

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **St Andrews Church Hall** on **Monday, 10th July 2023** commencing at 7.15 pm



PRESENT: Councillors: Martin Cross
Gary Nicholls
Cedric Calmeyer
James Colbeck (via phone)
Darren Chaplin
Dee Hyatt

In attendance: Clerk, CCC Julia Jeapes, and one member of the public

ACTION

010623 Apologies for absence – Cllr Alan Kalbfell

020623 Declarations of interest – None declared.

030623 Public participation session. – No issues raised.

040623 The Minutes of the Meeting held on Monday 12th June 2023 were approved. Cllr Hyatt then signed the minutes at the meeting.

050623 Clerk's Report. Clerk to chase LHP requests

Clerk

060623 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£884.68
Plusnet	£23.83
Postage	£2.65
Andrew Eng maintenance	£996.15
ICO	£35.00
BFS (fuel)	£120.99
RCCE	£72.60
Andrew Eng	£420.00
E Doe	£39.00
123 reg	£21.59
Grasshopper	£205.29

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

(c) No Nationwide transfer needed to be signed as the annual precept has been received into the deposit account.

070623 Planning:

23/00934/FUL Farm View, East Hanningfield Road. Two storey front, side and rear extension, with changes to existing windows and doors. Internal alterations. Detached Cart Lodge. No observations

23/00918/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.

This land is agricultural. However, in recent times has only been used for the rearing of horses and, according to the owner, the repair of horse boxes, even though the advert for horse box purchase gives May Farm as the site. There is no residential use and therefore no curtilage for building rights.

The owner has made many declarations that the Council has not given 23/00321/CUPAQ the correct decision on the information provided. He admits that non-agricultural activities have been conducted on the holding, but that this does not prejudice the ability of the landowner to successfully apply under Class Q. It is obviously one person's word against the other, given the hidden area these buildings stand in. He also states the Council is fully aware the holding as a whole remains 'agricultural'.

Item 4 in the Appeal Decision APP/W1525/A/2104071 states the land is described as the keeping of beef cattle with approximately 100-150 cattle kept on the farm at any one time, and a suckler herd of 40-50. However, the owner talks about 40 cattle. **Neighbours say there are no cattle on site. Where have the cattle gone?**

Item 5 states that the available buildings meet the British Standard requirements for housing all the cattle and cows needing under-cover accommodation at critical times of the year. One building is required to store all of the hay, straw, and other feed materials etc whereas at present this is currently being stored in the open next to building 1 with farm equipment. This appears to show that the proposed barn is in fact required for the safe storage of vehicles and feed materials.

Making this barn not redundant as stated.

Item 6 states the new structure would be set alongside the existing building on slightly rising ground and considered it would be seen from the site access as intensifying and extending this group of isolated buildings across the open landscape of the field. He judged that harm outweighs the needs arising from the agricultural requirements of the enterprise at that time, which are recorded as being the keeping 62 cattle and 31 horses. **Ever changing number of cattle?**

Sandon Parish Council finds this a very difficult question. Documents provided state the purchase of 40 cattle. We can only go by the fact that local Residents categorically say they have not seen any cows on site at any time. Previous documentation stated hundreds of cattle, which is very confusing.

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 therefore arise.

In addition we have the following further objections:

- Access is via an entrance next to a blind bend with a speed limit of 60 mph, which does not currently give safe access and egress for vehicles, and 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 two more large houses on the site would create further highway 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 distance between the barn identified in this application and the agricultural barn has not been noted on the plan. We feel it is not wide enough to give free and safe access for large tractors needed to cut the hay etc. to move freely in front of residential accommodation with adequate safety, especially with the possibility of children running around the site.

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 4/5 bedroom house 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. 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 this application to be dismissed

23/00893/FUL Bridge Farm Barn, Woodhill Road. Proposed Change of Use From Storage & Distribution (B8) to Residential Dwelling House (C3) with the erection of a new cart lodge. No observations

23/00867/FUL 50 Chalklands. Two storey side & single storey rear extension. No observations

23/01040/FUL Hillview, Mayes Lane. Proposed triple garage. No observations

23/00807/FUL Cherries Farmhouse, Hulls Lane. Proposed detached cart lodge with habitable use in roof space. No observations

Hammonds Farm. Proposed Diversion of Footpath 15 Little Baddow. No observations.

