

Howe Green Community Association

Minutes of the meeting of the Association held on Monday 24th April 2006 at Howe Green Chapel

Committee Members :-

Chairman	David Pearson
Vice Chairman	Ken Wedon
Minute Secretary	None
Treasurer	Wendy Spooner
	Paul Bullock
	Yvonne Bullock
	Judy Bynom
	Martin Cross absent
	Gabi Everett
	Vic Morgan
	Richard Spooner absent
	Caroline Travis

1. Apologies for Absence

Sue Smith, Pauline Hollingsworth, Richard Spooner, Martin Cross.

2. Minutes from 2005 AGM

Approval proposed: Judy Seconded: Barbara Pearson.

3. Kelly Turkeys

Paul Kelly addressed the meeting. He made the point that he did not intend to process turkeys 365 days a year but wanted to be able to kill a few at a time for his own use or for a specific order at any time. In reality, he wants to continue as he has done over the recent past – processing for Christmas, Easter and Thanksgiving markets. Planning consultant Russell Ford of SmartPlanning, accompanied Mr Kelly.

Mark Rayner expressed his satisfaction that, as a result of the appeal, only turkeys reared at Claydons Farm would be slaughtered there.

Permission to process 365 days per year was rejected by the Council, was not appealed and therefore the ruling still stands. Paul's proposal is that he continues to import birds but only slaughters them in the lead-up periods to Christmas, Easter and Thanksgiving. He is preparing a new application for planning permission to import birds and process them for not more than 30 days per year – 20 days for Christmas and the remainder for Easter and Thanksgiving.

There are a number of amenity issues associated with the business: traffic movement, hours of operation and environmental health issues (coping with wax and disposing of feathers). There are things that can be done to improve the situation so that the operation will not be detrimental to amenities and countryside. Processing for Christmas will be limited to between 23th November and 16th December. Kelly Turkeys are looking at amenity issues such as re-orienting the access drive, providing a covered facility for wax reclamation and arranging that

vehicles have space to turn within the premises and can reach the A130 via the shortest route.

Council Enforcement Officer Christine Lyons made the point that the operation at Kelly Farms amounted to a material change of use from farm to slaughterhouse. This requires planning permission. You cannot 'ancillary slaughter'; it becomes a change of use. The appeal for the change of use was rejected. A new application is under discussion to resolve the problems on the site. There is no desire to close down the business. The discussion centres around the issues of noise, smell and traffic access.

Mark said that, at the Appeal, the inspector stated that only birds reared on the site could be slaughtered on the site. He expressed concern at the number of planning committee considerations and planning applications that have been devoted to this problem over the years and that we are now back where we were five years ago.

Christine explained that the affair is now in the hands of the Enforcement Office, who would prosecute to obtain compliance. However, as Kelly Turkeys did not have 'planning merit' for the previous application, they can now make a new application for planning permission. With a new application pending, the Enforcement Office cannot prosecute because the court would not deal with the case with a pending application.

Mark stated that this has happened before – it is a repeating cycle of planning permissions and enforcement efforts. Kelly's wait until the very last minute before putting in another planning application, knowing that the enforcement action will then cease. We do not want the business to close down, but the reality is that Kelly's have been operating outside the law and using a legal loophole to continue operation as usual.

Paul explained that problem of smell was caused by DEFRA insisting that waste be incinerated. As regards the waxed feathers, he admitted that they had learned a lot: the process does not now cause a smell. If problems do arise, he is available and will handle them.

Mark agreed that these issues were being handled. However, he was concerned that 40ft lorries were using a lane past his house that is no wider than a car. He has four young children and fears for their safety.

Paul countered that a dairy farm had previously occupied the site and would have had a tanker visiting twice a day.

Christine pointed out that the site is a mixed use of agriculture and slaughtering. The agriculture operation involves traffic associated with caring for growing birds etc. Planning and enforcement cannot interfere with this aspect of the operation. The Enforcement Office will not put conditions on that are not enforceable. Any new application that comes in will be a final attempt to find a solution. If that fails and any appeal fails, an enforcement notice will be issued and non-compliance will result in a court appearance. The courts will not allow Kelly to keep re-applying.

