SANDON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held at the **St Andrews Church Hall** on **Monday 8th September 2025** commencing at 7.15 pm

PRESENT: Councillors: Martin Cross
Cedric Calmeyer
Darren Chaplin
Charlotte Lyons
Stephen Leedham

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

ACTION

010925 Apologies for absence –. Alan Kalbfell, Gary Nicholls

020925 Declarations of interest (including pecuniary) – None declared

030925 The Minutes of the Meeting held on Monday, 11th August 2025 were approved. Cllr Cross then signed the minutes at the meeting.

040925 Public participation session. – A member of the public wanted to find out how she could get updated on parish and planning matters if she was not on Facebook? Cllr Calmeyer will see what is needed to get the P.C. website automatically updated with Facebook postings — Cllr Calmeyer

050925 City Cllr's update. City Cllr Julia Jeapes informed the meeting that the objections received against the two traveller planning applications were being considered. The appeal by The House has been rejected. The Local Government Review is ongoing. The favoured approach is to move to five unitary bodies. Chelmsford could merge with Brentwood and Maldon. 26th Sept is the deadline for submission of the final LGR proposal to the Government.

060925 Clerk's Report. Our solicitor is back from his holiday and is progressing the lease renewal negotiations. Clerk to forward his Client Care letter to the cllrs for their consideration. One I.D. check remains to be completed. Clerk has written to the owner of the property on Ladywell Lane asking that the excessive vegetation be cut back. — Clerk

070925 Finance

(a) The following payments were tabled and approved.

sub total employee costs	£1,111.16
Laptop	£1,056.00
TalkTalk	£21.94
Wallace Arboriculture & Groundcare	£1,310.00
Sandon scouts	£967.50
Microsoft (Office 365)	£1.99

(b) The budget to Aug 2025 was presented.

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

080925 Planning:

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 repeated the same objections as per **24/0178/OUT**

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. Sandon Parish Council strongly objects to this application and supports the letter from the consultant. The application does not make clear for what use the whole plot would be used for and does not meet ALL the criteria required by policy DM3 part A. This application is not for a specific family or gypsy and travellers lifestyle see para 26 of ppts. Policy s9 must be supported by sustainable transport. There is none nearby. The required access splay is nonexistent and would take up a lot of the plot. Entry onto a 60mph road needs good visibility. The BNG metric needs to be completed. So in conclusion for a FUL application more details are required as on the basis shown approval should not be given. After three village meetings, local parishioners suggest that this site is unsuitable and should be refused.

25/01119/FUL 10 St Swithins Cottages, Southend Road. Proposed single storey rear extension with roof lights. No observations

Warehouse Action Group. – The Inquiry over the Jct 17 Warehouse appeal will take place 16th – 18th, 23rd – 25th, 30th Sept, 1St Oct. Cllr Jeapes to find out how the public can engage. The P.C. will be attending, though not speaking, as their objections have already been formally sent.

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 – Inquiry starts 25th November and should last for six days

090925 Current Issues.

(a) Maintenance – The litter picker will be away for c. two weeks.

(b) Conservation and sustainability – Cllr Chaplin reported that he is planning to attend the Nature Recovery and Biodiversity conference 13th Sept.

(c) Allotments – All plots now taken.

(d) Community Centre – Cllr Calmeyer reported that the first grant application form has now been submitted by the fundraisers.	
(e) Sports Club – No issues (but see item 060925 above)	
(f) Village Hall – No issues.	
(g) PCC – Cllr Calmeyer volunteered himself to attend the next meeting should Cllr Kalbfell be unable to go.	
(h) Social media and our new website – See item 040925 above. Cllr Cross to assess the response should the two google groups be removed.	Cllr Cross
(i) Local Government Review – See item 050925 above	
(j) Butts Green planning application – Meeting agreed to recompense the resident £1,000 subject to the consultant's report being submitted onto the CCC Planning Portal and that a copy be sent to all the P.C. cllrs.	Clerk
(k) The Training Policy, Grant Awarding Policy, and FOI Publication scheme – Meeting reviewed all three and agreed. Clerk to update website.	Clerk
(l) RCCE/Diocese housing crisis online meeting 1:00 24th Sept. – Cllr Calmeyer said he would be attending.	Cllr Calmeyer
100925 Correspondence received and action required – Cllr Lyons to ask the resident concerned about the state of the Gablesfield pond to contact Cllr Chaplin.	Cllr Lyons
110925 Items for future agendas –	
120925 Items for future Topics – the various types of social media that the P.C. has.	
Meeting closed at 09:37 p.m.	
The next monthly meeting will be held Monday 13th October 2025 at Howe Green Reformed Church starting at 7.15pm.	