

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN EAST LEAKE VILLAGE HALL ON TUESDAY 13TH JULY 2021 AT 7.00PM.

PRESENT: Cllrs Liz Taylor, Eleanor Robinson, Donna Griggs, Carys Thomas, Nick McGowan, Kevin Shaw, Lindsay Maggs.

ALSO PRESENT: The Clerk, Sue Lewis, and one member of the public.

APOLOGIES FOR ABSENCES: Cllrs Wendy Thompson & Chris Mulligan – reasons given and accepted.

21/PC/014 CHAIR'S ANNOUNCEMENTS:

The Chair reported that no decision has been received yet regarding the appeal for the 22 Eco properties on Costock Road.

The Chairman requested that item 21/01760/FUL be moved to the top of the planning list.

21/PC/015 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA: None

21/PC/016 MATTERS ARISING – FOR INFORMATION ONLY: None

21/PC/017 PLANNING APPLICATIONS:

21/01760/FUL 69 Sharpley Drive, LE12 6QT

Demolishing of garage and erection of new extended garage and granny annex.

19.05 The Chairman closed the meeting to allow the member of the public to address members.

19.10 The Chairman reopened the meeting.

Object on the grounds:

- Windows are less than 2m away from neighbouring property and will cause a loss of privacy to those neighbours.
- Principle of back land development
- Drainage – dwelling too near to the ditch which may cause flooding, suggest a flood risk assessment is needed as we know the ditch floods.
- Impact on the street scene
- Noise caused by cars using the garage.
- Scale does not fit – over intensive.
- Separate development inappropriate in this location
- If approved suggest that the granny annex shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 69 Sharpley Drive.

Agreed Unanimously

21/01810/FUL	11 Brookfields Way, LE12 6HD	
	Single storey side and rear extensions.	
	No Objections	Agreed Unanimously
21/01822/FUL	3 Redgate Place, LE12 6AA	
	Single storey rear extension.	
	No Objections	Agreed Unanimously
21/01882/FUL	Inglenook, The Nook, LE12 6LF	
heritage	Single storey rear extension with pitched roof and roof lights.	
	No Objections	Agreed Unanimously

21/PC/018 CORRESPONDENCE:

1. Rushcliffe Borough Council re 21/00430/FUL (52 Oldershaw Road – Single storey side garage and single storey front extension. **Granted.**
2. Nottinghamshire County Council re 0/4248 (Outline application for the erection of Primary School). **Granted.**
3. Rushcliffe Borough Council re 21/00728/CMA (Cemex UK Ltd). **No objection.**
4. VIA East Midlands – copy of letter and plan which has been sent out to properties in vicinity of Brookside bus stop regarding bus stop kerbs. **Noted.**
5. Email from Charnwood Borough Council regarding local plan pre-submission draft 2021-2037 consultation. **To be an agenda item at next meeting to discuss/comment.**
6. Rushcliffe Borough Council re 20/00888/FUL (erection of 51 dwellings – land off Rempstone Road). **Granted.**
7. Email from Peter Mostyn regarding solar farm. **Circulated to members.**

21/PC/019 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):

None

Meeting closed at 19.27pm.

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN EAST LEAKE VILLAGE HALL ON TUESDAY 27TH JULY 2021 AT 7.00PM.

PRESENT: Cllrs Donna Griggs, Lindsey Maggs, Nick McGowan, Eleanor Robinson, Kevin Shaw, Liz Taylor (Chair), Carys Thomas, Wendy Thompson

ALSO PRESENT: The Clerk, Sue Lewis.

APOLOGIES FOR ABSENCES: Cllr Chris Mulligan reason given and approved.

21/PC/020 CHAIR'S ANNOUNCEMENTS:

A Zoom meeting has been arranged with RES, developers for the proposed Kingston Estate Solar Farm for Wednesday 4th August at 7.00pm. All welcome to attend and if you have any questions to submit, please let the Clerk have them before Friday 30th July.

21/PC/021 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

None

21/PC/022 MATTERS ARISING – FOR INFORMATION ONLY:

The Appeal for the 22 Eco House on Costock Road has been dismissed.

21/PC/023 PLANNING APPLICATIONS:

21/02074/FUL Brook Furlong Farm, Costock Road, LE12 6LY

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).

East Leake Parish Council **OBJECTS** to this application.