23/01086/FUL Seven Trees, Rectory Chase. Roof extension with rear elevation dormer; First Floor rear terrace area proposed over existing back addition; First Floor Gable Extension to front elevation roof; Proposed rear terrace area to upper ground floor; Removal of existing pitched roof over Flat with lantern roof lights. No observations

23/01067/CUPAQ Land East Of Willowside, East Hanningfield Road.
Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from barn to dwellinghouse (Class C3).

This application follows a failed planning application 22/00347 Barns North of Willowside, E Hanningfield Road, for a rural workers residence. The purely visual structural survey taken in July 2021 has been used for this application. The report states that the structure would have to be substantially reinforced to be used as a residence. It points out that there is asbestos in the roof. No geotechnical exploration was carried out to determine the substrata in the near vicinity of the building. The weight of a replacement new roof would have to be supported by a new structure. It appears from these comments from two years ago that the structure is not strong enough to be used as a basis for any rebuilding. It would require removing and rebuilding as a new build and full planning application should be applied.

It stated there were old barn owl droppings. We feel a new survey should be taken to indicate whether there are now barn owls or bats etc. roosting in this very old structure. This area has gone back to nature with badgers, deer, birds etc. Previously it was stated that there were no local ponds therefore no great crested newts expected, but there are several large ponds in the neighbourhood and a survey should definitely be taken.

There is no statement as to the dates this barn was used for agriculture, just a mention of chickens?

The new build will not enhance but harm the local community. NPPF seeks to target housing in the rural areas where it will enhance or maintain the vitality of rural communities, but there is nothing to 'enhance' East Hanningfield Road which is considered an affluent, vibrant area. Similar proposals have been rejected because a new build will not be 'in keeping with its surroundings', and 'may harm its character'. CCC Appeal decision in February 2014, judged a similar proposal as 'visually intrusive in this setting and would not be in keeping with its location in open countryside..... harmful to the character and appearance of the countryside, contrary to the requirements of DC2 and DC11. Strategic Policy S14 states that landscapes that are locally recognised and valued for their intrinsic character and beauty will be protected from inappropriate development. At present this near derelict barn is in open countryside, a residence will bring all the paraphernalia of modern living, washing lines, noise, vehicles etc. and definitely harm the open countryside. This barn is visible from the local footpath at the rear across the field.

Access is via a shared drive with only 'Agricultural use', therefore not appropriate access for residential use. A new separate access should be formed if this is to be a new property agreed for residential use.

Bearing all the above points in mind, Sandon Parish Council request this application is refused.

080623 Current Issues.

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| (a) Maintenance – The notice board on Middle Green needs refurbishing. Cllr Calmeyer to estimate cost of repairs for approval at next meeting. | Cllr Calmeyer |
| (b) Allotments – One allotment is still not being cultivated to the standard requested by the lease. Clerk to draft a letter for approval by the cllrs. | Clerk |
| (c) Community Centre – The Football Club is happy with the proposed CIO constitution. The clerk to register this with the Charities Commission | Clerk |
| (d) Neighbourhood Development Plan – The NDP is now with CCC Planning. They will sort and pay for an examiner. | |
| (e) Sports Club – No issues. The Heras fencing was removed in time. | |
| (f) Village Hall – Meeting understood the hall's comments re the ramblers parking 7 th to 12 th Aug. Clerk to advise their Secretary that they could have 16 spaces on either side at the top end of the car park away from the hall. | Clerk |
| (g) PCC – No issues | |
| (h) The Summer Topics – List of articles were agreed. To be with the clerk by end of July. | All |
| (i) The Warehouse Group – Now waiting for a formal planning application to be lodged (though may not happen). | |
| (j) Risk Assessment - Meeting approved the Risk Management Schedule. Clerk to update and post on the parish website. | Clerk |
| (k) CCC Resident's Surgery – Meeting noted the first surgery will be held this Sat 15 th July. From 10:00 to 12:00 the three CCC councillors will be at Howe Green Reformed Church. From 14:00 to 16:00 they will be on Sandon Village Green. | |

090623 Correspondence received and action required – Meeting noted resident's concerns over cycle racing on our village roads. The road side signs have been left by National Grid as further work will be carried out.

100623 Items of report and potential matters for future agendas – The misuse of the Sports Ground car park is becoming an issue again.

Meeting closed at 8:36 p.m.

The next meeting will be held Monday 14th August 2023 at Howe Green Reformed Church starting at 7.15pm.

