

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 26th JANUARY 2016 AT 7.00PM.

PRESENT: Councillors, Gary Grayston, Ron Hetherington, Conrad Oatey, Peter Rapley, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), John Thurman

The Clerk, Lesley Bancroft and Assistant Clerk were also present

APOLOGIES FOR ABSENCE: Cllr Marie Males

15/PC/111 CHAIR'S ANNOUNCEMENTS

None

15/PC/112 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

15/PC/113 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS

None

15/PC/114 PLANNING APPLICATIONS

15/03056/FUL

Unit 2 Ground Floor Parkside Works, 59 Main Street

Change of use of part factory from B2/B8 to B2 (garage workshop for car repair)

Object on the grounds

- Currently operating without Planning Permission and there are complaints about noise and fumes
- It is not a stand-alone building – connected to other parts of the building.
- Noise nuisance to adjacent offices as there is no extra insulation to reduce. The yard is an enclosed area surrounded by other buildings which exacerbates the noise and fumes.
- Inadequate drainage as there are no oil filter traps
- Application states doors to be kept shut, this is not the case and in the event the doors were shut no appropriate ventilation for working inside
- Contravenes policies B2, B3 and V1 of the Neighbourhood Plan
- A change of Class of use now would allow for use of future industrial use which is not acceptable in this area.
- It is not a stand-alone building – connected to other areas
- Environment noise level report required before this use starts, but it has already started
- Access would be from a busy main road in a busy pedestrian shopping area at the heart of the village, close to a T-junction. The buildings on both sides of the access come right forward onto the pavement and so restrict visibility in all directions.

- Dispute the vehicle movement as it is observed to be a lot higher than quoted and also higher than previous uses of the building.

15/03062/FUL

8 Beech Avenue

Two storey front extension; single storey side extension; conversion of existing garage to living accommodation

No Objections

Agreed Unanimously

15/01484/REM

Land East of Kirk Ley Road

Residential development with associated public open space, landscaping, access and other infrastructure works (reserved matters for 74 dwellings under outline planning permission 12/01840/OUT

Object on the grounds:

1. The Parish Council and Neighbourhood Plan Project Team have commented extensively on this proposal and the related outline planning application for the whole site, and the **issues identified in our previous comments have not been wholly addressed**. This response, therefore, restates some comments already made. Our previous responses should also be considered.
2. With so many revisions and versions of documents being presented, with contradicting information in them, there is considerable **confusion as to what is being proposed**. In particular this relates to housing mix (the design and access statement contradicts other documents), the plan for the roundabout (is there, or is there not a slip road?), and flood prevention measures (is the additional flood area present or not?).
3. The **East Leake Neighbourhood Plan** has been at various stages during this process where it should have been considered as a material consideration. It is now “made” and this application should be compliant with it. There should be reference of the Neighbourhood Plan in section 2 of the Design and Access Statement.
4. The **width of the entrance road** is inadequate and we would like to see it widened. It will provide access to the proposed new primary school and will need to cater for parents dropping off children and school buses and deliveries, as well as the usual requirements for refuse lorries etc. The parking provision for some of these homes is tandem spaces with no garages, and this will inevitably lead to parking on the road. Together with the curved road design, these factors will lead to difficult, dangerous, and congested access to the school for both vehicles and pedestrians.
5. **Connectivity** remains poor – in particular to the Microprop site (as yet undeveloped). Neighbourhood Plan policy T2 requires provision for future cycle and footpath connectivity. In this case vehicle connectivity should also be provided, otherwise there will be another access onto Kirk Ley from an isolated island/cul de sac development.
6. Concerns remain about the **flood defences**. The capacity of the provision has not been increased to cater for the additional houses on the whole site as allowed at appeal. The lagoon is narrow, and with sloping sides as specified the capacity will not be great. The siting of the overflow flood area next to the children’s playground remains a concern to councillors. (This flood area is present in some documents and not in others.) It is not clear to the Council how the flood defences relate to the brook. The design of the area is not detailed, in particular the boundary between the brook and the area in terms of either function or aesthetics.
7. There remain concerns about the **roundabout**, namely:
 - Access to drives of existing houses on Brookside/Woodgate
 - The triangle of grass and the mature willow tree (relating to the village history of basket making) at the junction of Kirk Ley and Woodgate is a valued amenity. Some (not all) of the plans show this to be destroyed by an unnecessary slip road for traffic to travel from Kirk Ley to Woodgate – this is not a heavy direction of traffic flow.

