

SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **Howe Green Reformed Church** on **Monday 10th June 2024** commencing at 7.15 pm



PRESENT: Councillors:

- Dee Hyatt
- Martin Cross
- Cedric Calmeyer
- Gary Nicholls
- Darren Chaplin
- Charlotte Lyons
- Alan Kalbfell
- James Colbeck

In attendance: Clerk, three representatives from two developers.

ACTION

010624 Apologies for absence – City Cllr Julia Jeapes

020624 Declarations of interest – None declared.

030624 Public participation session. – Matthew Lynwood from Hammonds Farm developer gave a short presentation of their proposal for the site. Following this, Hugh French and Kimberley Brown, both of Pigeon, outlined their plans for site 16B (Columba Park). This is the area of land sited south of Maldon Road, and east of the A12 Junction 18.

040624 The Minutes of the Meeting held on Monday, 13th May 2024 were approved. Cllr Hyatt then signed the minutes at the meeting.

050624 City Cllr update. City Cllr Julia Jeapes had sent through the following: There has been an enforcement notice on The House. Further planning breaches are being investigated. She is still chasing two outstanding Sandon LHP proposals. It is recognised that the 30 mph signs on Southend Road are now urgent.

060624 Clerk's Report. The contact at CCC for legal and estates has now retired. Clerk trying to find who to contact re the renewal of the allotment lease

070624 Finance

(a) The following payments were tabled and approved.

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|--------------------------------|-----------|
| sub total employee costs | £1,487.91 |
| TalkTalk | £47.79 |
| D.W.Maintenance | £1,170.00 |
| Cllr Charlotte Lyons | £45.00 |
| Wave | £26.84 |
| Howe Green Utd Reformed Church | £600.00 |

| | |
|--------------|---------|
| Zurich Ins | £583.33 |
| John Watson | £180.00 |
| The Bin Shop | £280.88 |
| EALC | £120.00 |

(b) The budget to May end was presented.

(c) It was agreed to transfer £10k to the deposit a/c following receipt of the half year precept.

Clerk

080624 Planning:

24/00732/FUL White Oaks, East Hanningfield Road. Proposed garage extension. No observations.

24/00733/FUL Land West Of Butts Green Road. Change of use from agricultural field to equestrian paddock. Sandon Parish Council accepts the change of use from agricultural field to equestrian paddock, as in the main this land has been used for the grazing of horses, except when the Doggy Day Care used it without permission for a short period. As grazing land, we would request a stipulation that only removable field shelters be permitted on site as shelter, as we feel that any permanent structure could eventually be used as a base for a change of use in the future to housing which is inappropriate for this location.

24/00765/FUL Loguivy, Mayes Lane. Single storey side extension and front porch extension. No observations.

24/00086/FUL Ridgeway, East Hanningfield Road. Proposed detached garage to front plot. Sandon Parish Council considers the intended detached double garage in the front of the property is too domineering in this highly visible position. The Sandon Neighbourhood Plan states in Chapter 6.34: New development should have due regard to the density, scale, layout, and appearance of the surrounding area. It will be fully visible by its neighbours, The Chilterns and Dunbar, and does not blend in with the character of the surroundings. We cannot see in the documents the intended purpose of the second floor. In drawing P03 it shows two cars but no staircase to the upper floor, we therefore feel the height of the building is unnecessary. We therefore feel this application should be refused.

Local Plan Consultation to 2041. The following comments were submitted on behalf of Sandon P.C.

POLICY DM1 - SIZE AND TYPE OF HOUSING

Please include 'All new house builds **should** have solar panels built in. This can be in the form of roof tiles, panels etc.'

Requirement 4 – On-site renewable energy generation

9.42 New development presents opportunities for integrating renewable energy technology into a proposal, including renewable electricity generation. The evidence recommends that in Essex currently the most suitable and cost effective technology is rooftop solar photovoltaic (PV) panels.

STRATEGIC POLICY S11 – THE ROLE OF THE COUNTRYSIDE

Policy needs to address more protection for the rural villages, needed to protect them from being engulfed by the Cities.

