SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **Howe Green Reformed Church** on **Monday 14th April 2025** commencing at 7.15 pm

PRESENT: Councillors: Cedric Calmeyer
Darren Chaplin
Charlotte Lyons
Alan Kalbfell
Gary Nicholls

In attendance: Clerk, City Cllr Julia Jeapes, two members of the public.

As the current chair was not in attendance, the meeting voted to elect Cllr Lyons as the temporary chair.

ACTION

010425 Apologies for absence – Martin Cross.

020425 Declarations of interest (including pecuniary) – None declared

030425 The Minutes of the Meeting held on Monday, 10th March 2025 were approved. Cllr Lyons then signed the minutes at the meeting.

040425 Public participation session. – Two members of the public raised concerns about the Highwater Farm development.

050425 Essex County Cllr's report. No update received.

060425 City Cllr's update. City Cllr Julia Jeapes informed the meeting that:

She had attended the recent Highwater Farm open day.
The Care Home has been asked to fix the suspected sewage leak from their site.
The planning decision on the Pigeon site should be announced shortly
There will be a two and ten mile run held 18th May at Great Baddow Recreation Ground

070425 Clerk's Report. The CIO secretary has confirmed to the clerk that he (the secretary) now has administrator's rights to the charity website.

080425 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£1,034.34
TalkTalk	£21.32
SLCC	£150.00
EALC	£466.88
Wallace Arboriculture & Groundcare	£585.00
Microsoft (Office 365)	£1.99

(b) The budget for the full year to Mar 2025 was presented. Clerk advised that the additional interest for the year would be £1,848

090425 Planning:

25/00377/CUPAQ. Land Rear Of Chamberlains Cottages, Sporhams Lane. Determination as to whether the prior approval of the local planning authority is required for the conversion of an existing agricultural building (Chamberlains Farm Side Barn) to one five-bedroom residential dwelling (Class C3) with associated car parking. No observations

25/00366/FUL. Woodcroft, East Hanningfield Road. New cart lodge with first floor accommodation accessed by external staircase. No observations

25/00240/OUT. Land North Of Hilltops, Southend Road. Outline application for development of 2 Custom/Self Build dwellings. Access, layout and scale being sought. All other matters (appearance and landscaping) reserved.
This development was previously refused as “not infill”. Also, it was decided it was incorrect use of green belt, and had a negative impact on wildlife and the environment.
The Neighbourhood Plan protects the village setting under Policy H1, and identifies design and character under Policy D1. This land is on the boundary of the defined settlement zone and a line on a map shows how close Policy SAN G1 provides for protection of the natural environment ensuring protection.
The interpretation of NPPF grey land is as yet undecided, so individual applications will be agreed by CCC according to merits.

25/00168/OUT. Land South Of Badgers Accessed From East Hanningfield Road. Outline planning permission for the siting of 10 low impact eco-lodges (including 2 classrooms), within an area of woodland, together with an access track, remote parking, landscaping and drainage features. Access, appearance and scale being sought. Landscaping and layout reserved.
This application should be referred to as a retrospective application for works done in the last year or two but amended slightly. Answers on PCN notice should then tell us what they are going to do and, hopefully, will be a master plan, as with other large developments, or else lots of other things will be added into the future.
Planning Policies, which this application does not comply with, are many and varied.
These are:-
S11 contravention - to preserve the distinct role of the green belt.
DM8 - new building, does not meet criteria for agriculture, or serving the local area.
DM10 - change of use car parks and roads, and public rights of way will be harmed.
DM17 - should not harm veteran or ancient trees that they already have, as well as many hedges and ditches.
DM 20 - there are no footpaths, and public transport is minimal; therefore, not suitable for a community facility.
DM29 - impact will be major on residential amenity and dealings with staff on the property has shown they couldn’t care less. Tons of aggregate has been delivered and dumped through dangerous bend and unsightly, with noise all the

time from large machinery.
NPPF - this development has had an unacceptable impact on the village already, with a history of accidents and widening of old farm entrance to new entrance which is twice the size and indicates heavy plant use and future footfall will increase.
All of the above are STRONG reasons for refusal.
The other impacts on local life are numerous and too impactful on village life.
The applicant, or owner, or users, or staff should be prepared to follow all the rules.
Within the planning law we should be vigilant in opposing this and also extending objections to other agencies. Fire have been approached but said CCC are dealing. DEFRA - no reply yet re unauthorised cattle movement etc. It is believed that the staff are not looked after properly and legally, etc etc - many more problems become apparent every day.
A Farm is for agriculture, not schools or holiday camps, so the loss of farm facility should be noted as this is precious to the countryside.
Sandon Parish Council wish to object to the application

