

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 23<sup>rd</sup> JANUARY 2018 AT 7.15PM**

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

The Clerk Neil Lambert, Deputy Clerk Sue Lewis and two members of the public were also present

**APOLOGIES FOR ABSENCE** Cllrs Gary Grayston, Ron Hetherington and Liz Taylor reasons agreed and accepted

**17/PC/114 CHAIR'S ANNOUNCEMENTS**

- Correspondence has been received from a local Parish Council informing us that there is an application in for a garden village development of 2,500 houses at Six Hills, just outside Rushcliffe in Melton district. Melton has excess housing land supply. The developers mention the excellent road links to Nottingham to provide employment. The Chair will follow up to see whether Rushcliffe is responding to the consultation, and if there is any possibility of some of the numbers being counted towards Rushcliffe's land supply. – **Agreed.**

**17/PC/115 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

None

**17/PC/116 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

- Lantern Lane Appeal – Rushcliffe's appeal statement indicates a change of position from Highways on transport and access issues. Chair and Clerk to seek clarification.
- The Appeal date for Lantern Lane has been set, 19<sup>th</sup> June and it will be a 4-day Appeal
- Rempstone Road a request has been received from a local landowner for a Judicial Review on the decision by the Inspectorate.
- The planning application for the land South of Clifton is on the Agenda for Thursday night at the Borough
- Kirk Ley Phase 3 – various responses have been received with regard to the 'Open Letter' and Cllrs Conrad Oatey and Carys Thomas gave an interview on East Midlands Today which appeared on lunchtime, 6.30, and late news.

**17/PC/117 PLANNING APPLICATIONS**

**17/03046/FUL**

**28 Cromwell Drive**

Front porch with velux window in roof and replace flat garage roof with pitched roof

**No Objections Agreed Unanimously**

**17/02872/FUL**

**28 Carlton Crescent**

Single storey side, front and rear extension

Object on the grounds that:

- Extension is in front of the building line
- Over intensive for the size of the plot
- Effect on street scene, out of character with the neighbouring houses.

**Agreed Unanimously**

**FR3/3786**

**Brookside Primary School, School Green**

Erection of a three classroom building; car park extension and relocation of existing play equipment with associated landscape works

<http://www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=FR3/3786>

The Chair closed the meeting at 7.26pm to allow members of the public to address the meeting on their concerns and re-opened the meeting at 7.35pm

No objections in principle, and fully supportive of extending Brookside as soon as possible, but would like to make the following comments

- That full and active consideration be given by NCC and RBC to the issues raised by neighbours in their letter.
- The parking on Cromwell Drive and the School Green will be exacerbated.
- The design and location must enable maintenance of the boundary hedge
- There is potential flooding risk in heavy rain with rain/surface water running down Cromwell Drive on to the site.
- Ensure that any noisy 'plant' such as condensing units, air conditioning etc is sited away from adjoining properties and that a sound barrier is installed to help with both this and more general noise disturbance from the school.
- There are errors in the Design and Access statement with regard to the location of the relevant housing developments.
- Relevant conditions are required to ensure minimum disruption to the school's operation, access, and safety of children, within stated hours for building work.

**Agreed Unanimously**

**17/PC/118      CORRESPONDENCE**

1. Chairman Elston Parish Council – acknowledging receipt of 'Open Letter' re Neighbourhood Plan – Noted

2. Costock Parish Council - acknowledging receipt of 'Open Letter' re Neighbourhood Plan – Noted
3. Stanford on Soar Parish Council acknowledging receipt of 'Open Letter' re Neighbourhood Plan – Noted
4. Mr Curran Brookside – Felling of tree at No 9 Brookside to commence 11 Feb lasting 1 week and a European Larch to be planted in its place.
5. Rushcliffe Borough Council granted the following planning applications:
  - 17/02105/REM, Land East of Kirk Ley Road – Reserved Matters Application for the construction 118 dwellings (Phase 3)
  - 17/02341/FUL, Land South East of Woodgate Farm, Rempstone Road – Erection of an agricultural shed to service adjacent paddocks, with associated access and hard standing (Resubmission).
  - 17/02638/FUL, 8 Rushcliffe Grove – Demolition of existing dwelling and construction of new bungalow and detached garage (revised scheme)
  - 17/02688/FUL, British Gypsum Works, Gotham Road – Erection of 25m high exhaust stack to replace existing stack as part of an upgrade to a plasterboard dryer
  - 17/02547/VAR, 6 Church Close – Variation of condition 3 of 17/01776/FUL to allow use of alternative roofing materials.
6. Rushcliffe Borough Council refused the following planning applications:
  - 17/02604/FUL, 28 Main Street – Convert existing business premises to 2 no. 2 bedroom flats, demolish existing rear porch, storage and WC and build single storey rear porch.
  - 1702406/, 23 Woodgate Road – Single storey front and rear extensions and two storey side extension