Mark stated that issue was whether we have a turkey farm or a turkey factory. He asked the meeting "If this were a new application, would you accept it – changing from agricultural to industrial?" If you would not accept it, why are we considering it now?

Russell Ford insisted that there was no loophole in the law and said that non-compliance is not a criminal offence. Christine refuted that – it is a criminal offence.

Christine stated that processing will be allowed for an agreed number of days in the year – dates not to be fixed.

Regarding operating days, Paul explained that they have to inform the Meat Hygiene Service every time they slaughter otherwise the meat would be condemned, so the number of days they slaughter can easily be regulated.

The chairman agreed to a request that the committee watch for and inspect Kelly Farm planning applications. Paul invited residents to inspect the farm.

4. Village Design Statement

Ken Wedon presented the apologies of the scheduled guest speaker Derek Stebbing, who was unable to attend. Ken gave the meeting an explanation of the significance and importance of the Village Design Statement currently in preparation for Sandon Village in the context of the planning process and the current pressure for housing in the South-east.

The Village Design Statement is a device that attempts to preserve the character of a village by identifying those things that the residents consider are attractive. It tries to ensure that future development is compatible with the current character of the village. The Borough Council encourages the creation of Village Design Statements – a number have already been produced for other villages.

A committee has been formed to create the Sandon Village Design Statement. They produced a questionnaire that was intended for circulation to all village residents. Unfortunately, at a rather late date, we were advised that the questionnaire was not entirely suitable and perhaps our method of approach was not acceptable to the Rural Community Council of Essex (RCCE). For that reason, we asked Derek Stebbing to meet with us to advise on the suitability of the questionnaire and of our method of approach. We arranged to meet him here before this meeting but he could not make it.

5. Sandon Parish Council Report

Mr Ian Wright, chairman of Sandon Parish Council and one of our representatives on the Borough Council, brought us up to date with activities in the Parish.

First he gave tribute to the contributions made by Neville Jessop over the years. For many years he held Sandon Parish Council together. He and Don Reel were largely responsible for stopping the land-fill site operation. You will be pleased to learn that Neville has been awarded the Sandon Community Cup, for services rendered.

A welcome was extended to our chairman, David Pearson, who will be joining the Sandon Parish Council in the near future. We will then have a representative in every part of the parish.

Thanks to Neville, we have the Sandon Pit Committee to ensure that we do not have anything nasty like an incinerator in the pit. At the moment Sandon is not a favoured site for an incinerator.

Sandon PC is nearly ready to launch a web site.

Traffic Issues. Essex CC has just asked us to put forward any projects that we want done. We are submitting pinch points for East Hanningfield Road, new road markings on the approach to the Colchester sliproad on the A12 roundabout and a fresh look at the pinch points on Molrams Lane. Essex CC are already looking at the road markings on the roundabout. Park & Ride is up and running and well supported. The only complaint is a shortage of car-parking space; this problem may reduce when the fares are introduced. If necessary, there is room to add another 300 spaces.

Planning. The travellers were moved on, with help from Christine Lyons, who is here tonight. The Boot Sales stopped at the end of the season; we watch and wait

to see what will happen this season. If it comes back, we will do what we can. The Boreham Auction rooms is now subject to a planning application, so nothing can be done for the moment.

Vandalism. Ian apologised for the delay in fixing the bus shelter. However, it has now been repaired. The litter along the Southend Road will be addressed.

Ian emphasized that Sandon Parish Council is totally non-political. It tries to represent your views and protect your environment.

Barbara expressed concern about the quantity and speed of traffic on the East Hanningfield Road. Ian replied that pinch points were the only measure likely to be taken. A pedestrian crossing on the Colchester slip road to the A12 is being considered.

Ian is also your local Borough Councillor. If it is a Borough Council matter, he is there to help. Ian's email address is i.wright@chelmsfordbc.gov.uk and his telephone number is 01245 226881.

6. Treasurer's report

The treasurer reported an income of £1001 for 2005/6 up from £576 the previous year. This was the result of increased collections and a profit on the meal, garden party and Sandon fete.

Expenditure was £100 down from £251 the previous year.

The total cash in the bank amounts to £3062, up from £2183 the previous year.

A copy of the accounts is attached.

7. Chairman's report

Thanks to committee members for their help and support during the past year.

