

Minutes of the Clavering Parish Council Meeting held via Zoom on Monday 10th August 2020 at 7:30pm.
Present – Councillors Stephanie Gill (Chairman), Rob Clayton, Richard Carter, Nigel Cook, Rebecca Stanford, Michael Patmore, Brian Barrow, and Jess Ashbridge (Clerk)

3 members of the public were in attendance, and District Councillor Oliver.

1. **Chairman welcome** – The Chairman welcomed those present. She extended thanks to the parishioner who has been clearing Himalayan Balsam from the banks of the Stort. It was also noted that the Clerk will be on annual leave from 13th-19th August.
2. **Apologies for absence** – Apologies were accepted from Cllr Ryan **P: Cllr Gill, S: Cllr Carter, All in fav.** Apologies were accepted from Cllr Couchman, who has stated he will not join a meeting via Zoom despite being offered the facility of calling in to participate. **P: Cllr Gill, S: Cllr Clayton, All in fav.**
3. **Declaration of Interest** – Cllr Clayton declared a pecuniary interest in 7.1 Paddock View. Cllrs Cook, Carter, and Clayton expressed a personal interest in the Cricket Club – if it were raised under the Clerk’s Report.
- 4 **Public Participation Session** – A Parishioner spoke on behalf of Hands off Clavering (HoC) about the outline planning application UTT/20/1628/OP. There have already been over 75 objection letters from residents. The outline application is for 9 large houses, making it unlikely that the residents will be employed in the local community, and therefore there would be increased car traffic, which is not sustainable. There would be an environmental impact, as the development would not be screened. The entrance to Eldridge Close is an unadopted private highway and sewage system, adding more houses to this would be detrimental. The Parishioner also spoke about Speedwatch, and advised that there is a new coordinator, participants were sought for a pilot scheme, so an application has been made. He also stated that it was no longer necessary for the gun to be calibrated.
A Parishioner spoke on behalf of HoC about the White Paper on Planning for the Future, which would be the biggest shake up to the planning process since its inception, and would dramatically speed up the planning process. HoC are intending to seek legal advice.
The third Parishioner tried to speak, but his microphone was not working, so he was requested to email his comment to the Clerk. The Chairman thanked those who spoke.
- 5 **To approve and sign minute of previous meetings** - The minutes of the Clavering Parish Council meeting held on 13th July 2020 were approved **P: Cllr Cook, S: Cllr Carter, All in fav.**
- 6 **District and County Councillors Reports** – County Councillor Gooding’s report was in the Meeting Documents. The Clerk had received but failed to circulate the report from District Councillor Oliver prior to the meeting (email opened that morning), so this is appended. Cllr Oliver’s internet connection was poor, so the Clerk read out the report.

7 Planning

7.1 Cllr Clayton was placed in the Waiting Room for the discussion of Paddock View. Cllr Patmore joined the meeting.

Planning Reference	Address	Proposal	Decision
UTT/20/1888/LB	Wakefares, Hill Green	Property repairs comprising; recovering of the front pitched roof reusing existing tiles, fitting of cowl to the chimney pots, replacement of cement render with lime render, new external doorset, internal first floor ceiling renewal to some bedrooms, alterations to first floor bathroom layout, bedroom door positions, ground floor WC area and external painting of the house.	Awaiting Decision No comments
UTT/20/1889/LB	Wakefares, Hill Green	Replacement Windows	Awaiting Decision No comments
UTT/20/1628/OP	Land to The North Of Eldridge Close	Outline planning application with all matters reserved except access for up to 9 dwellings (Class C3) including, public open space, sustainable drainage systems, landscaping and all associated infrastructure and development.	Awaiting Decision Comments below
UTT/20/1916/HHF UTT/20/1917/LB	Paddock View Stickling Green	Erection of first floor extension including removal of lean-to slate roof, new	Awaiting Decision

		front porch, conversion of barn including removal of roof, erection of single storey extension to link house to converted barn, erection of detached two bay cart shed and erection of green house.	No comments bar reminding UDC that the Village Green must be protected.
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UTT/20/1628/OP To summarise: as outline planning the number of houses could increase; the area was not screened; a similar proposal was refused on the grounds of sustainability, and that a precedent had been set; the loss of grade 2 agricultural land. There were also multiple errors on the application: stating that it was 1.5 miles to Newport (3.5 miles), that there were no badgers, bats or water voles within 2km which was not correct, and that transport links were available. The Clerk was instructed to object fully to this application, stating the grounds on which it should be refused and citing previous relevant dismissed appeals.

