

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 28th JUNE 2016 AT 7.00PM.

PRESENT: Councillors Gary Grayston, Marie Males, Conrad Oatey, Peter Rapley, Glennis Robinson, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), John Thurman
The Clerk, Lesley Bancroft, Assistant Clerk Sue Lewis, Cllr Donna Griggs and 8 members of the public were also present

APOLOGIES FOR ABSENCE Cllr Ron Hetherington reasons approved and accepted

16/PC/020 CHAIR'S ANNOUNCEMENTS

- The Chair reported that the meeting was being recorded.

16/PC/021 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

16/PC/022 MATTERS ARISING FROM PREVIOUSLY CONSIDERED

None

16/PC/023 PLANNING APPLICATIONS

16/01341/REM

Land East Of, Kirk Ley Road

Reserved Matters for the construction of 78 no. dwellings and associated infrastructure.

The Chairman closed the meeting at 7.03pm to allow members of the public to address members on the above planning application.

7.05pm Cllr Mel Roper joined the meeting.

The Chairman re-opened the meeting at 7.15pm.

The committee agreed to object to the application, commenting with the issues raised by residents and restating previous comments as follows

East Leake Parish Council and Neighbourhood Plan Project Team have commented extensively on previous versions of this application and the related ones for the whole site, as have ward members, residents, the ramblers association, wildlife groups and others. Issues raised do not appear to have been addressed in these latest versions of the documents we are being asked to consider and we are concerned that these points will not be fully dealt with before the development begins.

Furthermore, in approving previous applications, Rushcliffe Borough Council has imposed various conditions on the approval, and it is not apparent that these conditions have been addressed in the latest versions either.

We request a full review of all previous comments and conditions in determining this latest application. The references are as follows. (There may be others.)

- 12/01840/OUT
- 14/01927/VAR
- 15/014848/REM

We also request a single, complete, and up to date set of all the plans that will be used in the construction of phase 1.

We summarise the issues below - please refer to our previous responses for further detail.

1. The design of the roundabout was discussed in depth at the Development Control meeting of 18 Feb 2016, and we understood that it had been revised to move it further into the development site. Yet the S278 layout version in the current set of plans is the original design dated July 2015. There are two main issues:
 - Access onto drives of some properties on Brookside, which appears to be directly onto the roundabout
 - Preservation of the grass triangle and willow tree. (Note that the little slip road from Kirk Ley to Woodgate is not required as there is very little traffic in this direction due to the position on a triangle of roads.)
2. The detail of design in the area along the stream does not appear to have addressed the concerns raised and detailed plans are needed. The issues are:
 - Access, including by vehicle, to the paddocks on the properties at the rear of Burton Walk.
 - Security of these properties is also a concern and the boundary treatment needs to be specified.
 - The positioning of the (largely welcomed) footpath, to make this as attractive as possible, and how it relates to the vehicle access to the paddocks.
 - Safety in this area, especially as it may be used extensively by children due to the proximity of the play area and possible new school. This concern is raised again as residents have now seen how steep the flood measures are in other developments, and noticed that they frequently/always have water in them.
3. There remains grave concern about the loss of trees and a request particularly that mature specimens are preserved throughout the site.
4. The main road on the development, "Sheepwash Way", could become an access route to a possible new primary school/annex and needs to be planned with this in mind.
5. The flood defences were designed before the appeal increased the number of houses on the site by 100, but there has been no change to the design to deal with the increased load.
6. Connectivity remains poor – to the Microprop site and potential Rempstone road development, and through the whole site up onto Rempstone Road. It should be noted that "ransom strips" contravene policy T2 of the Neighbourhood plan. This entire area should be designed holistically.
7. Housing mix – the current revision increases the density of homes whilst also increasing the proportion of larger houses. It takes the position even further away from the mix specified in policy H3 of the Neighbourhood Plan. This policy is a firm requirement not a vague aspiration, and developers and RBC should be ensuring that it is adhered to. This is the first application to come through since the Neighbourhood Plan has been made, so the housing mix for other developments should not be considered a precedent. As far as variety of house types is concerned, although there is inclusion of semi attached and terraced houses, there are no apartments or bungalows or provision for older people.
8. Ongoing maintenance of the playground remains a concern to the Parish Council – this needs a management plan and funding.
9. There are still no swings in the proposals. The plan does not appear to follow policy L1 of the Neighbourhood Plan which requires onsite open play space plus equipment for younger children, with a contribution towards the main village play area for older children.

Agreed Unanimously

16/PC/024 CORRESPONDENCE

1. Rushcliffe Borough Council – 16/01603/PAA, 55 Sycamore Road – Single storey rear extension measuring 4.6m from the rear of the dwelling having a ridge height of 3.86m and an eaves height of 2.4 - Noted

16/PC/025 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

There were no questions.

The meeting closed at 7.35pm.

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 12th JULY 2016 AT 7.00PM.

