

Minutes of the Clavering Parish Council Meeting held on Monday 13th March 2017 at 7.30pm in Clavering Village Hall

Present – Councillors Stephanie Gill (Chairman), Rebecca Stanford (Vice Chairman) Richard Carter, Rob Clayton, Michael Patmore, Brian Barrow, Ron Couchman, and Victoria Moore (Clerk)
District Councillor Oliver and County Councillor Ray Gooding and 4 members of the public.

1. Chairman welcome

The Chairman thanked everyone for attending and apologised for opening the meeting late at 7:35pm. Cllr Gill advised the members of the public and the District and County Councillors that the Lisa Williams had resigned from the Parish Council due to ill health.

2. Apologies for absence

3. Declaration of Interest

Cllr Carter declared a non-pecuniary interest in the letter from Mrs Carter to the Parish Council.

Cllr Patmore has a dispensation regarding the grant application from the Bowls Club.

Cllr Clayton declared a pecuniary interest in the planning item Shovellers.

Cllr Couchman declared a non-pecuniary interest as a member of the Open Spaces Society.

4. Public Participation Session

A member of the public raised concern as the Vehicle Activated Sign was not working. She was advised this was because no residents had offered to change and recharge the battery which needs doing every 10 days. The parishioner also asked if Speed Watch still exists as she has concerns about the speed of traffic on Stortford Road when travelling past Oxleys Close. Speed Watch needs more members to be able to run. There are four designated places within Clavering where Speed Watch is licensed. A member of the public noted that the Parish Councillors are all volunteers and are not paid for their position. A parishioner also asked the Parish Council what they could do to improve the safety at Blacksmiths Corner. There have been three cars that have crashed through the hedge in recent years and highways have not followed through with the proposed changes. The Clerk advised that she had contacted Uttlesford Local Highways Panel in January and March and had copied County Councillor Gooding into the emails but that she had not received a response. Cllr Gooding told the meeting that he had not received any information from the Local Highways Scheme and would chase then the following day. The Clerk advised the meeting that she has not had any responses from the Local Highways Panel and is to email Clavering PC's requests. Cllr Gooding reported that he had seen a proposed scheme to improve safety on the S bend between Clavering and Manuden.

Mr Andrew and James Balaam attended the meeting to discuss the management of Stickling Green; the Councillors agreed to move the item forward. The Balaam's were thanked for cutting the Dick Ball Meadow hedge.

6. ECC report from Cllr Ray Gooding

The National Citizen Service has launched a project to take young people from Uttlesford, nominated by their schools, to take part in an extreme weekend in the Lake District.

The Cock Lane design work is still being undertaken. ECC will need to borrow the money to complete the repairs. Cllr Johnson told the meeting he would attend the site again due to the concerns regarding public safety as the barriers are no longer in place where the bank is collapsing. He advised potholes are being repaired; if they are marked by orange paint then the job is urgent.

5. To approve the Minutes of the last meeting of Clavering Parish Council

The minutes of the last meeting held on Monday 13th February 2017 were agreed after the comment made after the meeting was closed was removed from the minutes.

P: Cllr Carter S: Cllr Barrow In Fav: 6 Ab: 1

7. District Council report from Edward Oliver

Cllr Oliver reported that the building inspector has visited the Pond Cottage site. Enforcement are also monitoring the site to ensure the pond is re-dug. The only way to clear the pond is over PC

land. Cllr Oliver told the meeting the consultation for the Local Plan will take place in July. Possible developers for five large sites have been invited to address the Councillors. The five-year land supply is at risk. An additional 1600 homes will need to be built across Uttlesford.

11. **Cutting Stickling Green**

The Councillors noted an email received from Mr Balaam. The PC were told that originally the grasses were cut using the traditional method of cutting for hay in early July. Bug Life recommend a July cut. The grasses wilt for a week allowing the seeds to fall and the bugs to escape. The grasses are then baled. The second cut in October the grass will be flailed. This would not be needed every year but needed to allow the grasses to re-establish. Thistles, docks and ragwort will be sprayed directly rather than a blanket spray to protect the three types of orchids. Bug life recommend making beetle nurseries to actively encourage beetles. Mr Andrew and James Balaam offered to meet with Bug Life.