7.2 UDC Decisions

Planning reference	Address	Proposal	Decision
UTT/20/0786/FUL	Hazeldene, Langley Road, Clavering, CB11 4SQ	Proposed demolition of 2no existing out-buildings and erection of 1no detached dwelling with detached garage	Awaiting Decision 29.05.2020
UTT/20/0616/FUL	Britannia Works, Stickling Green, Clavering, Essex	Change of use from D1 (gym) to mixed use (gym and office)	Approved
UTT/20/1103/HHF	Yeomans Cottage Wicken Road, Clavering CB11 4QT	Removal of existing thatched roof, construction of gable ends, construction of pitched roofs over dormer windows, and fitting tiled roof to match existing.	Awaiting Decision 08.07.2020
UTT/20/1163/HHF	Lambourne, Stortford Road, Clavering, CB11 4PE	Proposed single storey rear extension and loft conversion.	Approved
UTT/19/2852/FUL	Land West Of Stortford Road Clavering Essex	Technical Details pursuant to Planning in Principle ref UTT/18/3326/PIP for the erection 8 dwellings	Approved
UTT/20/1357/LB	Wakefares, Hill Green	Property repairs comprising; recovering of the front pitched roof reusing existing tiles, recovering of flat dormer roofs, fitting of cowls to the chimney pots, replacement of cement render with lime render, replacement windows, new external doorset, internal first floor ceiling renewal to some bedrooms, alterations to first floor bathroom layout, bedroom door positions, ground floor WC utility area and external painting of the house	Refused
UTT/20/1508/HHF	Peacocks, Clatterbury Lane	Partially rebuild and extend existing modern extension to rear.	Awaiting Decision

UTT/20/1397/HHF	Jobest, Stortford Road	Demolition of garage. Two storey rear extension, loft conversion and 2 no. dormer windows to front elevation	Awaiting Decision
UTT/20/1223/HHF	Butts Green Farm, Butts Green,	Revised scheme to that approved under UTT/14/2599/FUL for erection of stable block and change of use of land from agricultural to paddock and formation of manege	Refused
UTT/20/1071/OP	Clavering Farm Mill Lane	Outline application with all matters reserved for the demolition of glasshouse, and erection of 1 no. dwelling, with associated curtilage, car parking and landscaping.	Refused

7.3 Planning

Cllr Gill listened in to the UDC Planning Committee meeting 22nd July where UTT/19/2852/FUL was determined. The application was approved unanimously, with an additional condition that Permitted Development Rights were removed - this would mean that alterations to increase any ridge height/place rooms in a loft area would need planning permission to be applied for.

8. **Defibrillator at Village Shop** – It was noted that Chris Rix has been instructed to install the defibrillator cabinet, for a quoted price of £345+VAT, approval request granted by the Chairman, and falls under the Clerk's emergency spending. The Clerk was instructed to chase him for dates.
9. **Dick Ball Meadow & 'orchid islands' at Lower Hill Green**- It was noted that Mr Rowley, who carries out the annual cut at the Dick Ball Meadow, telephoned the Parish Council Chair (3rd August 2020) to confirm that when he carries out the annual cut he will also strim the 'orchid islands'. Mr Rowley attended the Parish Council's Health and Safety Evening Course given in 2018.
10. **Correspondence being circulated in the Parish relating to various costs** – It was noted that recently most, if not all, Parish Councillors, together with the District Councillor and a number of residents have received correspondence containing a breakdown of supposed costs allegedly incurred by the Parish Council in relation to an ongoing legal dispute. It should be noted that the Standards Panel Hearing was not requested by CPC, but UDC decided to call the hearing. The costs relating to an investigation by the external auditors are simply an estimate. The investigation was instigated by a Parishioner who has complained about the cost incurred in a legal dispute, despite the accounts being examined by the internal auditor, and the Parishioner being shown the information as per their request. Clavering Parish Council upholds an Elector's rights to inspect, question and challenge accounts.

11. Representative Reports

11.1 Allotments – It was noted that Castle Water will be sending out a new bill following the meter being read and then photographic evidence being requested, as the reading was lower than they had estimated (the reason for the new invoice!). The Clerk had chased them on the day of the meeting, to try and get an electronic revised invoice, but they were unable to produce one, she asked for it to be noted that the Council would next be meeting in September, and that is when the invoice would be paid. It was reported there had been some thefts from the allotments of fertiliser and plywood sheets, the other gate could be locked with a combination lock. It was determined to monitor the situation.

