exacerbate all the above issues.

The site is located in an area of outstanding open countryside to the east of the small village of Howe Green which is the nearest settlement. The predominant character of the area is open countryside. The building of two very large houses would not be in keeping with the character of the agricultural area.

The land adjoining the northern boundary of the site is owned by Sandon Parish Council and registered as Village Green and access to the site from East Hanningfield Road is across the Village Green, the applicant has not been granted a right to obtain access across the Village Green to the site for the purpose of residential use and Sandon Parish Council would be unwilling to grant that right.

The development will clearly harm the character and/or appearance of the area and/or result in unacceptable visual impact, with domestic paraphernalia being introduced into the open countryside setting. Although there is proposed screening, this will not wholly reduce the harm on the character of the agricultural area from its close neighbours. Both Mill Hill Farm and Grove Farm are located on higher ground than the site and currently enjoy views across the open countryside. The cottages adjacent to Gibcracks Lane also have views across the site which will be damaged by further development.

In the light of the above, Sandon Parish Council request that prior approval of the local planning authority IS required for the proposed changes to the redundant barn and this application is to be dismissed

23/05526/CAT The Forge Cottage, Woodhill Road. Sycamore trees X2 - Located at front and rear of property- Removal of lower branches by max 10m all around tree. Reason: Close to street light and wires, potentially dangerous. No observations.

23/00403/CUPAQ Mill Hill Farm, East Hanningfield Road. Determination as to whether the Local Planning Authority is required for the proposed change of use of an agricultural building to two new dwellings (Class C3). No observations.

090323 Current Issues.

- (a) Maintenance – Cllr Calmeyer reported that the litter dumped along by Sandon Brook will be cleared. Essex & Suffolk Water have now agreed to carry out the necessary repairs to Corner Green.
- (b) Allotments – Clerk read out latest email from CCC whereby they are still trying to get the allotments moved to the proposed new site.
- (c) Community Centre – Clerk to respond to S&P's recent email. Clerk to ask for a 30 year lease.
- (d) Neighbourhood Development Plan – Cllr Hyatt reported that the NDP team will commission Troy Planning to carry out further work in order to get the plan to Reg 14 status. These fees will be met using the remaining grant

Clerk

money.

(e) Sports Club – Nothing to add.

(f) Village Hall – Cllr Kalbfell advised the meeting that the W.I. would like to site a seating bench on the patio area by the side of the Village Hall. Clerk to ask the Treasurer for a report on how the proposed grant to them will be spent. Clerk

(g) PCC – Motion agreed the cost of £1,480 for the labour and machinery hire so that the car parking area can hold three disabled car parking spaces. This is conditional on the PCC picking up the cost of the materials. Meeting noted their AGM will be held 23rd April.

(h) Annual Assembly 2023 – Clerk to chase developers for their response. Clerk

(i) King Charles Coronation – Meeting noted that a large screen is no longer going to be required.

(j) Virtual Meeting and the Complaints Policies. Both of these were reviewed and agreed. Clerk to update and post. Clerk

(k) Local elections 4th May – Clerk outlined what the councillors needed to do with regard to the Nomination paperwork.

(l) Internal auditor – Meeting agreed cost of £210 for the services of the Internal Auditor.

(m) Replacement office printer – Meeting agreed cost of £460 to replacement current printer that is no longer repairable. Clerk

(n) The Jaguar Club/ The Crown Fun Day 6th Aug – Meeting agreed the use of the village green for this event. Clerk

(o) The Spring Topics – Proposed articles were discussed. Need to be with Clerk 24th March. All

100323 Correspondence received and action required – Clerk to submit the suggestions for “Love your Parish Day” to CCC. Clerk

110323 Items of report and potential matters for future agendas – Clerk needs to take two days off prior to the end of the month. Clerk

120323 Items for next edition of the Topics – already agreed.

Meeting closed at 9:15 p.m.

The next meeting will be held Monday 3rd April 2023 at the Howe Green Reformed Church starting at 7.15pm. Note change of date due to Easter