

**Minutes from a planning meeting of Cropthorne Parish Council held on Monday June 6th in the Village Hall at 7pm**

**1. PRESENT :**

Chairman B Annis	Councillor W Clive	Councillor R Segar
Vice Chairman S Smythe	Councillor M West	Councillor J King
7 members of the public	District Councillor E Eyre	
Clerk L Yapp		

**2. DECLARATIONS OF INTEREST - None declared**

**3. PLANNING :**

- **W/16/01082** – Greenacres, Brook Lane, Cropthorne – reserved matters approval following outline planning permission ref: 14/01875 (appeal reference APP/H1840/A/2228591 - lengthy discussions took place and the opportunity was given to residents in attendance to speak. Taking all matters into consideration the following comments were submitted to WDC :

**The parish council wish to strongly object to the planning application for the following reasons:**

- **Before any other comments should be taken into account, the parish council wish to point out that the properties on this application are 2 and a half stories high, whereas the original application 14/01875 they are only 1 and a half stories high. A typical example of development creeping in through the back door**
- **The development has not been included in the SWDP and is outside the development boundary**
- **SWDP 14 says that all new residential developments of five or more units, having regard to location site, size and scheme viability should contain a mix of types and sizes of market housing - This development does not contain a mix of property sizes. Other than the affordable property, they are all large scale dwellings of 6 bedrooms with ensuites.**
- **The new dwellings do not fit in with the existing nearby listed buildings and village setting as determined by SWDP 6 that development proposals should conserve and enhance heritage assets of potential archaeological interest subject to provisions of SWDP 24.B**
- **SWDP 21 says that all development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate enhance cultural and heritage assets and their settings – this development will be situated on elevated ground and dominate the area. Furthermore, there is no street lighting in Cropthorne and the lighting from this development is considered to be inappropriate.**
- **SWDP 31 Pollution and Land Instability – The area is of blue clay and unstable. Subsidence has been reported in the past and existing. We can see no evidence in any documentation with regard any preventative measures to protect neighbouring properties in the event of land slide and/or subsidence**
- **SWDP 28 Management of Flood Risk Section B – Due to its elevated position and road surfaces, surface water runoff is likely to have an impact on the surface water on Brook Lane, which already experiences problems with flooding from the River Avon**
- **No provision has been made in the planning documents for any screening to protect neighbours' privacy, from these elevated properties, and which would also help reduce road traffic noise due to the additional volume of traffic and reduce light pollution. Vehicles to and from Plot 5 (affordable) will cause light pollution into Pattys Farm House. Mead House, which is situated to the south of the proposed development will suffer light pollution from vehicles headlights leaving the development.**

- 4. SCHEDULED DRAINAGE REPAIRS – MAIN STREET –** Concerns had been raised that the proposed drainage works were unnecessary and costly. Councillor Eyre advised that according to the officer involved the surface water drainage was no longer fit for purpose, and had some structural defects. Councillors

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and residents were in agreement that the current problem with surface water collecting and splashing against their wall was due to the camber in the road, and that the drainage system was not the issue. It considered that by 'improving' the drainage system in Main Street would have a knock on affect further down, in Brook Lane, which already has flooding issues. All councillors and residents present agreed that scheduled drainage works should be cancelled, BUT were in total agreement that work needed to be done to rectify the problem with the road camber. This would hopefully reduce the amount of time for the proposed road closure and unnecessary disruption. ***It has since been agreed that these issues will be discussed in more at our parish council meeting on 4<sup>th</sup> July***

**BROOK LANE** – Severn Trent have identified the water leak at the bottom of Brook Lane as one of their Issues and a work order has been raised to rectify.

**BLACKSMITHS LANE** – The clerk is to ask the Lengthsman to check drains in Blacksmiths Lane – possible blocked drain