25/00513/FUL. Chamberlains House, Sporhams Lane. Proposed single and two storey rear extension, single storey side extension and additional dormer to roof.
Await comments — Cllr Cross

25/00555/ADV. Bus Shelter At Sandon Park And Ride, Maldon Road. Digital internally illuminated information screen located at the bus stop (renew existing permission). No observations. — Clerk

Warehouse Action Group. – Still waiting CCC decision. Further reports needed on prospective traffic flows.

No to Hammonds Farm. Cllr Lyons reported that the third and final public consultation was completed on 18th March. Almost 6,000 objections were submitted during the consultation via the No To Hammonds Farm website alone. These are being processed by Chelmsford City Council and uploaded on to the Consultation Portal. Over £30,000 has been raised via the Go Fund Me fundraiser towards the costs for a KC and consultants from various fields such as transport to represent the team at the public hearings.
The next steps are for:
CCC to validate and upload these objections on to their consultation portal. The preparation of the documentation for the Planning Inspector by CCC. Responding to the legal and technical challenges raised by the No To Hammonds Farm team.

Manor Farm development (now just area 3a). – No update.

Pigeon Columba Park – The consultation deadline has been extended again and is now 30th April 2025. All comments can be made via the Planning Portal. Almost 1,000 objections were submitted via the objection form previously set up and organised via the No To Hammonds Farm website.

Highwater Farm – There has been a well attended public meeting arranged by East Hanningfield P.C. 49 objections have been received so far, with 50 on a Whatsapp group.

100425 Current Issues.

(a) Maintenance – Further quotes needed for the upgrading of the electrical board in the P.C. office. The emptying of the village bins is still erratic. Clerk to provide further information to Cllr Jeapes for her to find out more.	Clerk Clerk
(b) Conservation and sustainability – Cllr Chaplin to write an article for the next edition of The Topics.	Cllr Chaplin
(c) Allotments – The plots have now started to be worked on.	
(d) Community Centre – Cllr Chaplin has a contact who could create the new website that is needed. The consultation survey has now been distributed to the residents as well as being posted on social media. Hard copies are already been received in the P.C. Office. Consultation ends 30th April.	Cllr Chaplin
(e) Sports Club – No update.	
(f) Village Hall – No issues. Cllr Calmeyer to attend next meeting 17th April	Cllr Calmeyer
(g) PCC – Cllr Kalbfell could be the new rep as long as future meetings were not held on either Weds or Thursdays. Clerk to ask PCC to invite both him and Cllr Calmeyer. They can then decide who will attend. Cllr Chaplin can act as a reserve when needed.	Clerk
(h) Social media and our new website – Cllr Lyons gave an update on recent Facebook comments and our website. Cllr Cross was nominated as the P.C.'s spokesperson should there be future media interest. Clerk to send Cllr Kalbfell our social media policy.	Clerk
(i) Chelmsford Ramblers annual car parking request – The donation of £220 for their use of the Woodhill Road car park 4th to 9th Aug. to go to the new Community Centre charity. Clerk to advise the Ramblers secretary.	Clerk
(j) The two cllr vacancies – These to be advertised on our social media as well as an article in the next Topics.	Cllr Lyons Clerk
110425 Correspondence received and action required – Citizens Advice in Chelmsford are inquiring whether there is a need for a mobile unit to visit the village? Clerk to respond in the affirmative and find out more details.	Clerk
120425 Items for future agendas – Format for possible Annual Assembly. Quotes needed for new laptop	Clerk
130425 Items for future Topics – See items above	

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Meeting closed at 08:49 p.m.

The next meeting will be held Monday 12th May 2025 at St Andrews Church Hall starting at 7.15pm. To include the AGM.