STRATEGIC GROWTH SITE POLICY 16a – EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)

1. Highways Problems:

The A12 cannot cope now. The plan to put 3000 houses at Hammonds farm will cause more problems. Cars using the new Beaulieu Station at Boreham will put more cars on Main Road Boreham, and the roundabout and cars from Beaulieu Estate and Maldon are expected to use this station once built. Has the impact been looked at?

2. Flooding Problems:

Flooding is a concern with more of the area being built on. Flooding in central Chelmsford is a huge concern. It is not clear where the Sewage will be going from this development. If by on-site sewage works, this will add more water to the river system.

3. Loss of Quality Farmland:

The UK needs to grow its own produce, we need to retain as much farmland as possible.

4. Destruction of a beautiful, very rural area:

The green fields will be lost for ever

5. Harm to wildlife:

The area carries a large population of birds, animals and fauna, along with ancient woodland. Development at Hammonds Farm would have major consequences in terms of forced relocations.

STRATEGIC GROWTH SITE 16B – LAND ADJACENT TO A12 JUNCTION 18 EMPLOYMENT AREA

This development of 43,000 sqm. will access the A12/A114 Maldon Road roundabout. This is already a very busy junction, and with the Hammonds Farm development also coming onto this roundabout, we have concerns about the amount of traffic joining this junction, and if congested the traffic is likely to use local roads rather than the A12.

090624 Current Issues.

(a) Maintenance – Clerk to email out the two quotes received for the bus shelter repairs. Note that this will be for the complete replacement of the roof with shingles. Meeting noted the damage caused to Butts Green Green has been rectified.

Clerk

(b) Conservation and sustainability – Cllr Chaplin to arrange to meet up with the ex Sandon Village Wildlife Champion.

Cllr Chaplin

(c) Allotments – Cllr Calmeyer reported that they are all being currently cultivated.

(d) Community Centre – The Charities Commission had acknowledged the application for a CIO and will be asking further questions in due course.

(e) Sports Club – Still waiting for the rubbish in the corner of the site to be cleared.

- (f) Village Hall – Cllr Calmeyer advised the meeting that the banking work might not start until Sept.
- (g) PCC – Cllr Colbeck advised that their next meeting was this evening.
- (h) The Warehouse Action Group – Cllr Hyatt reported that the closing date for comments is 25th June.
- (i) Hammonds Farm – Cllr Lyons said that recent public meetings have been well attended. The next one will be at Maldon 17th June. A joint statement will be coming from the chairs of the four parish councils most affected. Sandon P.C. may be approached for a c.£2k donation to the action group.
- (j) Annual Assembly 2025 – Will need to decide what this could look like for next year bearing in mind this year's poor attendance. Is there a better way of engaging with the public?
- (k) Future of the Topics and the website – Cllr Chaplin reported back on recent meeting with our I.T. specialist. She has come up with a quote to refresh our current website. Cllr Lyons concerned about our email format. Clerk to investigate the gov.uk suffix and see whether this could form part of the I.T. upgrade. Quotes will be needed. There is a questionnaire attached to the Summer Topics asking for the views of the resident about the format of future editions.
- (l) Internal Auditors Report – This had been circulated and his points noted.
- (m) AGAR 2023/24 section 1 – Meeting approved and both the chair and clerk signed the Annual Governance Statement at the meeting.
- (n) AGAR 2023/24 section 2 – Meeting approved and both the chair and clerk signed the Accounting Statement at the meeting
- (o) Request to use car park by a commuter – Meeting agreed not to permit this as the car park gets full already and there is the Park & Ride
- (p) Website accessibility course 29th July – Clerk to enrol Cllr Calmeyer on this.
- (q) Essex C.C. letter of support for EV strategy – Meeting agreed to support this initiative.

Clerk

Clerk

100624 Correspondence received and action required – None.

110624 Items of report and potential matters for future agendas – None

120624 Items for the Summer Topics – Cllr Colbeck to supply Rev. Terry Brown's report so that clerk can finalise the Topics with the aim of printing by Fri 14th June. Cllr Cross to collect and organise distribution.

Cllr Colbeck

Cllr Cross

Meeting closed at 9:26 p.m.

The next meeting will be held Monday 8th July 2024 at St Andrews Church Hall starting at 7.15pm.