11.2 Website and Email – The Clerk had done some fact finding, to be discussed with a report at the September meeting.

11.3 Footpaths and Byways – Cllr Barrow had received concerns from Parishioners that footpath 42 across a field had not been re-established following ploughing, making it very difficult to walk across, and that it should be reinstated within 2 weeks. It was determined that a piece would be placed in the Newsletter, also reminding people to keep their dogs on leads, or under close control. The Clerk was instructed to write to the landowner. ECC are looking into the resurfacing of Byway 60.

11.4 Essex Association of Local Councils - 1. To note that Cllr Gill was nominated by the Uttlesford Association of Local Councils to the EALC Executive Committee. Cllr Gill attended her first meeting on 16th July and also an Extraordinary Meeting called for 30th July.

2. To note the EALC AGM will be held via Zoom on 24th September 2020. Details are still being finalised. Cllr Gill will attend; it was unanimously agreed she should also attend as the Clavering Parish Council representative with voting rights.

12. **Clerks report** - General correspondence and monthly report circulated, no comments were received.
13. **Risk Assessment Book** – Defibrillator at the Village Hall rescue ready on 10th August. The willow tree between the Cricketers and Pond Cottage has been confirmed as dead/dying by Treetops due to honey fungus. Quotes have been sought for determination in September to fell it to the ground. Benches in need of repair outside the Christian Centre, by the Chapel on Hill Green, and the bench on Lower Hill Green. Permission was granted for Cllr

Gill to look at them and that those that were dangerous should have tape placed across them, and the Clerk was instructed to contact the Highways Rangers to ask if they could repair them.

14. Finance

14.1 To approve cheques - To approve the cheques. P: Cllr Gill, S: Cllr Stanford All in fav.

Credit Received	
Wages s/o	£523.68
Balance at NatWest Bank – 31st July 2020	£11,594.31
Balance of Clerk's Expenses Account 31th July	£92.01

Clerk's Expenses Account	Detail	Amount	Total	VAT
05.08.2020	EE Phone Top Up		£10	
20.07.2020	Clerk's Expenses Printer Ink	£6.66	£7.99	£1.33
06.08.2020	Corsto website hosting	£29	£34.80	£5.80
02.08.2020	Zoom Meetings	£11.99	£14.39	£2.40
Total			£67.18	£15.67

Cheque	Detail	Amount	Total	VAT
1907	Clerk's Expenses Account top up		£67.18	
1903	Castle Water – 1 st April – 30 th Sept metered usage		Not received prior to the meeting.	
1908	Paul Abrahams – grass cutting 17 th June, 10 th July		£370	
Total of Cheques to be paid			£437.18	
Total of Outstanding Cheques	1902 1904 1905 1906		£72.60 £540 £370 £3.37	
After above Cheques			£10,171.16	

15. Items for next agenda: Website and emails, benches, maintenance of copse behind Stickling Green Pump, tree survey, carols, policies.

Cllr Gill thanked everyone for attending.

The meeting ended at 20.32

Date of next meeting: Monday 14th September 2020

District Councillor's Report.

The UDC is still operating under "lock down" arrangements, in that all meetings are virtual meetings conducted by "Zoom" . Despite this progress is starting to be made on the new Local Plan, albeit slowly. The council is being advised (?led) by two senior LGA advisors, who also advised on the withdrawal of the previous draft plan. Clearly one of the most important aspects of a new Plan is the number of houses to be built in the life of such a Plan; taking account of what is already agreed, and/or proposed and windfalls, this will mean a need for a further 7,000 houses which could mean one new settlement (2,500) and the balance being provided by small and /or medium developments or two new settlements and a reduced number of small and medium developments. It is interesting as to what happens next since the new administration was against new settlements, and have a view that all must take their share. What the effect will be on the Clavering Ward is unclear. It could be clarified to a certain extent by the new "call for sites" which will come shortly. As for the new White Paper, it is only a White Paper and could be changed or die a death.. However it should be remembered

that Uttlesford has only some 7% Green Belt, which would basically give the developers a "field day" in the District if the White Paper survives

As for other changes in the wind there is a Local Government Reorganisation Bill in discussion in Parliament, which could mean the "death " of County and District Councils and the arrival of large Unitary Councils and possibly an overseeing Mayor. This of course could mean that some of the UDC responsibilities could be passed down to town/parish councils.

Interesting times ahead!

Edward Oliver UDC Cllr Clavering Ward 7th August 2020

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