

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE
PARISH COUNCIL, HELD VIA ZOOM ON TUESDAY 12th JANUARY 2021 AT 7.00PM**

PRESENT Councillors Donna Griggs, Lindsey Maggs, Richard Miller, Chris Mulligan, Nick McGowan, Eleanor Robinson, Terry Rountree, Kevin Shaw, Liz Taylor, Carys Thomas,

The Clerk Sue Lewis was also present

APOLOGIES FOR ABSENCE - None

20/PC/102 CHAIR'S ANNOUNCEMENTS

None

20/PC/103 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

20/PC/104 MATTERS ARISING – FOR INFORMATION ONLY

- Notification received that as Rushcliffe Borough Council has not yet decided this application for 21 Eco Houses, Costock Road an appeal against non-determination has been made to the Planning Inspectorate – To be an Agenda item at next meeting to discuss.
- Planning applications for 45 Sharpley Drive & 31 Roulestone Crescent are due to be considered by Rushcliffe's Planning Committee on Thursday 14th January.

20/PC/105 PLANNING APPLICATIONS

20/02405/FUL

27 Brickley Crescent

Construction of side and rear extension both include gable end roof extensions. Loft conversion with front dormer window

It was agreed to remain neutral as per the last submission and reiterate the comments previously made.

Agreed Unanimously

20/02906/FUL

15 Kirk Ley Road

Erection of single storey rear extension.

No Objections

Agreed Unanimously

20/02737/FUL

**Micropropagation Services, Ley Springs,
Loughborough Road**

Construction of side extensions to existing glasshouse

Remain neutral but the following points need clarification as we feel the conditions are not strict enough and should cover:

- With the extra roof space from the extensions, how do they plan to offset the environmental impact of grey water catchment, have they sufficient capacity or do they need more.
- Will there be any reflection off the greenhouses on the proposed new houses?
- Light assessment needs to cover the internal lighting.
- On the original plans access was proposed for a house where the additional greenhouse is now planned. Does this mean the house is no longer planned?

Agreed Unanimously

20/PC/106 TO RESPOND TO CONSULTATION ON NEW DRAFT PLANNING ENFORCEMENT POLICY

Following a discussion, it was agreed to respond but further discussion was required. It was agreed to put on the Agenda for Tuesday 25th January 2021

20/PC/107 CORRESPONDENCE

1. Rushcliffe Borough Council -Proposed works to Fell Dying Birch and Reduce Sycamore by 50% at 15 Station Road - Notification that they do not propose to make a TPO
2. Rushcliffe Borough Council - Proposed works to coppice Silver Birch, Cut Back Laurel, Holme Oak Crown Lift and Reduce by 2m, Persian Ironwood, Trim Branches at 9 Brookside - Notification that they do not propose to make a TPO
3. Rushcliffe Borough Council – Crown lift to 5m, Deadwood, Thin and Remove Epicormic Growth from 4 Ash Trees, Pollard 3 Hawthorn above fence line at 1 Ropewalk – Notification they do not propose to make a TPO
4. Rushcliffe Borough Council Granted the following applications:
 - 20/01841/FUL, 2 Mulberry Way – Provision of single storey rear extension.

- 20/02541/FUL, Pinfold Vets Unit 4 3-5 Station Road – Change of use from Light Commercial use to a Veterinary Practice
 - 20/02543/FUL, Innoveterinary Ltd Lennox House, Station Road – Installation of two air-conditioning units situated on the flat roof (Retrospective)
5. Rushcliffe Borough Council – 20/02413/FUL, 20 Twentylands Drive – Erection of an attached garage and erection of boundary wall and gate (Resubmission) – Refuse Permission

20/PC/108 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)

There were no questions.