**17/PC/119      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)**

There were no questions.

The meeting closed at 7.50pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 13<sup>th</sup> FEBRUARY 2018 AT 7.00PM**

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

The Clerk Neil Lambert, was also present and one member of the public

**APOLOGIES FOR ABSENCE** – Councillors Liz Taylor and Ron Hetherington

**17/PC/120 CHAIR'S ANNOUNCEMENTS**

None

**17/PC/121 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

None

**17/PC/122 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

- The second Lantern Lane application will be considered by Rushcliffe Borough Council Planning Committee on Thursday 15<sup>th</sup> February 2018. Rushcliffe Borough Council Officers recommend refusal but preparation for the appeal in June for the first application are in hand. It was agreed that Cllr Carys Thomas would speak on behalf of the Parish Council to present views expressed in the Parish Council's written submission.

**17/PC/123 PLANNING APPLICATIONS**

**17/01967/FUL**                      **The Round Robinn, 54 Main Street**  
  
Proposed awning to front of property  
  
**No Objections**                      **Agreed Unanimously**

**18/00063/FUL**                      **6 Brookfields Way**  
  
Single storey rear extension to replace existing conservatory, and conversion of garage into bedroom.  
  
**No objections**                      **Agreed Unanimously**

**18/00221/TPO**                      **10 & 10a Station Road**  
  
Crown thin, lift and reduce cedar (T1) and removal of overhanging and damaged branches of cedars (T2 & T3)  
  
**No objections**                      **Agreed Unanimously**

**18/00207/TPO**                      **17 Leivers Close**  
  
Crown lift and reduce 2 black poplar trees  
  
**No objections but please note the importance of these trees in terms of visual, environmental and historic value.**  
  
**Agreed Unanimously**

**17/PC/124 TO DISCUSS THE STRATEGIC GROWTH PLAN FOR LEICESTER & LEICESTERSHIRE: CONSULTATION DRAFT PLAN**

The Chair, Cllr Carys Thomas and Clerk will liaise to draft a response, principally to comment on the traffic implications of the Northern Gateway at J24 of the M1, and EM parkway rail interchange

**17/PC/125 CORRESPONDENCE WITH NOTTINGHAMSHIRE COUNTY COUNCIL ABOUT PRIMARY SCHOOL PLACES – TO DISCUSS WHAT, IF ANY, FURTHER RESPONSE TO MAKE**

- Concerns were expressed at the response from County Council Leader Kay Cutts.
- Cllr Donna Griggs commented that Lantern Lane Primary are already turning away new pupils in two year groups as places are unavailable; children are turning to Costock instead.
- It was agreed that the Chair and Clerk would liaise to respond expressing concern at the timescales to provide the school places needed, and pointing out that only 3 years remain (of 8 originally) of the S106 agreement which provides fields on the Kirk Ley estate for use as school playing fields.

**17/PC/126 CORRESPONDENCE**

1. Email from Cllr Thomas re support from Radcliffe on Trent Parish Council re issues in open letter – Noted
2. Letter from Bunny Parish Council giving support re issues in open letter – Noted
3. Response from Ministry of Housing, albeit not answer to our query about status of Neighbourhood Plans – Noted
4. Letter from Allan Graham, Chief Executive of Rushcliffe Borough Council following meeting with him and RBC Leader with Parish Council Chairman, Cllr Conrad Oatey and Parish Clerk, giving assurances they want to work together with us - Noted

**17/PC/127 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U) – None**

Meeting closed 7.33pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 28<sup>th</sup> FEBRUARY 2018 AT 7.00PM**

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

The Deputy Clerk Sue Lewis and Cllr Jeff Jones were also present.

