

Minutes of the Extra Clavering Parish Council meeting held on Wednesday 25th. March 2015 at 7.30pm in the Christian Centre Clavering

Present - Cllrs: Stephanie Gill (Chairman), Mike Patmore, Stuart Boardman, Ron Couchman, Brian Barrow & Kevin Money (Clerk).

Also present - District Councillor Oliver and 27 parishioners

The Chairman welcomed everyone to the meeting and said that there was just one item on the agenda and that of discussing the revised Gladman Development planning application. The Chairman also asked everyone present if they could speak louder than normal as there is no hearing loop in the Christian Centre as yet. The loop is being installed in April this year.

2. Apologies for Absence were received and accepted by the Council

Cllrs Rebecca Stanford, Jenny Allan, Richard Carter (who all had previously notified the Council of an interest in the planning application) and Peter Smith

3. Public Participation

The Chairman asked the public if they had any comments to make regarding the revised application.

“Hands off Clavering” informed the meeting that they had circulated letters to residents in Clavering and URGED them emphatically to write again into UDC planning. The last application attracted some 240 letters, but this application is currently showing a poor 33. These letters carry weight with UDC into making their decision. HOC also informed the meeting that a minimum fighting fund for any subsequent appeal would be in excess of £30,000. From all previous encounters with Gladman Development they will always appeal any decision and hope to “wear down” any objections.

HOC also informed the meeting that when evidence is read out at the public enquiry a team of residents are needed to investigate a particular topic – produce the documents so that residents can read them out at the enquiry.

The revised plans are similar to the original plans and good news is that English Heritage will again object to the revised plans.

Posters showing objection to the development have been made and handed out after the meeting. Essex County Council are still concerned about the flooding aspect on the site.

District Councillor Oliver then informed the meeting that the original planning application had failed due to : – The road infrastructure – the number of houses planned in future by UDC is robust and Clavering has enough houses – the inspectors have their own views – He also informed the meeting that the sustainability, shops, employment, bus service and Health facilities are important factors that should be taken into consideration. He also re-iterated the importance of writing to UDC objecting to the planning application and not to be apathetic. He also confirmed that the “ace in Clavering’s favour” is English Heritage who will be continuing its objections.

The Chairman then invited any resident present in favour of the development to speak and reassured them that the Council wished to hear all views.

A resident asked whether there is a cross section of age groups writing to UDC , other residents present believed that there was.

Regarding the Planning application

The Clerk reminded Councillors that they could not make any statement on behalf of the incoming Council until after the upcoming May Elections.

The Councillors agreed to continue with their objections to the application as per their previous planning arguments for the previous and recent planning applications for this site.

The Clerk was asked to write, via the UDC comments site, and email the planning officer with the Parish Council’s continued objections which are:

The proposed development is outside the development boundary with no reason to make it an exception to UDC policy S7.

The Parish Council considers that the proposal does not comply with policy GEN1.

Access: The Parish Council considers that the proposal does not comply with policy ENV9.

Historic Landscapes Contrary to the developer’s Sustainability Assessment statement,

Uttlesford District Council has a supply of housing totalling 6.25years.

Clavering Primary school is already FULL to capacity and cannot accommodate any further children attending.

There are no safe pavements from the site towards the village school.

Therefore the proposed development fails the National Planning Policy Framework (NPPF) on sustainability which is required for development on a Greenfield site.

The Parish Council also refers UDC to the Thames Water website. A large part of the site has been known to flood. This flood risk will increase with the increase in the volume of water going into the adjacent watercourses from the site.

Thames Water (as per their website) has previously carried out remedial works. The proposed site has had raw sewage emerging from a drain cover.

The main road (which is a major road connecting Buntingford to Newport) entitles the traffic to go up to 60mph.

The proposed development has existing wildlife, Flora and Fauna, on the river boundary.

These species will be disturbed and harmed by the over development of the site.

The proposed site will be developed close to heritage assets.

There being no other formal business the meeting was closed at 8.40pm

Date of next Full Council meeting Monday 13th. April 2015 at 7.15pm in the Village Hall

Signed:.....Chairman Date: **13th. April 2015**

Stephanie M. Gill