We wish to see the highways plan revisited. These issues could be addressed by repositioning the roundabout closer into the site, i.e. further to the East, on land that is part of the development.

8. Market Housing Mix – conformance with Policy H3 of the Neighbourhood Plan

The scheme proposed (site layout, rev g) does not meet the requirements of policy H3 of the East Leake Neighbourhood Plan and is biased too heavily in favour of larger homes.

home types	No proposed	% proposed	% required by NP
1-2 bed	5	8.5%	30-40%
3 bed	36	61.0%	40-60%
4 bed	18	30.5%	10-20%

Additionally, policy H3 states that there should be a diverse mix of house types within each of these categories, e.g. serviced homes for older people, bungalows, apartments, a mixture of detached, semi-detached and terraced homes of all sizes.

9. Affordable Housing Mix

As far as the mix for the affordable element is concerned, this proposal appears only to provide 2 and 3 bedroom houses – there are no one bedroom properties, apartments, bungalows etc to reflect the diversity of household types requiring housing.

7.22pm Cllr Glennis Robinson joined the meeting.

16/00037/FUL

Nags Head, 14 Main Street

External works to form new smoking shelter and covered area to existing external rear drinking area with timber decking to part

No Objections

Agreed Unanimously

15/PC/115 CORRESPONDENCE

1. Rushcliffe Borough Council granted the following applications:

- 15/02380/FUL, Moorbarn Farm, Bunny Lane – Change of use of farm building to form two light industrial units
- 15/02271/FUL, Pine Bank, West Leake Road – Proposed extensions, loft conversion and alterations to accommodate accessible accommodation and carers facilities
- 15/02579/FUL, 21 Towson Field – Single storey rear extension
- 15/02566/VAR, 55 Woodgate Road – Vary conditions 2 and 3 of planning permission 10/01717/OUT to permit re-siting of buildings within site
- 15/02565/ADV, Rushcliffe Golf Club, Stocking Lane – Directional advertisement sign

2. Rushcliffe Borough Council ref 15/02719/FUL, 60 Bateman Road – Two storey side extension – Permission Refused

3. Rushcliffe Borough Council, 25 Main Street – Fell Fir Tree - Agreed

15/PC/116 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 23)

There were no questions.

The meeting closed at 7.27pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 9th FEBRUARY 2016 AT 7.00PM.

PRESENT: Councillors, Gary Grayston, Ron Hetherington, Marie Males, Conrad Oatey, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), John Thurman

The Clerk, Lesley Bancroft was also present

APOLOGIES FOR ABSENCE: Cllr Peter Rapley

15/PC/117 CHAIR'S ANNOUNCEMENTS

- A reminder to take the newsletters.
- The Local Plan Part 2 will be discussed at Full Council in February. Please acquaint yourselves with the details.

15/PC/118 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

Cllr Carys Thomas declared an interest in the item regarding Lantern Lane Primary School

15/PC/119 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS

A copy of a letter from Mr Roberts to Rushcliffe Borough Council for information regarding non-compliance of planning conditions.

