SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **Howe Green Reformed Church** on **11th August Monday 2025** commencing at 7.15 pm

PRESENT: Councillors: Martin Cross
Cedric Calmeyer
Darren Chaplin
Alan Kalbfell
Gary Nicholls
Stephen Leedham

In attendance: Clerk, one member of the public.

ACTION

010825 Apologies for absence – Charlotte Lyons.

020825 Declarations of interest (including pecuniary) – None declared

030825 The Minutes of the Meeting held on Monday, 14th July 2025 were approved. Cllr Cross then signed the minutes at the meeting.

040825 Public participation session. – A member of the public discussed the two recent planning applications, 25/00930/FUL & 25/01046/FUL. A consultant's report will be circulated shortly. Cllr Cross advised that a further residents' meeting will be held 13th Aug.

050825 City Cllr's update. City Cllr Julia Jeapes informed the meeting that the first Pigeon planning application 24/01768/OUT has gone to appeal. They have now submitted a second, slightly revised, application, 25/01018/OUT. Any residents that have previously commented will need to cut and paste their views against this new application. Cllr Lyons to alert residents via social media — Cllr Lyons
The Inquiry over the Jct 17 Warehouse appeal will take place 16th – 18th, 23rd – 25th, 30th Sept, 1St Oct. Anyone wishing to speak at the Inquiry will need to attend the first day (16th Sept starting 10:00).
The cllr noted the issues surrounding ease of access to the Chelmsford Planning portal. Could people keep a log of the problems that they are experiencing?
The Local Government Review is still in progress.

060825 Clerk's Report. No outstanding issues to report on. The proposed development of the allotments seems to have dropped off CCC's radar.

070825 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£1,209.21
TalkTalk	£23.30
Wallace Arboriculture & Groundcare	£1,170.00

CALC	£40.00
ICO	£47.00
Microsoft (Office 365)	£1.99

(b) The budget to July 2025 was presented. A comment was raised on the amount allocated to grants

(c) No transfer between the savings account was needed.

080825 Planning:

25/05664/CAT Elm Tree Cottage, Woodhill Road. Maple (marked 1 on map) - Fell - Reason: Has grown from self seeding in amongst a dense area of other trees and is causing crowding; Acer (marked 2 on map) - Fell - Reason: Overgrown, too close to the property and too close to another tree and is causing crowding. No observations

25/00969/OUT Land North Of Hilltops, Southend Road. Outline application for development of 2 custom/self build dwellings. Access and layout being sought. All other matters reserved. Await Cllr Cross comments — Cllr Cross

25/00930/FUL Land West Of Butts Green Road. Erection of stable block, muck clamp and associated hard standing.. Await consultant's report — Clerk

25/01018/OUT Land North Of Sandon Lodge, Woodhill Road Outline planning application for a commercial development of up to 46,605sqm of mixed employment, logistics, storage and distribution uses (use classes E(g)(iii), B2, B8) supporting associated development, infrastructure and landscaping. Appearance, landscaping, scale and layout reserved. Access being sought. Clerk to post comments already made on 24/01476/OUT — Clerk

25/01046/FUL The Old Nursery Butts Green Road Material change of use of land for the stationing of caravans for residential purposes, the laying of hard standing and erection of a dayroom ancillary to that use. Await consultant's report — Clerk

Warehouse Action Group. – See item 05/08/25 above

No to Hammonds Farm. The group is focussing on both the warehouses' appeal (Junction 17 and Pigeon)

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

Pigeon Columba Park – See item 05/08/25 above

090825 Current Issues.

(a) Maintenance – The residents will be asked whether they agree to place a third bench around the oak tree on the green. Approx cost could be between £1.8k and £2.4k. This includes fixing. Clerk reported that, following the use of the office last Friday, the door appears to be stuck — Clerk, Cllr Calmeyer

(b) Conservation and sustainability – Cllr Chaplin reported that he is planning to

attend the Nature Recovery and Biodiversity conference 13th Sept.	
(c) Allotments – A plot has become free. Clerk has offered it up to the next person on the waiting list and she has accepted	
(d) Community Centre – The trustees have met. There will be a meeting on Tuesday with the fundraisers to get an update on how they are getting on re obtaining funds.	
(e) Sports Club – Clerk to contact the representative at Strutt & Parker as opposed to trying to find the diocese solicitor. Cllr's Cross and Lyons will need to provide proof of their I.D. Clerk to find out more	Clerk
(f) Village Hall – No issues.	
(g) PCC – Cllr Kalbfell passed on their request for a loan of hi-vis jackets and litter pickers should they muster up some volunteers. Meeting agreed we could supply	
(h) Social media and our new website – No update	
(i) The new laptop. Our current laptop is over eight years old and will not be compatible with Windows 11. Meeting agreed the purchase of a new one for £1,053 + VAT	Clerk
(j) CVLG meeting 29th July – Cllr Cross was unable to attend due to work commitments. Cllr Chaplin will try and attend the next one.	Cllr Chaplin
(k) Chelmsford Association of Local Councils questionnaire – Meeting agreed on the comments that they wished to submit. Clerk to send.	Clerk
(l) Local government pay increase – The meeting noted the rise of £0.61p to the clerk's hourly rate back dated to 1st April.	
(m) Local Government Review – No concrete news yet.	
(n) Grant request from the scouts – Meeting agreed to their grant request of £967.50. This will be used to help defray their hall hire charges.	Clerk
100825 Correspondence received and action required – The Tommy silhouette will not be purchased. Clerk to contact resident and say that the dog poo bin should be collected each Tuesday. Clerk to write to resident to inform her that any unspent grant monies will be used to pay back the loan should the Community Centre not get built.	Clerk Clerk
110825 Items for future agendas – A public event could be held next year.	
120825 Items for future Topics – the purchase of a bench for the green.	
Meeting closed at 09:19 p.m.	
The next monthly meeting will be held Monday 8th September 2025 at St Andrews Church Hall starting at 7.15pm.	