

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 27TH JUNE 2017 AT 7.15PM**

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

**APOLOGIES FOR ABSENCE – None**

**17/PC/016 CHAIR’S ANNOUNCEMENTS**

None

**17/PC/017 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

Councillor Marie Males declared an interest in agenda item 17/01251/FUL.

**17/PC/018 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

None

**17/PC/019 PLANNING APPLICATIONS**

Both items are requesting changes to existing Full permission. The Parish Council had objected previously

**17/01283/FUL Land South East of Woodgate Farm, Rempstone Road East**

Detached two storey dwelling – increased to 5 beds from 4

Object on the following grounds (see below) Agreed by 6 in favour with 5 against

**17/01251/FUL Land Adjacent of Woodgate Farm, Rempstone Road**

Detached two storey dwelling, and garage/store – the latter being forward from the main line of the dwelling

Objection on the following grounds (see below) agreed by 7 in favour with 3 against and 1 abstention.

Notwithstanding the existing approval for two dwellings on the site, the Parish Council wishes to restate our view expressed in our response to 17/00101/FUL that the original application contravenes policy E1 of the East Leake Neighbourhood Plan, and we therefore object to both applications.

The exact position of the ridgeline is not the issue here. It is shown as running along Rempstone road as a distinctive existing land feature. The land may rise slightly beyond the road at some points, but this is not the point. Policy E1 states that the height of buildings on the slopes up to the ridges will be limited so as to leave a green rim clearly visible from the village. The two dwellings proposed will obscure the green rim. The land does not rise sufficiently behind them to leave a green rim visible.

Neither do we accept the “infill” argument. Application 17/00101/FUL was made after the Neighbourhood Plan came into force. The neighbouring buildings were older farmhouse and agricultural buildings converted to homes. The Neighbourhood Plan is now in force and filling the gap in the ridgeline with two more houses weakens the overall green rim encircling the village and contravenes policy E1. Furthermore the two new homes are higher than the buildings on either side.

We have two further objections to the amended plans:

**Plot 2, application 17/01251/FUL**

We object to the addition of the very large and imposing garage/store building at the position shown, as it is forward of the building line and will increase the dominance of buildings along the rural setting of Rempstone road.

**Plot 1, application 17/01283/FUL**

We note that the number of bedrooms is increased from 4 to 5. Larger homes are more intrusive in the countryside and further away from the researched and assessed needs of East Leake and Rushcliffe in terms of housing mix, as documented in policy H3 of the Neighbourhood Plan and covered by policy 8 of the Core Strategy.

**17/PC/020 CORRESPONDENCE**

1. Rushcliffe Borough Council granted permission for 17/00885/FUL, Gotham Road Car Park – Extension to existing Gotham Road Car Park

**17/PC/021 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)**

None

Meeting closed 725pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 11<sup>th</sup> JULY 2017 AT 7.15PM**

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

**APOLOGIES FOR ABSENCE – None**

**17/PC/022 CHAIR'S ANNOUNCEMENTS**

None

**17/PC/023 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

Cllr Gary Grayston declared an interest in 17/01299/FUL AND 17/01447/COU

**17/PC/024 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

None

**17/PC/025 PLANNING APPLICATIONS**

**17/01299/FUL**

**10 Station Road**

Single storey side extension, carport to front of dwelling, loft conversion

No objections but wish to comment that the car port was well forward of the building line.

**Agreed by 10 in favour with 1 abstention**

**17/01447/COU**

**Love & Piste, 33 Costock Road**

Use of 1 room of building as office

**No Objections Agreed by 10 in favour with 1 abstention**

**17/01503/VAR**

**Costock Caravan Services, Midshires Barn, West Leake Rd**

Variation of condition 15 of planning permission  
15/01936/FUL to permit substitution of alternative glamping pod

**No Objections**

**Agreed Unanimously**

**17/PC/026      CORRESPONDENCE**

1. Email Andrew Pegram, Rushcliffe Borough Council re: Changes to Planning Committee - Noted

**17/PC/027      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)**

There were no questions.

The meeting closed at 7.24pm