

# Howe Green Community Association

Minutes of the meeting of the Association Committee  
held on Monday 21 March 2005  
at Howe Green Chapel

|                         |               |
|-------------------------|---------------|
| <b>Chairman</b>         | David Pearson |
| <b>Vice Chairman</b>    | Ken Wedon     |
| <b>Minute Secretary</b> | None          |
| <b>Treasurer</b>        | Wendy Spooner |

## **Committee Members:**

Judy Bynom  
Martin Cross - absent  
Gabi Everett - absent  
Caroline Travis  
David McGregor - absent  
Vic Morgan - absent  
Mark Rayner - absent  
Richard Spooner - absent

## **1. Apologies for Absence**

Richard Spooner  
Vic Morgan  
Martin Cross

## **2. Minutes from the last meeting held in Jan 2005**

Minutes were accepted.

## **3. Matters arising from last meeting**

Chalklands sign has reappeared so this has been handled.

Cycle path cleaning. Following a request by Sandon PC, the response was that they would take action to clear the drain sometime in the spring.

As regards the closure of Creephedge Lane, Ken has not been able to write to Essex for want of contact details. It is now known that the contact at Essex CC is Mr Samir Pandia on 01245 240000.

## **4. Parish Council update from Neville**

Local Development Plan. Neville has compiled a collection of observations for submission to the Borough. See attached.

There is concern over the inclusion of "Affordable Housing" in developments. Such housing is commonly bought by housing associations for rent to families of low income. There have been problems caused by mixing 'Affordable Housing' in with other types of property – vandalism etc. – which have caused neighbouring residents to sell up and move.

The road closures caused by drainage work at Danbury could result in increased traffic through Howe Green until the work is completed in August 2005. A one-way priority system will be instituted at the hump-backed bridge in Woodhill Road.

The Parish Council Annual Assembly will be held on Monday 25th April at 7.30 pm. It is hoped to have talks on the Local Development Plan and the function of the Police Community Support Officer.

Emergency Planning against a major incident. The Sandon PC Clerk, Sue Dobson on 227734, would like to hear from anyone who feels that they could contribute special skills in the event of an emergency. Please supply your name and mobile telephone number if you are willing to be called

Councillor Chris Hunt has resigned from the Council due to pressure of work. Sandon PC will be seeking a replacement and have notified the Borough Returning Officer.

## **5. Upcoming AGM**

Ken suggested that we should invite a representative from Hyde Hall to explain their expansion plans.

## **6. Environment**

Contractors who cleared the site behind the bus shelter left the pavement in a mess. Sandon PC have agreed to clean it up.

Essex CC have agreed to organise a count of traffic using East Hanningfield Road.

## **7. Social Events**

### **Annual Dinner**

Vic has organised the annual dinner for 8th April. Up to 35 can attend but we aim for a minimum of 25.

### **Summer Garden Party**

Vic is looking into organising a Summer Garden Party. Vic suggests that the event be organised by a sub-committee, as last year.

## **8. Treasurer's Report**

Wendy could not come to the meeting, but she had given the balance figures to the chairman:

Current account:           £956.61

Deposit account           £1247.08. including £7.03 interest.

Peggy Barr. We contributed £20 to the British Heart Foundation in her memory.

## **9. Any other business**

Bogus Callers. Neville described a scam where burglars steal from a house while the occupant is distracted. A caller pretends to be a Water Board official, or similar.

## SANDON PARISH COUNCIL

The Parish Council would like to make the following observations regarding the Local Development Plan currently being generated by Chelmsford Borough Council.

1. In the recently discarded draft Local Plan, it was envisaged that Strategic Green gaps would be introduced to prevent coalescence with neighbouring developments. This Parish Council would wish to see these Gaps introduced in the New Planning Documents.
2. To prevent stagnation in the parish, we would be interested to include in our discussions with Chelmsford Borough Council, some **small** scale developments being allowed in the parish but with ONLY housing for young first time buyers. This follows the guidance given in the Regional Planning Guidance for the South East (RPG9) Policy H3 (Dated March 2001). We consider that the small numbers involved would be sustainable in terms of transport, health and education. We would suggest that planning departments advise prospective developers that applications for housing with four/five bedrooms dwellings in the parish may not be considered.
3. We would request that the term “Affordable Housing” be seen to cover three requirements
  - a) housing built for associations to rent to low income families,
  - b) housing built for associations where a large percentage of the equity is available to buyers,
  - c) housing built at low cost for freehold purchase for first time buyers, particularly those young residents of the parish who wish to remain in the parish when they get married.We are aware that the government is concerned that there are too few houses available for “workers” on relatively low incomes who cannot afford to purchase outright. We can remedy this by building housing under item ( 3b & c ) above.
4. We would wish to see some minor adjustments to the Defined Settlement zone to allow for the developments as above.
5. Some time ago we discussed with your department the possibility of introducing ‘protected zones’. Primarily this included the valley of Sandon Brook which also covered the flood plain along the banks of the brook. We would wish to see this aspect incorporated into the Local Development Plan. We will be including this requirement in our Parish Plan document.
6. We are very concerned about the Government guidance for the requirement of a percentage of dwellings within any development which must include houses for rent administered by housing associations. It is our firm belief that mixing executive style housing with ‘social housing’ does not work. Those people who live in social housing, for which many will be on income support, do not look after the properties and the area slowly degenerates into slums. We are now experiencing this attitude in Sandon and those people who purchased houses in the Lintons are selling up and moving on because they do not like what is happening in the locality. It is our understanding that this problem exists elsewhere in the Borough. We have involved the Police in many of the problems we are facing.
7. We anticipate that with the improvements being made for the introduction of Quality parish Councils, attitudes will alter, new Councillors with different ideas will come forward. It is hoped that the Development Plan procedure will be flexible enough to accept and introduce change as it is required.