

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 26<sup>th</sup> SEPTEMBER 2017 AT 7.00PM**

PRESENT Councillors , Donna Griggs, Ron Hetherington, Glennis Robinson, Mel Roper, Kevin Shaw, Carys Thomas (Chair

The Clerk Neil Lambert was also present

**APOLOGIES FOR ABSENCE** – Cllrs Conrad Oatey, Marie Males, Liz Taylor and John Thurman reasons given and approved

**17/PC/061 CHAIR’S ANNOUNCEMENTS**

- An extra item to be added to Agenda to discuss how to deal with the Rempstone Road Appeal - Agreed

**17/PC/062 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

None

**17/PC/063 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

None

**17/PC/064 PLANNING APPLICATIONS**

**17/02105/REM**

**Land East of Kirk Ley Road**

Reserved Matters Application for the construction of 118 dwellings (phase 3)

Object on the grounds that:-

Whilst the Parish Council accepts that outline planning permission has already been granted for the site, we have serious and material concerns about the application for reserved matters for Phase 3 and we are therefore objecting to the application.

**1. The Number of Houses and Overall Density of the Site**

This application brings the total on the site 300. Outline approval is for 273 plus or minus 5%, i.e. max 287.

- The increase in overall density of the site has not been in any way referred to or justified in the documentation and it would appear to us that the intention is to bring this latest increase in “under the radar”.
- There are no school places available for the additional 13 homes.
- Additional homes without upgrade of infrastructure (schools, Health Centre, sewage) would contravene policy H1 of the Neighbourhood Plan.
- It should be noted that the original plan for this site, as subject to the initial public consultation, was for 175 homes with a considerable element of green space, appropriate for the outskirts of the village.

**2. Contravention of Policies in the East Leake Neighbourhood Plan**

The Neighbourhood Plan has been ignored in this application and several of its policies are contravened without any justification given for doing so. There is no indication that Neighbourhood Plan policies have been reviewed along with National and Borough Council policies in section 2 of the Design and Access Statement.

## 2.1 Housing Mix

The housing mix for market homes does not conform to that required by policy H3. In fact the level of infringement of the policy by this application is truly staggering (see table below). The proposed development is completely dominated by 4 bedroom detached homes. There is no justification given for departure from the required mix. It cannot be argued that the mix for the overall site conforms, as Phases 1 and 2 were not compliant either, despite repeated representations by the Parish Council.

	<b>ELNP Requires</b>	<b>17/02105/REM</b>	
1 and 2 bedroom	Between 30% and 40%	0%	too low
3 bedroom	Between 40% and 60%	6.4%	too low
4 bedroom	Between 10% and 20%	90.4%	too high
5 bedroom	Between 0% and 5%	3.2%	OK

*Note that the housing mix numbers given on the layout plan (and used here) differ from those in the Design and Access statement.*

There will be a noticeable difference between areas of affordable and market homes, due to the size of homes alone, and probably in terms of finish etc as there are different house designs for the affordable element. These two elements should be integrated.

There are no homes adapted for older and less mobile people, nor any bungalows, in any phase of this large site, despite this being a priority for East Leake and Rushcliffe as identified by East Leake<sup>1</sup> and Rushcliffe<sup>2</sup> studies. The overall site is relatively close to village facilities and the bus service runs very close to the larger area of phase 3. The smaller area shown on the phase 3 plan could perhaps be a suitable and attractive area for a cluster of homes designed for older people, e.g. bungalows or an assisted living complex, providing a relatively level route to the village.

The Core Strategy states:

Policy 8, point 2

*Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an aging population.*

And repeated three times in paragraphs 3.20.6, 3.24.16, 3.25.16

*Accommodating the needs of an ageing population is particularly important, given that the age profile in the surrounding area of Rushcliffe is markedly older than the national average.*

## 2.2 Linkages to Neighbouring Sites

Policy T2 of the East Leake Neighbourhood Plan requires that linkages be provided within the public highway to neighbouring potential development sites. This is not observed, with no linkage to the proposed Rempstone Road and Microprop sites – indeed “ransom strips” have appeared.

## 2.3 Aircraft Noise

East Leake lies under the flight path for East Midlands Airport. Policy H4 of the Neighbourhood Plan requires a noise assessment, with planning conditions to ensure new dwellings include appropriate measures to mitigate the effects of aircraft noise.