It was proposed to:

- a) cut and remove the hay in July, at the Balaams convenience
- b) cut and flail in October (PC notified in advance)
- c) selectively spray docks, thistles and ragwort

P: Cllr Carter S: Cllr Barrow All in Fav:6 Ab: 1

The meeting was advised that Cllr Couchman was not representing the PC when he should not previously spoke to Mr Balaam senior. Cllr Couchman told the meeting he would be cutting the grass at the triangle by Endways Cottage due to the marestail and thistles as a resident not a Councillor. The Balaam's were thanked for their assistance. Residents will be informed in the newsletter.

8. **Cock Lane update** – updated in item 6

9. **Planning**

UTT/17/0378/HHF The Cottage, Sheepcote Green

Two storey side extension

Comments by 16 March 2017

No Comments

UTT/17/0399/FUL Finsmarick, Wicken Road

Demolition of dwelling and outbuildings and erection of replacement dwelling and garage.

Revised scheme to that approved under UTT/16/0419/FUL

Comments by 20 March 2017

No Comments

UTT/17/0188/FUL Land Adjacent To The Hazels Wicken Road

Construction of 2 no. Dwellings

Comments see Appendix A

UDC Decisions

UTT/16/3593/FUL Hill Green Farm Cottage Hill Green

Erection of replacement dwelling with detached garage (amended scheme to that approved under planning permission UTT/15/0684/FUL to include detached garage)

Approve with Conditions

UTT/16/3329/FUL Clavering Farm, Mill Lane

The change of use of 3 agricultural buildings to mixed business use including B1, B2 and B8

Approve with Conditions

UTT/16/3415/FUL Clavering Farm, Mill Lane

Change of use of agricultural building to a mixed business use including B1 and B8 uses

Approve with Conditions

UTT/16/3018/FUL The Shovellers Stickling Green

Demolition of the modern flat roof link extension between The Shovellers and Paddock View to form two separate detached houses with associated hard landscaping. Demolition of the existing single storey rear extension and erection of a replacement 1.5 storey rear extension. Demolition of single garage and erection of replacement double bay cartshed

Approve with Conditions

Clerk asked to contact the Enforcements team regarding Rossie.

10. To discuss any other planning applications

None received

12. Bus Shelter

All Councillors agreed that Cllr Gill should contact the owners of Danceys to ask to use their power and water so the PC can pressure wash the bus shelter.

13. Listening Bench

A letter from Clavering Landscape History Group regarding the siting of the listening bench was received. It was proposed that the Listening bench was placed on the site of the current bench. The current bench commemorates Mrs Sawyer so a commemorative plate will need to be added to the listening bench. The current bench will replace the bench at the Cricket Pavilion with the commemoration removed. I

P: Cllr Couchman S: Cllr Stanford In Fav: 5 Ab: 2

14. Village Sign

The email from Lyn Merrick was received. Technical advice was received from the manufacturers of the paint. The paint used is for internal gallery use only. It was proposed that the painting is photographed and the image transferred onto a hardwearing material such as laminate. Cllr Carter to coat the wood with Linseed Oil.

P: Cllr Couchman S: Cllr Carter All in FAV

It was decided to leave the old sign up as it is similar to the current sign.

15. Village Litter Pick

To PC received and agreed the risk assessment. The date for the village litter pick is the Saturday 1st April 2017.

16. Tree at Horse Pond (opposite Hill Green Farmhouse)

Due to health and safety concerns works were completed before permission was granted. The PC granted retrospective approval to fell a group of 3 (roots interlocking) windblown elms which were almost leaning on overhead wires. The cost of the work was £198.

P: Cllr Gill S: Cllr Barrow All in FAV

17. Pond Cottage

Clerk to contact EALC to ascertain if a farmer with an agricultural access across registered village green can convey that vehicular right of access to the owner of an adjacent property for domestic purposes. The PC noted that the pond has not be dug out although construction of the house has begun. Access to the pond is now restricted by the construction of the foundations. Clerk to contact Enforcement. Pond Cottage may need access over Village Green to complete works to the pond as the building of the new house leaves no access.

18. Dick Ball Hedge

The PC noted the Balaam Farmers kindly cut the hedge last month. The Clerk to write a letter of thanks.

19. Clerks report

General Correspondence and monthly report circulated.

The overgrown hedge on Stickling Green Road was noted by the PC. The Clerk was advised to notify highways.

The PC asked the Clerk to apply for the RCCE Village of the Year Competition.

The Clerk advised the PC of a letter received from a resident requesting permission to hold a birthday celebration on the Village Green by the Cricket Pavilion. The PC decided that as this is a recreational activity it falls within statutory regulations. It was proposed that the Clerk write to Mrs L. Carter to state the PC has no objections to her holding a party of the VG provided that any damage is made good.