Environment

Hyde Hall obtained planning permission to expand their operations and create a new access road to the site with access via Creephedge Lane and the A132. Essex CC have refused to consider closing Creephedge Lane but the junction with the Hyde Hall access road will be arranged so that it will be difficult for coaches to negotiate the access road from the direction of East Hanningfield.

The police have carried out a traffic check on the Southend Road. The survey recorded 6807 vehicles in the day with 85% travelling at or below approximately 38.5 mph. As a result of the survey and because of the accident rate on the road, the police will try to spend time detecting speeding offences on the road, with uniformed police officers helping to reduce traffic speeds.

The Sunday boot sale off the Southend Road causes heavy traffic down that road and there have been many complaints. Chelmsford Borough Council are looking into this and we hope for some resolution.

Concern has been expressed regarding the danger to pedestrian crossing the Colchester slip road up to the A12. With Sandon PC backing, we are asking for pedestrian-controlled lights at the crossing.

We have twice contacted Sandon PC regarding repair of the bus shelter. This has now been rectified.

We are contacting BT to urge the installation of a vandal-proof public phone.

The tree on one of the Southend Road chicanes was destroyed by a car. We are seeking to replace the tree out of HGCA funds.

Social Events

Wendy organised a tombola stall at the Sandon Fete last summer. It was a great success and made a good profit for the charity. It is hoped to repeat that success this year. If anyone has any goods or time to spare to help, please contact myself or Wendy. The fete is on Sunday 25th June.

The garden party held in September 2005 was judged a success. Financially, we aimed to break even, but in fact made a profit. The committee expressed its thanks to the various people who contributed so much to the event. It is hoped to hold a similar event this year.

20 or so residents enjoyed a very successful dinner at the Royal Oak, Danbury a few weeks ago. This was ably organised by Vic Morgan.

We produced a newsletter, as usual, in the Autumn and the Spring one is due out soon. Any contributions or suggestions would be welcome.

We have a web site for the use of residents. We also have an email forum for discussions.

We would appreciate any feedback or contributions for the newsletter or the web site.

8. Election of Officers

The chairman, vice-chairman and treasurer were re-elected.

The chairman asked for a volunteer to take the post of Minutes Secretary. There were no takers.

9. Election of Committee Members

The following committee members were re-elected.

Judy Bynom, Martin Cross, Caroline Travis, Vic Morgan, Richard Spooner, Gabi Everett.

New members Yvonne and Paul Bullock were also elected to the committee and welcomed.

10. Summer Garden Party

It was proposed that we hold a garden party again this summer. The chairman appealed for volunteer helpers to contact either him or Vic Morgan.

Vic explained that we need around eight volunteers. We also need a venue. Vic agreed to look into a venue.

A number of residents volunteered. On a show of hands, a small majority indicated availability for August rather than September.

It was agreed to consider it further at the next committee meeting.

11. Any other business

Wendy and Yvonne asked for help with, and contributions towards, the Tombola stall at Sandon Fete on Sunday 25th June 2006. Help is needed transporting goods and setting up the stall on the day.

Howe Green Community Association

Income and Expenditure Account

<u>Year End</u>	<u>2004/2005</u>	<u>2005/2006</u>
<u>Income</u>	£	£
<i>Subscriptions</i>	381.00	443
<i>Bank Interest</i>	26.00	27
<i>Surplus on functions</i>	74.00 meal	99 meal
	95.00 garden party	267 garden party
		165 Sandon fete
	<hr/>	<hr/>
	576.00	1001
<u>Expenditure</u>		
<i>Photocopies</i>	83.00	40
<i>Hire of Hall</i>	60.00 03/04	60
	60.00 04/05	
<i>Other (flowers)</i>	23.00	-----
<i>Donations</i>	25.00	-----
<i>Subsidy on functions</i>	-----	-----
	<hr/>	<hr/>
	251.00	100
<i>Total (deposit and current account).</i>		
<i>Balances at end of</i>	<i>31/3/2005</i>	<i>31/3/2006</i>
<i>Cash in Bank</i>	£2183.00	£3062

Figures have been rounded up to nearest pound.

. Subs handed in after 31.3.06 to be included in 03/07 accounts.

Treasurer: Wendy Spooner.