

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 12<sup>TH</sup> APRIL 2022 AT 7.00PM**

**PRESENT:** Cllrs Jason Billin, Chris Garbett, Donna Griggs, Eleanor Robinson, Kevin Shaw, Liz Taylor (Chair)

**ALSO PRESENT:** The Clerk, Sue Lewis and Lynne Twigg

**APOLOGIES FOR ABSENCE:** Cllrs Wendy Thompson and Carys Thomas reasons given and approved.

**21/PC/139 CHAIR'S ANNOUNCEMENTS:**

The Chair reported that the application for Brook Furlong Farm - Erection of 15 dwellings, including demolition of existing outbuildings and removal of external hardstanding, creation of a private footway, and associated works (Resubmission of 19/02796/FUL) – Permission Refused

**21/PC/140 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

None

**21/PC/141 MATTERS ARISING – FOR INFORMATION ONLY:**

None

**21/PC/142 PLANNING APPLICATIONS:**

[22/00570/CTY](#)

**53 Evans Road, East Leake, LE12 6AS**

Erection of a Primary School for 1.5 Forms of Entry, plus 26 place Nursery with associated Car Parking. Associated areas of soft play, hard play, grass playing field with landscaping works. Erection of 2.4m high security fencing and gates to perimeter and sprinkler tank. Provision of bound surface and lit cycle and footpath on route of public footpath East Leake FP5.

No objections, but would like to make the following comments:

- A condition should be put in place for rights of access across the third-party land.
- The application is for 1.5 form intake whereas the outline was for up to 2 form entry (in phases). What is the reason for this change? This is significant not just because of where future extra classrooms could be placed but also because of the sizing of areas such as the school hall, corridors and stairs – it is very difficult to increase these later.

- No areas for parents waiting to pick up children next to the pedestrian access
- No provision for parents travelling by car to drop-off and pick up children at front gate
- Electric charging points for staff should be provided.
- Hedgehog gates should be put into security fences to allow access across the area.
- Initial planning statement showed solar pv panels but noted not shown on the full application, these should be added to possibly generate and sell back energy.
- No grey water recycling/harvesting provision.
- No provision for solar hot water heating – could this be investigated?

**Agreed Unanimously**

[22/00611/FUL](#)

**1 Hotchley Bungalows, Bunny Lane, East Leake, LE12 6JE**

Demolish existing bungalow and construct new bungalow.

No objections but note that there is no turning point for vehicles which we would recommend

**Agreed Unanimously**

[22/00147/FUL](#)

**14 Bley Avenue East Leake, LE12 6NX**

Loft conversion with dormer and velux windows to front and dormer to rear (**revised plans added**).

No objections but would like to reiterate our previous comments,

**Agreed by 4 in favour with 2 abstentions**

[22/00608/FUL](#)

**17 Salisbury Avenue, East Leake, LE12 6NJ**

Single storey rear/side extension.

**No Objections**

**Agreed Unanimously**

**21/PC/143 CORRESPONDENCE:**

1. Rushcliffe Borough Council – applications for 1a Station Road (21/02993/RELDEM & 21/02987/FUL) will be considered by the Planning Committee on Thursday 14<sup>th</sup> April.

2. Rushcliffe Borough Council – application for Land North Of Rempstone Road (21/02987/FUL) will be considered by the Planning Committee on Thursday 14<sup>th</sup> April 2022.
3. Rushcliffe Borough Council – 22/00193/CTY Foul drainage connection to existing drainage – Land North of Rempstone Road -, Notification that RBC have no comments to make.
4. Rushcliffe Borough Council – 21/01583/FUL – Land West of 33 Costock Road, Change of Use to form new car park – planning permission Granted1

**21/PC/144 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

There were no questions.

The meeting closed at 7.20pm

DRAFT