**APOLOGIES FOR ABSENCE** – Councillors Liz Taylor reasons given and approved.

**17/PC/128 CHAIR’S ANNOUNCEMENTS**

None

**17/PC/129 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

Cllr John Thurman – 18/00328/FUL

**17/PC/130 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

- The Judicial Review for the Rempstone Road development has failed
- The second planning application for Lantern Lane was refused at the Development Control Meeting at Rushcliffe Borough Council last week, the Chair and Cllr Ron Hetherington spoke to the application, refusal of which all the Committee was behind. It was agreed that a meeting be arranged between Rushcliffe Borough Council and ourselves to discuss preparations for the Appeal on the first application.

**17/PC/131 PLANNING APPLICATIONS**

**18/00229/FUL**

**27 Sharpley Drive**

Two storey side extension to right elevation and single storey extension to front elevation

**Object on the grounds that**

- Extension is over the building line of neighbouring properties
- Parking reduced

**Agreed Unanimously**

**18/00328/FUL**

**5 Roulstone Crescent**

Convert bungalow into two storey dwelling with front and rear extensions, loft conversion, and garage to side

Object on the grounds that:

- Out of keeping with adjacent properties
- Over intensive for the plot
- Road is narrow and will cause problems with parking

**Agreed by 8 in favour with 1 abstention**

**18/00358/FUL**

**14 Cromwell Drive**

Remove existing flat roof to front porch and construct new pitched tiled roof, and new conservatory

**No Objections**

**Agreed Unanimously**

**18/00373/FUL**

**84 Main Street**

Bungalow side extension incorporating extended pitched roof

The Chair closed the meeting at 7.15pm to allow Cllr Jeff Jones to address members.

The Chair re-opened the meeting at 7.18pm.

**No Objections**

**Agreed by 7 in favour with 2 against.**

**17/PC/132 TO RECEIVE REQUEST FROM GOTHAM PARISH COUNCIL TO AGREE SUPPORT FOR THE PROVISION OF AN OFF ROAD CYCLE TRACK BETWEEN GOTHAM AND THE NEW HOUSING DEVELOPMENT AT CLIFTON SOUTH (14/01417/OUT)**

The Chair referred to the email previous circulated from Gotham Parish Council. Following a discussion it was agreed to support the request for off-road cycle path and if possible have it extended to East Leake

**17/PC/133 CORRESPONDENCE**

1. Phil Marshall, Rushcliffe Borough Council – Garden Village at Six Hills – reply to Cllr Carys Thomas' email re planning application for 2600 plus home at Six Hills - Noted

**Rushcliffe Borough Council granted the following applications**

- 17/02855/FUL, Health Centre, Gotham Road – Replace windows, security screen covers and doors, and install hazard warning paving.
- 17/02830/FUL, 66 Stonebridge Drive – Retrospective application to raise roof height by 100mm
- 17/02866/FUL, 46 Jackson Crescent – Two storey side extension, single storey rear extension and demolition of existing garage.
- 17/02995/FUL, 4 Woodgate Road – Two storey rear extension, additional window on front dormer, clad existing dormer, internal alterations, and render external walls (Resubmission)
- 17/02910/FUL, 49 Kirk Ley Road – Single storey rear extension & loft conversion with side and rear dormer
- 17/03046/FUL, 28 Cromwell Drive – Front porch with velux window in roof and replace flat garage roof with pitched roof.
- 17/00722/FUL, 21 Rempstone Road – Demolition of garage and erection of single storey extension to side of property, dormer window to front elevation.

- 18/00063/FUL, 6 Brookfields Way – Single storey rear extension to replace existing conservatory, and conversion of garage into bedroom
- 18/00126/CTY, Brookside Primary School, School Green – Erection of three classroom building, car park extension and relocation of existing play equipment with associated landscape works

**Rushcliffe Borough Council REFUSED the following application**

- 17/02292/OUT, Land Off Lantern Lane – Outline planning application for the erection of up to 195 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Lantern Lane LE12 6QN. All matters reserved except for means of access.

**17/PC/134      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)**

There were no questions.

The meeting closed at 7.25pm.