## 3. Other Issues

The roads appear narrow, and we trust that the relevant authorities will ensure that they are adequate and that there is sufficient parking with each house to reduce problems arising from on-street parking.

**Agreed Unanimously**

**17/02041/FUL**

**4 Towson Field**

Single storey rear extension

**No Objections Agreed Unanimously**

**17/PC/064A TO DISCUSS PROPOSED REMPSTONE ROAD DEVELOPMENT APPEAL PROCEDURE**

Notification has been received of an Appeal against the refusal of planning permission. The Appeal date is 14<sup>th</sup> November 2017 at Rushcliffe Arena. Representations to be received by the Inspectorate by 25<sup>th</sup> October. It was agreed not to hold a Public Meeting but that we do more to promote the fact that this will be discussed at our meeting on 10<sup>th</sup> October and the public to be encouraged to attend. The Chair to draft articles for the noticeboards, Facebook and the Website.

**17/PC/065 CORRESPONDENCE**

1. Rushcliffe Borough Council, 17/01615/FUL , Land South East of Woodgate Farm, Rempstone Road – Erection of an agricultural shed to service adjacent paddocks, with associated access and hard standing yard – Refuse Permission
2. Rushcliffe Borough Council, 17/01627/FUL, 8 Rushcliffe Grove - Demolition of existing dwelling and replacement with new single storey dwelling with new access – Grant Permission

**17/PC/066 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)**

The meeting closed at 7.25pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 10<sup>th</sup> OCTOBER 2017 AT 7.00PM**

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

The Clerk Neil Lambert and 6 members of the public were also present

**APOLOGIES FOR ABSENCE** – Cllr Liz Taylor reasons given and approved

**17/PC/067 CHAIR’S ANNOUNCEMENTS**

1. There will be an additional Agenda Item to discuss the process for discussing the resubmission of plans for Lantern Lane
2. Rushcliffe Borough Council have commenced the Local Plan Part 2 Consultation

**17/PC/068 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

None

**17/PC/069 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

None

**17/PC/070 PLANNING APPLICATIONS**

**17/02196/FUL**                      **35 Twentylands Drive**  
  
(Demolish conservatory) Single storey rear extension  
  
**No Objections**                      **Agreed Unanimously**

**17/02136/FUL**                      **4 Woodgate Road**  
  
Two storey rear extension, additional window on front dormer, reclad existing dormer, internal alterations, render finish to external wall  
  
**No Objections**                      **Agreed Unanimously**

**17/02270/FUL**                      **110 Sycamore Road**  
  
Single storey side extension  
  
**No Objections**                      **Agreed Unanimously**

**17/PC/070**                      **TO DISCUSS APPEAL AGAINST REFUSAL OF OUTLINE PLANNING PERMISSION FOR 235 DWELLINGS NORTH OF REMPSTONE ROAD**

The Chair closed the meeting at 7.05pm to allow members of the public to address members.

The Chair reopened the meeting at 7.19pm.

The Chair read out the proposed submission which had been circulated earlier to members.

Following a discussion it was agreed that the Chair update the submission with comments made and submit to the Inspectorate (See Addendum 1)

**Agreed by 9 in favour with 1 abstention**

The Chairman closed the meeting at 7.37pm for further comments from the public.

The Chair re-opened the meeting at 7.39pm.

It was proposed that Cllrs Carys Thomas and Conrad Oatey attend the hearing and are authorised to speak on behalf of the Parish Council - **Agreed**

**17/0PC/070A**                      **TO DISCUSS HOW TO RESPOND TO THE LANTERN LANE RESUBMISSION**

The Chair reported that the previous comments made on the first application are not carried forward so comments may have to be made.

Following a discussion it was agreed to hold another Public Meeting date and venue to be agreed subject to an extension of the plans consultation period.

**17/PC/071**                      **CORRESPONDENCE**

1.            Rushcliffe Borough Council does not propose to make Tree Preservation Orders on the following:
  - Prune back Cotoneaster and Mixed Species group at the Co-op Funeral Service, 30 Main Street

- Fell Silver Birch, prune Damson, Acer and 2 Silver Birch at 18 Station Road
- Prune Sycamore to clear streetlight in front of 7a Station Road

**17/PC/072      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)**

There were no questions.

The meeting closed at 7.47pm.