

Minutes of the Clavering Parish Council Extraordinary Planning Meeting held via Zoom on Monday 16th November 2020 at 10.30am.

Present – Councillors Stephanie Gill (Chairman), Richard Carter, Michael Patmore, Martina Ryan, Brian Barrow, and Jess Ashbridge (Clerk). One Parishioner was in attendance.

- 1. Chairman welcome** – The Chairman welcomed those present.
- 2. Apologies for absence** – Apologies for absence were received from Cllrs Clayton and Stanford **P: Cllr Gill, S: Cllr Carter All in fav.** Apologies were not received from Cllr Couchman.
- 3. Declaration of Interest** – Cllr Gill declared a pecuniary interest in item 5.2.
- 4 Public Participation Session** – The Parishioner expressed that HoC had responded with comments on the appeal for the Land rear of Side Stream, due to inaccuracies in the design statement.

5 Planning

5.1

Planning Reference	Address	Proposal	Decision
UTT/20/2722/HHF	Toad Hall Starlings Green Road Starlings Green Clavering CB11 4PP	Demolition of existing front porch and erection of front extension to form new shower room and entrance hall.	Awaiting Decision
UTT/20/2551/FUL	Lantern Thatch Wicken Road Clavering CB11 4QT	Erection of 1 no. detached dwelling. Alterations to existing vehicular access (alternative scheme to that approved under planning permission UTT/18/1207/FUL)	Awaiting Decision
UTT/20/2762/FUL	Ashcroft Wicken Road Wicken Bonhunt CB11 3UL	Demolition of two existing outbuildings. Erection of 1 no. dwelling and the conversion of one outbuilding to form 1 no. dwelling	Awaiting Decision

UTT/20/2722/HHF - No comments, bar to mention that there must be no damage to the Village Green, and that permissions needed to be sought before materials were stored on the Green.

UTT/20/2551/FUL – The approved build was in the curtilage of a listed building, and should therefore not overshadow or dominate the listed building. The new development was larger than the one already permitted. It was stated in the application that trees and hedges were to be preserved, but the plans show an area was to be cut down for the entrance. It was determined that a comment should be added to ask for a condition that the hedge was retained or replanted with indigenous species.

UTT/20/2762/FUL- The application was opposed on the following grounds: the site plan did not show the shared access for the four new approved houses, which with Ashcroft, and the proposed development would take the total to seven properties sharing the driveway, which would require the driveway to be a minimum of 6m. The site backs on to open countryside, and back development was not advised. The treatment of the barn was not in keeping with other properties in the area. The Council were disappointed that the plans did not mention the other developments on the site. It was advised that the Inspector's comments for the previous appeal on this site should be referred back to, as they had requested large properties in large plots were in keeping and adding further properties to this site moved away from this.

Cllr Gill was placed in the waiting room. It was proposed that Cllr Carter take over as Chairman temporarily **P: Cllr Barrow, S: Cllr Ryan, 4 in fav.**

5.2 Appeal – APP/C1570/W/20/3259099 Erection of 6 no. dwellings including widening of existing bridge. Land Rear Of Side Stream, High Street, Clavering, Saffron Walden, Essex, CB11 4QR. End date 24.11.2020. It was determined to submit further comments: this was the fourth time proposed developments on the site had gone to appeal, the previous three occasions the appeals had been refused. It was discussed that the flooding around the access and Fox and Hound's pub, and King's Water was a problem. The design statement had stated that the development would not affect trees. Trees had already been felled unlawfully, and the UDC enforcement order had not been followed up. There are substantial trees on the site that require protection, and works have been witnessed recently, with further trees being felled. There was not transport, as had been stated in the design statement. There were concerns about the access, and whether it was wide enough for service vehicles to enter and exit safely. Road safety was a concern due to the access being on to a narrow dangerous road at the junction with the Druce. It was determined that the Clerk would write a letter to the Inspectorate, and send a draft to Cllr Carter for approval first.

Cllr Gill rejoined the meeting, she thanked all for attending, and declared the meeting closed at 11.01am

Date of next meeting: Monday 14th December 2020