

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 14<sup>TH</sup> AUGUST 2018 AT 7.00PM**

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

The Clerk Neil Lambert, Cllr Lesley Way and one member of the public were also present.

**APOLOGIES FOR ABSENCE Cllrs** Marie Males reasons given and approved

**18/PC/035 CHAIR'S ANNOUNCEMENTS**

The sequence of planning application items to change with Manor Farm being taken last

**18/PC/036 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

Cllr John Thurman 18/1035/FUL and Cllr Glennis Robinson 18/0178/FUL.

**18/PC/037 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

The Chair reported that the CIL consultation paper has not been issued yet.

**18/PC/038 PLANNING APPLICATIONS**

**18/01587/FUL**

**10 Station Road**

Single storey rear extension and loft conversion

**No Objections**

**Agreed Unanimously**

**18/01633/FUL**

**42 Main Street**

Change of use of residential ground floor flat (C3) to two units within Use Class A1 (Shop) or A2 (Financial and Professional Services) and alterations to external elevations including new shop frontage

The Chair closed the meeting at 19.08 to allow a member of the public to address members.

The Chair re-opened the meeting at 19.09pm

The Parish Council strongly supports the change of use from residential to A1/A2, with the following observations:

- The planning policy review in the Design and Access statement refers to Core Strategy policies but fails to refer to Neighbourhood Plan policies which are relevant and should have been reviewed by the applicant.
- Neighbourhood Plan policy B1(a) and V1(a) supports use classes A1 to A4 in this location. (Note for future that A5, hot food takeaways, is not supported.)
- We note the provision of level access at the rear but in the interests of DDA compliance and equality/dignity for the disabled would prefer to see suitable access (e.g. ramp) at the front.
- The single entrance at the front, leading into the two units, seems unnecessary and again impedes access for people with restricted mobility. Separate front entrances to the two units would be preferable.

- Neighbourhood Plan policy V2(a) (first bullet) supports the above two points with respect to access for wheelchairs, mobility scooters, baby buggies etc.
- Neighbourhood Plan Policy V1(c) requires a parking assessment, and this has not been provided as far as we can see

**No Objections**

**Agreed Unanimously**

**18/01035/FUL**

**5 Roulstone Crescent**

Conversion of bungalow to four bedroom house including replacement of roof, increasing eaves and ridge height with dormer windows to front and rear; rear extension and replacement detached garage (re-submission)

Reiterate our objections from previous application

- Over intensive
- Not in keeping with the rest of the houses on the road
- Object on the conversion to a 4 bed house from a bungalow – more bungalows needed
- Pressure on parking on a narrow street

**Object**

**Agreed Unanimously**

19.14pm Cllr Glennis Robinson left the meeting

**18/01718/FUL**

**Manor Farm Day Nursery**

New single storey education room and single storey extension to provide staff accommodation and nursery offices

**No Objections**

**Agreed Unanimously**

**18/PC/039 CORRESPONDENCE**

1. Rushcliffe Borough Council, 53 Main Street – Reduce 3 trees in rear garden by 20-30%, Reduce Maple by 20-30% in rear garden of 51 Main Street

**Rushcliffe Borough Council granted the following applications:**

- 18/0090/FUL, 13 Woodgate Road – Dropped kerb and hard standing area for vehicle
- 18/00813/VAR, 11-13 Gotham Road – Vary condition 3 of planning permission 17/02021/FUL to extend opening hours and days to include bank holidays.
- 18/00814/FUL, 6 Church Close – Two storey and single storey front extension and other alterations (resubmission)
- 18/00914/FUL, 27 Roulstone Crescent – Single storey rear extension to form new utility room

**18/PC/040 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)**

There were no questions

The meeting closed at 7.19pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD ON TUESDAY 28th AUGUST 2018 AT 7.15PM**

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

The Clerk Neil Lambert, Assistant Clerk Sue Lewis and Cllr Lesley Way were also present.

**APOLOGIES FOR ABSENCE Cllrs** Gary Grayston reasons given and approved

**18/PC/041 CHAIR'S ANNOUNCEMENTS**

None

**18/PC/042 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

None

**18/PC/043 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS**

Local Plan Part 2 has been submitted and our comments have been taken in to account and summarised.

**18/PC/044 PLANNING APPLICATIONS**

**18/01855/TPO**

**55 Leivers Close**

2m Crown Reduction of Walnut (T1)

No Objections

Agreed Unanimously

**18/01789/FUL**

**Kismet Bunny Lane**

Conversion of garage to granny annexe

Object on the grounds that

- this is creating a second residence on a smallish plot which is in the green belt
- Extremely close to a busy road and would question the sound insulation.

**Agreed by 5 in favour with 4 against and 1 abstention**

**18/PC/045 CORRESPONDENCE**

1. Rushcliffe Borough Council, Local Development – Notification that they have submitted its Draft Local Plan Part 2 to the Secretary of State for Housing, Communities and Local Government.
2. NALC, letter from East Midlands Community Led Housing concerning new opportunities for local communities.

Rushcliffe Borough Council granted the following applications:

- 18/01305/FUL, 123 Main Street – Single storey rear extension and alterations to side facing window
- 18/01592/TPO, 26 Brookside – Crown lift Cedar (T1)
- 18/01411/FUL, 11 Brookside Avenue– Single storey rear extension
- 18/01184/VAR, Costock Caravan Services, Midshires Barn, West Leake Road – Vary conditions 2 and 10 of 17/01503/VAR to increase the timescales for the provision of caravan, campsite and glamping accommodation, and for the removal of temporary residential accommodation.
- 18/01309/TPO, 31 Walnut Gardens – Reduce overhanging branches of pine (T1) by approx.1m and remove 3 low branches
- 18/01304/FUL, 21 Costock Road – Conversion of dormer bungalow into two storey dwelling with first floor extension, rebuilding of garage with extension to rear, boundary wall and gate (1.5m high)

Rushcliffe Borough Council refused the following application

- 18/00909/FUL, 9 Stonebridge Drive – Erection of a pre-fabricated granny annexe for ancillary residential use associated with the dwelling.
- 18/01348/FUL, 106 Sycamore Road – Garage conversion and rear extension

**18/PC/046      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)**

There were no questions.

The meeting closed at 7.30pm