PRESENT: Councillors Gary Grayston, Ron Hetherington, Marie Males, Conrad Oatey, Glennis Robinson, Kevin Shaw, Liz Taylor, John Thurman (Chair)
The Clerk, Lesley Bancroft, and Cllr Donna Griggs were also present

APOLOGIES FOR ABSENCE Cllr Peter Rapley and Carys Thomas reasons approved and accepted

16/PC/026 CHAIR'S ANNOUNCEMENTS

None

16/PC/027 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

16/PC/028 MATTERS ARISING FROM PREVIOUSLY CONSIDERED

- 15/03056/FUL, Garage, 59 Main Street – Change of use of part factory B1/B2 Garage Workshop for car repair

An update email on this application having been previously distributed indicates that Rushcliffe Borough Council are monitoring the activities and await a further application prior to considering instructing Enforcement Officers.

16/PC/029 PLANNING APPLICATIONS

16/01396/FUL 4 Cromwell Drive

First floor front extension, single storey rear extension

	No Objections	Agreed Unanimously
16/01479/FUL	43 Potters Lane	
	Two storey and single storey rear extensions; change garage roof from flat to pitched; alterations to porch	
	No Objections	Agreed with 7 in favour and 1 abstention
16/01598/FUL	32 Thistle Bank	
	New dormer window to rear elevation	
	No Objections	Agreed Unanimously

Cllr Gary Grayston declared an interested in the next item and took no further part in the discussion or vote

16/01589/FUL	19 Salisbury Avenue	
	Side and rear single storey extensions; two storey rear Extension	
	No Objections	Agreed Unanimously
16/01544/FUL	20 Redgate Place	
	Single storey rear extension	
	No Objections	Agreed Unanimously

16/PC/030 **TO DISCUSS A REQUEST FROM PERSIMMON HOMES FOR THE PARISH COUNCIL TO CONSIDER ITS INTEREST OR OTHERWISE IN ADOPTING PUBLIC OPEN SPACES AND BALANCING LAGOON AT LAND OFF KIRK LEY ROAD**

It was agreed that it was not the Parish Council's Policy and therefore declined the request - Agreed

16/PC/031 CORRESPONDENCE

1. Charnwood Borough Council – Charnwood Local Plan – Noted
2. Rushcliffe Borough Council granted the following applications
 - Ref 16/01154/FUL, 59 Meeting House Close – Garden Store extension to garage
 - 16/00841/FUL, Greenstone Woodgate Farm, Rempstone Road – Single storey garden office
 - 16/01164/FUL, 63 Stonebridge Drive – Proposed porch
 - 16/01009/TPO, 18 Station Road – Crown thinning of Aspen Tree, remove 3 or 4 lower limbs.

- 16/00933/FUL, 8 Firth Close – Two storey side extension
 - 16/01298/FUL, 16 Potters Lane – Single storey front and side extension
3. Rushcliffe Borough Council – Mobile Broadband Network Ltd Telecoms Mast EE Ref NOT7025 Rempstone Road - Replace existing 10 metre high pole with 9.7 metre high Phase 4 monopole with wrap around diplexor cabinet at base and Pogona cabinet – No prior approval needed.

16/PC/032 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

There were no questions.

The meeting closed at 7.25pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 19th JULY 2016 AT 7.00PM.

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

The Clerk, Lesley Bancroft was also present

APOLOGIES FOR ABSENCE Cllr Peter Rapley reasons approved and accepted

16/PC/033 CHAIR’S ANNOUNCEMENTS

The Chair had recently attended a ‘Shale Gas Extraction’ presentation at County Hall. It was clear that this was likely to happen in Nottinghamshire and various ‘professional bodies’ were in place to address safety issues. Literature is available and slides from the meeting will be forthcoming.

16/PC/034 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

16/PC/035 MATTERS ARISING FROM PREVIOUSLY CONSIDERED

None

16/PC/036 PLANNING APPLICATIONS

16/01706/OUT 57 Woodgate Road

Erection of one detached bungalow (outline, all matters reserved)

**Object
Over intensive and against the idea of a tandem development
Small plot**

Agreed unanimously

16/0468/ADV

OS Field 2685 Off Brookside

Display sign board and two flags on flagpoles

No objection

**Sign to be removed when last house completed
Concern raised over a sign which is already in place
prior to any planning application which sets a poor
precedent**

Agreed unanimously

16/01530/FUL

Woodgate Farm House, Rempstone Road

Construction of an agricultural building for storage of farming
equipment used on smallholding

No objection

Agreed unanimously

16/PC/037

CORRESPONDENCE

Letter from Rushcliffe Borough Council in respect of 8 Station Road East Leake. No
tree preservation order. Reduce conifer by 25%. Reduce Cedar to clear phone line
and other trees. Work permitted

16/PC/038

QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

None

Meeting closed at 7.13 p.m.