

Minutes of the Extraordinary Meeting of the Council held in the Clavering Christian Centre, Stortford Road, on Wednesday 31<sup>st</sup> January 2024 at 7:30pm

In attendance: Councillors: Cllr S. Gill (Chairman), Cllr F Bullen, Cllr R Couchman, Cllr K Elliston, & Cllr F Smither

Miss Louise Kwame – Clavering Parish Council Clerk/RFO

Two members for the Public

The Meeting opened at 7.30pm

### 1 Chairman's Welcome

The Chairman welcomed all in attendance

### 2 Apologies for absence

.Apologies for absence were accepted from Cllr Ryan (illness) P: Cllr Gill S:Cllr Smither IN Fav: Unanimous

### 3 Declaration of Interest

Cllr Elliston declared a Disclosable Pecuniary interest in the planning application for School House as an employee of the school.(ECC)

### 4 Public Participation Session

A member of the public raised views on the development plans for the Land West of Cricketers Clatterbury Lane. – The development will be intrusive, push the country side away, and will object with the linear plan of the village. This area is miles away from the core village activities and will increase the use of cars.

The positioning of the proposed access point sits on a bend with limited visibility and will therefore be a danger to pedestrians. UDC must be aware that there is no public bus service – all busses are school buses. This development will cause harm to the area.

For the same planning application, a Keep Clavering Rural (KCR) representative noted that there is little to commend. There has been an avalanche of planning applications to transform large areas. The promoters will not stop if the UDC target of 111 new houses is not met. Parishioners should not get caught up in objection fatigue.

### 5 Planning

#### 5.1 To be commented on

Planning Ref	Location	Proposal	Comments
<b>S62A/2023/0030</b> UDC ref <b>UTT/23/3113/PINS</b> Comment by 13 <sup>th</sup> Feb but UDC PI Ctee meet 7 <sup>th</sup> Feb	Land West of the Cricketers Clatterbury Lane	Outline application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure.	See below
<b>UTT/23/3240/LB</b> Comment by 5 <sup>th</sup> Feb	Ford End House, Ford Road	Installation of a roof lantern	See below
<b>UTT/24/0092/FUL</b> Comment by 15 <sup>th</sup> Feb	School House, Stortford Road	Proposed change of use of the School House from use class E(f) day nursery) to use class C3 (residential dwelling)	See below
<b>UTT/23/3243/LB</b> Comment by 1st Feb	Wakefares, Hill Green	The removal of part of a section of a 20 <sup>th</sup> century softwood timber partition wall dividing the end room and the middle room	See below

### **5.1 a) S62A/2023/0030 UDC ref UTT/23/3113/PINS Land West of the Cricketers Clatterbury Lane**

A Councillors expressed their varied views on the application.

After a discussion it was agreed to object to the planning application.. – It was felt that if Clavering Parish Council does not object in strongest terms, an avalanche of planning notices will be opened up. The area could become urbanised which is not what Clavering represents. This is not a safe place to have a development.

It was determined by an inspector back in 2012 that this is the wrong place to build, as there are no safe pedestrian routes to get to the services, and the site was not sustainable.

There are no sustainable transport modes to support the village – all transport has to be by car. With working from home being discouraged, jobs away from the village will encourage car usage and increase traffic as well as hazards to pedestrians as there are concerns of footpaths being narrow in places in the village. The Chairman has provided oral evidence of grain trucks driving on pavements in rush hours and which can be a danger to school children walking home from school. The proposed new vehicle and pedestrian accesses were seen as being dangerous. It was agreed to object to the application using the template as before for this area but referencing the new NPPF of December 2023

The Chairman would support the Clerk in the work required to ensure that a response is with UDC Planning Committee in time for their considerations

**P: Bullen, S: Smither, In Fav: 4 Abstain :1**

### **5.1 b) UTT/23/3240/LB Ford End House, Ford Road**

No comment to be made.

### **5.1 c) UTT/23/3243/LB Wakefares, Hill Green**

The council decided that this appears to have an agreed way forward and, as councillors are not Listed Building experts, no further comments are to be made.

Cllr Elliston has left the room at this point.

### **5.1 d) UTT/24/0092/FUL – School House, Stortford Road**

It was established that The nursery hasn't been used for approximately 4 years. If this was to be used for a nursery there would be a requirement for certain modifications to bring it up to standard. It has been offered to the school and pre-school who do not require its use.

No objections are to be made; however, CPC will note it has expressed concerns for the traffic conflict in the area.

### **5.2 Verbal Update from Cllrs Gill and Smither regarding planning appeals and hearings**

The Appeal hearing was attended for 10 houses on the gravel pit/flood plain at Lower Way aka Middle Street. The questions put to the UDC Officer were unable to be answered he was new to UDC. The Appellant's flooding representative seemed unprepared for comments from others and did not have full information that was required. There was a dispute on whether it was a designated Protected Lane. Villagers and KCR and their representatives raised their views and were allowed by the inspector to make comment

### **6 Close of Meeting and announcement of Next Meeting**

Meeting closed at 20:33 with the Chairman thanking those who attended.

The next meeting of the Full Council will be held at the Clavering Village Hall on Monday 12<sup>th</sup> February 2024 at 19:30.