

Cropwell Butler Parish Council



Minutes for Extraordinary Parish Council Meeting held on 17 August 2026 at 7.00 PM

Location: Cropwell Butler & Tythby Village Hall, Main Street, Cropwell Butler, NG12 3AB

MINUTES

Welcome and open the meeting.

- The meeting was opened at 7.00pm.

- Present: Cllrs Chris Davenport, Paul Goodwin, Roy Morledge, Tony Teatum, David Wells (Chair), Jeremy Williams (Vice Chair); Dermot Daly (Clerk); No members of the public.

26/27/085 Receive and approve any apologies for absence.

- None.

26/27/086 Receive disclosures of interests from Councillors on matters at this meeting.

- There were no interests declared at the meeting.

PLANNING

26/27/087 Review and agree responses to any last-minute planning applications and report any decisions. - item 26/27/090 below was an application received after issuing the meeting summons so the response will be based on delegated authority.

26/27/088 26/01139/FUL - Old Post Office, Hardigate Road, Cropwell Butler, NG12 3AH - Demolish existing dwelling and detached greenhouse/workshop. Erection of replacement dwelling, new detached garage and associated landscaping/external works. New gates to boundary and raising of existing brick pillars. [Deadline: 21/08/2026]

- It was RESOLVED to respond in the following manner: The building is quite visible. We are guided by the planners and would hope that the materials are in keeping with surrounding properties and sympathetic with being in the centre of the village. We also note that the location is in a significant area affected by flooding and would ask that any mitigations are included that would not exacerbate rapid run-off of rainwater. We would also ask that any damage to the unadopted road, during construction, is made good.

26/27/089 26/01221/FUL - Land East Of Old School House Close, Main Street, Cropwell Butler - The single conversion of 1 no brick built barn into a dwelling. [Deadline: 05/09/2026]

- Originally there was a similar application 21/02005.

- It was RESOLVED to respond in the following manner: Cropwell Butler Parish Council objects to this application on the following basis:

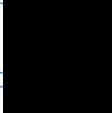
* Access/Infrastructure

Rookery Corner, with its adjacent junctions to Tythby road, Cropwell Bishop Road, and Rookery Farm has significant traffic safety and flooding problems. The additional traffic associated with the proposed property will only add to the current problems and risks in this vicinity.

Additional disturbance from day-to-day traffic movement will also impact existing properties close to the proposed access track in Rookery Farm (notably nos. 2 and 3).

* Landscape

The site included both within, and adjoining, the proposed development has been defined as a 'Positive' open space with defined Panoramic (wide) views from two vantage points in the Rushcliffe Borough Council Draft Townscape Appraisal, and this should be preserved. This site, which is contained within both the Green Belt and the Conservation area, has had a long agricultural association, whose vista should be maintained. As such, we also object to the proposed widening of the access track (as interpreted from the Site Location Plan); we strongly believe that the existing width (as currently reduced from the adopted section of Rookery Farm), which has proved adequate for agricultural vehicles for many decades, should be maintained as it currently is to avoid making it a more prominent feature in this sensitive rural landscape.

Authorising Signature
Name: D Wells Date: 14/9/26 Signature: 

* Flooding

The Flood Risk initial assessment, referred to in the Design and Access Statement, quotes this site (and the major part of the village centre) as being within Environment Agency flood zone 1. As residents of the many internally-damaged properties in the village know to their cost, this out-of-date information grossly underestimates actual flood risk. The proposed site is known to flood in prolonged wet weather (where much of the sloping site drains towards the barn), and contrary to information given in section 11 of the application form, not only is the site within 20m of a watercourse, but part of the barn's rear (North) wall boundary is shared with one of the village's two main drainage ditches (which also drain a section of the A46 dual carriageway and local farmland) - this can be clearly seen on the EA's map in the D&A statement.

The structural inspection report indicates that extensive re-building would be required, including replacement roof timbers, roof coverings, and wall repairs.

The barn's West wall forms a boundary with no.1 Old School Close's garden, and the rear/North wall forms a boundary with the Parish Council's children's playground. While not strictly a material planning consideration, the impact of extensive works, especially safe access, to these sites should nevertheless be considered.

* Other

In addition, the curtilage has grown up to three times (specifically the garden area). Also, we suggest the inclusion of replacement habitat roosts for bats and swifts.

26/27/090 26/01329/FUL - Holly Bank, Main Street, Cropwell Butler, NG12 3AB - New single storey rear flat roof extension to replace the existing conservatory. [Deadline: 04/09/2026]

- It was RESOLVED to respond in the following manner: We have no objection and are guided by the planners.

Close meeting.

- The meeting was closed at 7.38pm.

Authorising Signature		
Name: _____	Date: _____	Signature: _____