

CLAVERDON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING MONDAY 14th JULY 2025

BLUE ROOM ARDENCOTE HOTEL CLAVERDON @ 7.00PM

Present: Cllr. Martin Fairlie (Chair) Cllr. Hazel Spiers Cllr. Jon Abbott	Apologies None	Parishioners 15		
Agenda Item	Agenda Ref		Status	Decision
Apologies for Absence	No. 25.7.1.0	No apologies		
Declaration of Interest & requests for dispensation	No. 25.7.2.0		No declarations	
Business Discussed	No. 25.7.3.0	25/00165/FUL	10 St Michaels Road Claverdon CV35 8NT – 2nd Application	
Material Considerations Discussed	No. 25.7.4.0	Infill Greenfield Garden Development	Whether proposal constitutes an infill or back garden development on a greenfield site that fails to respect the established character and spatial pattern of St Michael's Road.	The proposal constitutes an infill or back garden development on a greenfield site that fails to respect the established character and spatial pattern of St Michael's Road. The site is highly constrained, and the proposed development would: <ul style="list-style-type: none"> • Represent overdevelopment of an inappropriate location • Disrupt the area's characteristic plot sizes and building lines • Undermine the openness, greenery, and low- density setting of rear gardens in this part of Claverdon

				<p>This directly conflicts with Local Policy H4 of the Claverdon Neighbourhood Plan, which requires that developments:</p> <ul style="list-style-type: none"> • Preserve or enhance local character — this application does not • Reflect existing settlement form and pattern — the proposal is at odds with surrounding development • Safeguard the amenity of neighbouring properties — this is demonstrably compromised • Ensure safe access and avoid on-street parking pressure — this development fails to meet these standards
	No. 25.7.4.1	2. Loss of Residential Amenity	<p>Does the proposal harm the amenity of neighbouring residents through:</p> <ul style="list-style-type: none"> • Loss of privacy, particularly due to its scale and proximity to existing homes • Overlooking, especially into private rear gardens 	It does and its impacts are incompatible with Policy H4, which seeks to safeguard residential amenity as a core planning principle.
	No.25.7.4.2	3. Access, Highways and Parking Concerns	<p>Is the proposed access adequate for construction and long-term use and raises significant concerns relating to:</p> <ul style="list-style-type: none"> • Highway safety, with poor visibility and limited turning space • Increased traffic pressure on a minor residential road • Potential for overspill parking, given site constraints 	The proposal does not appear to meet standards expected for safe and functional access arrangements.

	No.25.7.4.3	4. Harm to Local Character and Setting	This matter was discussed at length.	<p>The Parish Council is firmly opposed to the creeping trend of garden plot development, which threatens the green and spacious character of Claverdon. The character of St Michael's Road is defined by:</p> <ul style="list-style-type: none"> • Mature rear gardens • Well-spaced plots • A strong landscape setting, including trees and hedgerows <p>The proposed development fails to contribute positively to the area's distinctiveness and contravenes the design expectations of Policy H4.</p>
=	No.25.7.4.4	5. Environmental and Biodiversity Concerns	This matter was discussed at length.	<p>Councillors also expressed concern at the lack of any meaningful biodiversity net gain or ecological mitigation. The proposal fails to:</p> <ul style="list-style-type: none"> • Address how existing trees and natural habitats will be protected • Set out how new development will enhance biodiversity <p>This is inconsistent with wider planning guidance and emerging expectations under the Environment Act.</p>
Conclusion	No.25.7.4.5		<p>In summary, this application represents an inappropriate, over-intensified, and poorly justified development that:</p> <ul style="list-style-type: none"> • Conflicts with the established character and layout of the area • Harms the amenity of neighbours • Introduces unacceptable access and parking risks 	<p>Judgement: OBJECTION</p> <p>Claverdon Parish Council strongly urges the Local Planning Authority to refuse this application.</p>

			<ul style="list-style-type: none"> • Fails to address environmental or biodiversity concerns • Does not comply with Local Policy H4 or national planning principles 	
The Planning Meeting concluded at 8.35pm				Note: This executive planning team has delegated authority to make decisions without reference to the full Council.