15/PC/120 PLANNING APPLICATIONS

16/00017/FUL/FUL 15 Bley Avenue

Single storey rear extension; new tiled roof to existing conservatory

No Objections Agreed Unanimously

7.09pm Cllr Ron Hetherington left the Council Chamber

16/00102/ADV The Three Horseshoes, Brookside

Display illuminated advertisement signage on building

No objections to signage on the building but the notice on the railings is intrusive in the Conservation Area. – Agreed Unanimously

7.14pm Cllr Ron Hetherington re-joined the meeting

N.C.C. Lantern Lane Primary School, Lantern Lane

Erection of four classrooms and staffroom accommodation together with associated tarmac hard play areas, parking and associated landscape works. 2.4 Herras security fencing

and gates 2.4m to site perimeter – plans available at
: [www.nottinghamhire.gov.uk/planningsearch/plandisp.aspx?
AppNo=FR3/3452](http://www.nottinghamhire.gov.uk/planningsearch/plandisp.aspx?AppNo=FR3/3452)

No Objections Agreed Unanimously

7.16pm Cllr Ron Hetherington left the meeting.

**15/PC/121 TO REVIEW THE PLANNING APPEALS POLICY AND PLANNING POLICY AND
and /122 CODE OF PRACTICE**

The Policies were reviewed. Councillors are asked to supply any further comments by Friday. The Chair and the Clerk will review the policies to include suggested comments and changes and bring the policies back to the committee for approval.

15/PC/123 CORRESPONDENCE

None

15/PC/124 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 23)

None

Meeting closed at 7.29pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 16th FEBRUARY 2016 AT 7.00PM.

PRESENT: Councillors, Gary Grayston, Ron Hetherington, Marie Males, Conrad Oatey, Peter Rapley, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), John Thurman

The Clerk, Lesley Bancroft and one member of the public was also present

APOLOGIES FOR ABSENCE: None. All Committee members present

15/PC/125 CHAIR'S ANNOUNCEMENTS

1. A request to move 16/00149/VAR to the top of the Agenda due to the public being present – Agreed
2. A reminder that the Rushcliffe Borough Council Local Plan Part Consultation is tomorrow from 3.00pm – 8.00pm.

15/PC/126 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

Cllr Marie Males declared an interest in item 16/00232/LBC AND 16/00231/FUL

15/PC/127 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS

None

15/PC/128 PLANNING APPLICATIONS

The meeting closed at 7.09pm for public participation on the item 16/00149/VAR. An objection from a member of the public was raised and noted. A further written objection was also noted.

The meeting re-opened at 7.12pm

16/00149/VAR

Foxley Plot 3, Station Road

Variation of condition 2 of planning permission 12/00656/FUL to substitute revised design of Plot 3, incorporating rear balcony

Object on the grounds that the balcony is extreme and overlooks and intrudes over a neighbour's property.

Agreed Unanimously

**16/00232/LBC
16/00231/FUL**

25 Main Street

Demolition of outbuilding and erection of garage/games room, swimming pool building, alterations to outbuilding (including glazed link) and erection of boundary wall to rear garden.

No Objections but to note that the brick work should be matched to the original building and existing style.

Agreed by 7 in favour with 2 against

15/03089/FUL

41 Twentylands Drive

New dormer window to rear elevation

No Objections Agreed Unanimously

15/PC/129 CORRESPONDENCE

1. Rushcliffe Borough Council – 1B Twentylands Drive – Reduce Height of Pine by 10ft – Noted
2. Rushcliffe Borough Council Ref 15/01822/FUL, 45 Main Street – Extension to existing Workshop Depot – Granted
3. Rushcliffe Borough Council Ref 15/01936/FUL, Costock Caravan Services Midshires Barn, West Leake Road – Siting of temporary on site residential accommodation for 3 years and holiday (glamping cabins, amenity block, car park and ancillary infrastructure – Granted
4. Rushcliffe Borough Council Ref 15/02660/FUL, 3 Oak Crescent – Single storey side extensions; 1m high side boundary wall; render to whole of dwelling – Permission Refused

15/PC/130 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 23)

None

The meeting closed at 7.32pm