P: Cllr Clayton S: Cllr Barrow IN Fav: 5 Ab: 2

Cllr Gill requested permission to continue at 9:35pm

20. Finance

Credit Received		(Allotments) £71.50 (SWBS Interest) £149.70	
Balance at NatWest Bank as at 28.02.17		£9,931.34	
Payments			
S/O	Victoria Moore Wages (28.02.17)		£424.05
Chq No	Payee		Total
1586	Cllr Gill Expenses Harts - newsletter	£2.20	£13.20
1587	Affinity Water - Allotment bill	£6.93	£41.58
1588	Victoria Moore Expenses	£5.64	£70.64
1589	UDC Green Waste		£1,188.00
Total of Cheques to be paid			£1,313.42
Total of Outstanding Cheques			£625.33
Chq No/s:			
1582	EALC (Clerk - Understanding the Annual Meetings)		£40.00
1583	Diane Malley (Payroll)		£45.33
1584	PKF Littlejohn LLP (External Audit)		£240.00
1585	Treetops		£300.00
After above Cheques			£7,992.59

It was proposed that the cheques were signed
P: Cllr Stanford S: Cllr Clayton In Fav: 6 Ab:1

21. Clerk's Pay

The PC noted advice from NALC and SLCC dated May 2016
New Pay Scale for 2017- 2018 to be implemented from 1st April 2017
P: Cllr Gill S: Cllr Stanford All in Fav

22. Interim Audit

The PC received the interim audit from Maurice Howard and the Clerk identified the outstanding issues. The Clerk is to seek advice from the EALC regarding the issues with the previous Clerk's locum contract and pay. The PC noted amounts due to previous Clerk per the interim audit which came about through miscasting of statements/invoicing.

23. Payroll Services

The PC agreed to renew Diane Malley payroll services
P: Cllr Gill S: Cllr Stanford All in Fav

24. Donation Requests

Donation requests were received from Clavering Church, Clavering and Arkesden Preschool and Clavering Bowls Club

It was decided to donate £650 to Clavering Church towards the clock maintenance and grass cutting in the Churchyard.

P: Cllr Carter S: Cllr Gill In Fav:6 Ab:1

Clavering and Arkesden Preschool and Clavering Bowls Club were asked to submit applications on the Easement Application form.

25. Representative reports

Allotments report given by Cllr Patmore. The ruts created by a car will be filled with soil. Cllr Patmore gave the Clerk an updated set of allotments rules to be typed up.
Cllr Couchman stated there was nothing to report from the Village Hall Committee and would defer to next meeting.
Jubilee Field report given by Cllr Gill

On February 22/23rd, an act of vandalism took place whereby approx. 50 bolt heads/nuts and/or plates were removed from the bridge in Simon's Wood. On discovery, the bridge was immediately closed, police informed and remedial work subsequently carried out.

The next meeting of the Committee will be 21st March: meantime the Committee are running an Easter Draw which will be drawn Easter Monday at the Art Show.

Passenger Transport report by Cllr Gill

A meeting re DaRT1 and DaRT2 took place on 28th February. Attending also were four Clavering parishioners. The clerk now receives the minutes on these meetings. Points of note: Arrow Taxis are looking to increase their fleet with a larger bus with wheelchair access as certain routes are very popular. Data produced showed that over the past 10 months, 835 bus journeys had been booked to start from Clavering. Some village routes show anomalies on usage where school children may use the service if no conventional school bus, but this does not seem to be so for Clavering.

System software still has some glitches as this is such an unusual programme to run as deals with trying to amass individual journeys. Use of the service should be encouraged otherwise it will be withdrawn in 2020 if not viable then. ECC suggested that groups look to use the service at non-peak times and also, if wished, enquire whether there are, say, Dart1 journeys can be combined with a Dart 2 leg. With this in mind I shall be visiting the Over 60's group to pass this information on & contact details as previously I have been asked if it could be used for their outings further afield.

26. Risk Assessment book

Nothing entered

27. Items for next agenda:

Easement Grants

Local Highways Panel

Maintenance of benches

Bus Shelter

28. To approve the Minutes of the last meetings of Clavering Parish Council and Committee

As per page 1106 of PC meeting minutes - Under the Public Bodies (Admission to Meetings) Act 1960 and in accordance with 3d pursuant to Standing Order 11, it is resolved that the Public are excluded from any discussion on this item as it concerns a dispute (EALC have advised on this).

