

## **A Planning meeting of Croydon Parish Council was held on Wednesday 2 September 2020 via Zoom at 7.30pm.**

**Apologies:** Mr Sole - hospitalised

**Present:** Mr Barnes, Mrs Slator, Ms Newland, Mr Wheeler, the Clerk and two members of public.

**Application Ref: 20/03239/S73 - Variation of condition 2 (approved plans) pursuant to planning application S/2581/11 - to reflect 'as-built' amendments, to make additional amendments, and, simplify and unify a number of previous applications/approvals.**

**Site Address:- Clopton Farm, Lower road, Croydon SG8 0EQ**

The Chair recapped on the planning history of the site, and the additional two storey elements that have been added. The Application Statement submitted states that this is only Stage 1 of the works at the site.

There is Council disquiet that the neighbours to the site are very concerned with the blasé attitude of the applicant to the planning system. Build first and get permission afterwards, or planning by stealth. Retrospective planning applications have never been popular with Croydon Parish Council. The floor plan has changed considerably - bedrooms have been moved upstairs (the two storey element), which is why more roof space is required.

One of the properties has a very long boundary with the applicant, and the neighbour is concerned in respect of the long term plan for the site.

- Opening up the floor plan lends itself to more business use (with offices above?) and it is beginning to feel like an industrial estate is there already.
- The parking originally asked for was concrete edging with gravel. The edging was soon knocked over and the gravel has been replaced with tarmac.
- Transit vans regularly double park, so insufficient spaces have been provided.
- There is noise from the tools and machinery used, particularly in the summer when the doors are open, and there have been fights. Not good neighbours at all.
- There is no landscaping, again on the already approved plans but not completed. The pallets are a mess and rubbish blows across the fields.
- There are two lodges on site, ostensibly as Show Houses, but it was reported that some of the employees are living in one of them.
- It was also reported that the applicant has already started erecting a framework against a neighbour's barn which will make it impossible for any maintenance to be done on the barn, and the gap will be a haven for weeds and vermin.

Council will be requesting more information from the Greater Cambridge Planning Partnership regarding which items in this application are current and which are retrospective.

### **Response from Council to GCP:-**

Council does not support what it has seen in this application, and does not feel it is in a position to make an informed decision as no Master Plan, which was requested by Enforcement Officer Tony Wallis of the Greater Cambridge Planning Partnership, has been received. It is not clear on the application which items are for "as-built" and which are new, and much more clarity is needed on this. There is much concern that this site is still a work in progress, and this is clearly stated as such on the application statement on page 7, submitted by Thomas O'Connor of TwinOaks architecture. There have already been several retrospective applications made for this site.

Council would like to comment that the height of the fence in this proposal constitutes overshadowing and should be reduced to 2m. There is already a fence on site well over the 1.5m height for which

permission was granted (S/1127/17/VC - proposed floor plans) and this should be reduced from its current height to its permitted height, and not approved on the current application.

We have received written and oral concerns about this ad hoc development and the effect on neighbours. Concern was expressed about a Show House which has been built by the applicants, and is being lived in by his employees. There is also concern that the applicant wants to add a 3m fence against a neighbour's barn, in effect cladding a barn not in his ownership and for which the framework has been erected.

We recommend a further site visit by the enforcement officer, as we do not believe all development, approved or not, is included in this application.

Proposed, Chair. All in favour. Clerk to action.

As there was no further business, the meeting closed at 7.56pm

Signed .....

Date .....

DRAFT