1. Principle of Development

Less than halfway through the plan period, East Leake has already had 1454 homes approved against the “minimum” target of 400. There is a limit to how much growth can be absorbed by this rural village, and it has been reached.

Any further housing here would be contrary to the spatial strategy of Local Plan Part 1, which places the majority of new homes adjacent to the Nottingham urban area.

This is not an allocated site under Local Plan Part 2, which states that no further land should be allocated at East Leake.

It is not covered by Policy 11 – “Unallocated sites within settlements”, because it is not within the settlement. It is separated from it by fields and Sheep Plank Lane which forms a strong boundary to development in this area.

It should therefore be considered under Policy 22 – “Development within the Countryside”. Point 2(b) would permit “the re-use and adaptation of buildings for appropriate uses, including housing”, however this proposal extends the area of the former farm buildings, and demolishes and rebuilds them, rather than adapting them.

The proposal therefore contravenes LPP2.

The Planning Statement was written before the adoption of LPP2. Rushcliffe now has a housing supply in excess of 5 years, and the “tilted balance” does not apply. The appeals for the Rempstone Road and Lantern Lane sites cannot therefore be considered relevant.

Photographs have been provided with the application, but there would undoubtedly be visual intrusion into the countryside. The Midshires Way runs close to the site.

2. East Leake Neighbourhood Plan.

The proposal contravenes the following policies in the East Leake Neighbourhood Plan.

H1 – It has not been demonstrated that infrastructure can be provided in time to serve the needs of the development.

H4 – No noise assessment has been provided

H5 – The application does not show how it has considered Building for Life and other standards

H6(a) – the majority of homes are only within 1.25km of the village centre if the new footpath is used to connect with Sheep Plank Lane and thence Stonebridge Drive. Para 2.5.2 of the Neighbourhood Plan expects that the route used should be suitable for baby buggies and mobility scooters. Sheep Plank is muddy and unsuitable for these. It also floods frequently and the proposed route would be impassable at times.

H6(b) The site does not adjoin the existing built envelope of East Leake.

H6(d) The site is adjacent to Gypsum workings, and a survey is needed.

H6(e) Although the homes are just outside the flood zone, the access road (which forms part of the application) does cross the flood plain. Access via Lantern Lane in case of flooding on the access road is unacceptable.

T1/T2 No provision for cycle paths has been made. A footpath is proposed to improve connectivity, but with limited use (see above).

3. Public Transport

The site does not support sustainable forms of transport. The nearest useful bus stop on the No 1 service to Loughborough and Nottingham is over 800m away (using a footpath via the muddy Sheep Plank Lane which is liable to flood – see above). The bus service along Costock Road is the 863 which has just 3 buses a day in each direction towards Ruddington and Keyworth.

4. Other

Affordable housing requirements are currently 20% for developments of 10 or more houses. Therefore 3 units would need to be affordable.

Severn Trent Board has admitted that the sewerage system needs updating to prevent further sewerage discharge in the centre of the village. However, this by their own admission will take years to upgrade.

A similar application 19/02205/FUL has recently been dismissed on appeal.

Object with 7 for and 1 against

21/02021/FUL

31 Bley Avenue, LE12 6NX

extension,

Demolition of conservatory, single storey rear and replacement flat roof

No Objections

Agreed Unanimously

21/01776/FUL

16 Woodroffe Way, LE12 6AL

Installation of ducted air-con system (retrospective).

No Objections

Agreed Unanimously

21/PC/024

TO DISCUSS AND AGREE A RESPONSE TO (IF ANY) THE CHARNWOOD LOCAL PLAN PRE-SUBMISSION 2021-2037 CONSULTATION:

It was agreed to respond to the Consultation with the following points:

- No Secondary school provision – East Leake Academy takes children from Hathern and this could cause a potential issue.
- Enhancement of Loughborough Town Centre as for a lot of East Leake residents it is their main centre for shopping etc.

21/PC/025 CORRESPONDENCE:

8. Rushcliffe Borough Council re 21/01622/FUL (109 Main Street – single storey rear extension) - Granted.
9. Copy of email from Cllr Carys Thomas re Confirmation that around £69,000 CIL money should come to East Leake eventually from the Rempstone Road development

10. Email from Rushcliffe Borough Council Local Development notifying the Council that they have published for consultation the draft Affordable Housing Supplementary Planning Document. **Noted.**

21/PC/026 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):

There were no questions
Meeting closed at: 7.20pm

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