The meeting closed at 7.34pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD VIA ZOOM ON TUESDAY 19th JANUARY 2021 AT 7.00PM

PRESENT Councillors Donna Griggs, Lindsey Maggs, Chris Mulligan, Nick McGowan, Eleanor Robinson, Terry Rountree, Kevin Shaw, Liz Taylor, Carys Thomas,

The Clerk Sue Lewis, Assistant Clerk Ally Moore and Cllr Mel Roper were also present

APOLOGIES FOR ABSENCE – None

20/PC/109 CHAIR'S ANNOUNCEMENTS

- Reminder that Rushcliffe's Borough Council's Consultation on New Draft Planning Enforcement Policy will be on next week's Agenda
- The Chair welcomed the new Assistant Clerk Ally Moore to the meeting

20/PC/110 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

20/PC/111 MATTERS ARISING – FOR INFORMATION ONLY

None

20/PC/112 PLANNING APPLICATIONS

20/01974/FUL 48 Main Street

Demolition of existing rear garage outbuilding and erection of new dwelling (*revised plans 6/01/21*)

Object on the grounds:

- that it goes against Policy V1 in the Neighbourhood Plan
- Not in keeping with the Conservation Area.
- Overlooking neighbours on Cromwell Drive

Agreed by 8 in favour with 1 abstention.

20/03176/FUL

19 Damson Road

Erection of a detached double garage.

Object on the grounds:

- that the garage is considerably bigger than those on the rest of the Estate and is out of keeping and there are already two parking space outside the house
- Too close to the 'cutting' any digging could could destabilise and be a risk to the property.
- Lot of roof space which will cause a lot of water going into the system – where is it going?

Agreed Unanimously

20/03127/FUL

4 Castle Hill

Erection of single storey side extension (*resubmission*)

Object on the grounds that:

- It is an ugly extension, totally out of keeping with the Conservation Area.
- Impact on street view
- The design, appearance and materials are out of keeping with the existing house.

Agreed Unanimously

20/03254/VAR

Costock Caravan Services Midshires Barn, West Leake Road

Variation of Condition 10 (to extend the occupation date of temporary residential accommodation compliance date to 28th January 2022) of planning permission 18/01184/VAR

No Objections

Agreed Unanimously

20/PC/113 TO AGREE RESPONSE TO APPEAL FOR ERECTION OF 22 NEW DWELLING AND A 3.5M HIGH BALL STRIKE NET TO THE EASTERN SITE BOUNDARY

The reason for the applicant to appeal is that Rushcliffe Borough Council had not determined the application within the given time frame.

It was agreed to circulate Cllr Cary's Thomas's report and Cllr Eleanor Robinson will form a letter of objection based on this report to the Planning Inspectorate. Cllr Lesley Way will be requested to put her Transport Assessment on the Planning Portal and to include it with our objections.

20/PC/114 TO AGREE A RESPONSE TO EMAIL ON CONSERVATION AREAS AND AREA OF OUTSTANDING BEAUTY

The Chair referred to the email circulated together with Cllr Carys Thomas's response on behalf of the Ward Members. The Parish Council to respond in support of the comments made by our Ward Councillors and that we are very much in favour of retaining, and even extending, the Conservation Areas

20/PC/115 CORRESPONDENCE

1. Rushcliffe Borough Council Granted the following applications:
 - 20/02788/FUL, 45 Sharpley Drive – Erection of two-storey side and rear extension (Resubmission)
 - 20/02687/FUL, 31 Roulstone Crescent – Two storey front and rear and single storey side and rear extensions with application of rendering (Resubmission)
 - 20/02906/FUL, 15 Kirk Ley Road – Erection of single storey rear extension
 - 20/02867/FUL, 39 Leivers Close – Single storey side and rear extensions, rear raised deck
 - 20/02990/FUL, 54 Meeting House Close – Construction of single storey, side, rear and front porch extension
 - 20/02916/FUL, Land South of Swallows Barn, Ash Lane – Erection of storage shed (resubmission of 20/01731/FUL)
2. 20/02878/TPO, Twentylands, 17 Station Road – Trees T1 to T4 (all Lime) – Trim neatly only the lower branches back to the trunk. All pruning will be kept to a minimum. Reasons: Damage to wooden fence – Consent given

20/PC/116 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)

There were no questions.

The meeting closed at 7.41pm