Members of the Public left the meeting

The meeting was closed at 10:08pm

Date of next meeting: Monday 10th April 2017 at 7:30pm in the Village Hall

Signed..... Monday 10th April 2017

S.M.Gill

Appendix A

Clavering Parish Council objects to the planning application UTT/17/0188/FUL for the following reasons:

- There are four failed planning applications (including Appeals), associated with the proposed site (SWR/0314/73, UTT/0882/74, UTT/1201/99/OP and UTT/15/2348/FUL). The reasons for which they were refused still stand.
- There appears to be an error in the Biodiversity questionnaire as there is a pond containing frogs and dragonflies within 200m of the site.
- The Ecology report details reasons for refusal.

- The outline of the map does not show the whole site. There is space for additional properties to be built and in a letter dated the 21st August 2015 the developer indicated to the Parish Council the potential for more housing to be built on the site. The letter is submitted with this objection.
- The biodiversity ecology report states the planning application should be refused.
- The appeal decision APP/C1570/W/16/3142380 stated the following points that the new application has not changed: This site makes an important contribution to the rural and open setting of this part of Wicken Road; The site appears distinct and part of the countryside outside the development limits of the village as the nearby dwellings are mainly fairly low in height and set in spacious plots using materials which assist with them blending into their countryside setting; The use of the light colour render combined with the scale and appearance of the dwellings would result in two dwellings which would not be compatible with the open and rural area; The Saved Policy S7 of the Local Plan seeks to embrace an approach that acknowledges the intrinsic character and beauty of the countryside should be recognised while supporting thriving communities within it; It is not disputed that the Council has a five year supply of housing and the Council considers there is no need to locate the proposed dwellings in the countryside outside the settlement boundary; The economic and social benefit of the support to local services and contribution to housing supply created by this development would not outweigh the harm to the countryside that would be caused by the loss of the green and open site and the introduction of an inappropriate form of development ; As the development would cause harm to the intrinsic character and beauty of countryside it would not constitute sustainable development or appropriate development in this countryside location.
- The appeal decision APP/C1570/W/16/3142983 (on the opposite side of Wicken Road) noted the following points: The need to use a private car to use a rail service; Clavering could not be described as having a wide range of employment opportunities. It would be likely that future occupants would need to travel further afield to larger centres for employment. Such movements would likely be via private car; The proposed development would be a functionally isolated development in the countryside due to its remoteness from everyday services and facilities. This isolation would result in harm when considering the social and environmental dimensions of sustainable development; The development is contrary to the Framework (Paragraph 55 in particular), which seeks to deliver development that minimises the above adverse impacts by siting development in locations that maximise opportunities for future residents to live in a sustainable way; The scheme would intensify the sporadic ribbon of development on the approach to the village eroding the openness and rural character of this part of Wickham Road; The combination of the above factors would result in an insensitive infill development harmful to the character and appearance of the area. I therefore conclude that the proposal would be contrary to saved Policies S7 and GEN2 of the LP. These policies seek to protect and enhance the character of the countryside and ensure new development is compatible with surrounding built form, compatible with Paragraphs 17 and 58 of the Framework; the construction of the dwelling would derive some economic benefits but this would be for a limited time and could apply to new development anywhere. Furthermore, given the small scale of the development, the contribution to the local economy from the spending power of future occupants is unlikely to be significant. In any event, no substantive evidence has been submitted to indicate that such a contribution could not be made by a dwelling constructed closer to local facilities in a way more sensitive to the character and appearance of the area.
- The appeal decision dated 09 February 2017 stated "The policies referred to by the Council in its decision notice were all 'saved' and cannot be considered to be absent or silent. They continue to form part of the extant development plan. I have found the saved Policies the Council based its decision on to be broadly consistent with the Framework and there is nothing to suggest the Council does not have a five-year housing land supply. As such, I find no reason why the development plan policies relied upon by the Council should be regarded as being absent, silent or out-of-date. I have therefore afforded them significant weight."
- The nearest GP surgery is in Newport and it is believed it does not have capacity for growth.
- The nearest dentists are located in Saffron Walden and are not currently taking on new NHS patients.
- Clavering Parish Council has requested the Local Highways Panel monitor the traffic speeds along Wicken Road. Although there is a 30mph speed limit many vehicles either do not slow down when leaving the 60mph section or speed up when approaching it.