

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 11<sup>TH</sup> JANUARY 2022 AT 7.00PM.**

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

**ALSO PRESENT:** The Clerk, Sue Lewis.

**APOLOGIES FOR ABSENCE:** Cllrs Wendy Thompson, Chris Garbett and Chris Mulligan – reasons given and accepted.

**21/PC/088 CHAIR'S ANNOUNCEMENTS:**

None

**21/PC/089 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

None

**21/PC/090 MATTERS ARISING – FOR INFORMATION ONLY:**

Chair announced that a Zoom meeting is due to be arranged with OPDEnergy regarding the solar farm at Sharpley Hill.

**21/PC/091 PLANNING APPLICATIONS:**

**21/03117/FUL**

**6 Brickliffe Road, LE12 6JB**

Proposed single storey front/side and rear extension.

**No objections**

**Agreed unanimously**

**21/03103/ADVICE**

**Loughborough Road, East Leake**

Installation of new 10m medium telecommunications pole

**No objections**

**Agreed unanimously**

**21/03177/FUL**

**22 Costock Road, East Leake, LE12 6LY**

Proposed two storey side extension and single storey side/rear extension.

**Object on the grounds:**

- Over intensive
- Out of character and inappropriate for the area
- Extension falls forward of building line
- Negative impact on the street scene

**Agreed unanimously**

**21/PC/092 TO DISCUSS AND AGREE A RESPONSE TO EMAIL FROM COLSTON BASSETT PARISH COUNCIL VOICING CONCERNS OVER THE PLANNING PROCESS WITHIN CONSERVATION AREAS WITHIN RUSHCLIFFE:**

It was noted that we have had no problems in East Leake and also the reduction in the conservation officers at Rushcliffe from three down to one. It was agreed to support Colston Basset and Cllrs Liz Taylor, Eleanor Robinson, and Carys Thomas to draft a response which will be circulated.

**21/PC/093 CORRESPONDENCE:**

1. Rushcliffe Borough Council re 21/02633/FUL (22 Sycamore Road – demolition and replacement of garage with single storey side extension) – **Granted.**
2. Nottinghamshire County Council re erection of 120 place temporary school – **Granted.**
3. Rushcliffe Borough Council re 21/00179/CONARE (Inglenook, The Nook) – the Borough Council does not propose to make a Tree Preservation Order in this instance and the proposed work may proceed – **Noted.**

**21/PC/094 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

Meeting closed at: 19.15pm.

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 18<sup>TH</sup> JANUARY 2022 AT 7.00PM.**

**PRESENT:** Cllrs Jason Billin, Donna Griggs, Chris Garbett, Nick McGowan, Eleanor Robinson, Kevin Shaw, Liz Taylor (Chair), Wendy Thompson, Carys Thomas

**ALSO PRESENT:** The Clerk, Sue Lewis.

**APOLOGIES:** Cllr Chris Mulligan - reasons give and approved.

**21/PC/095 CHAIR'S ANNOUNCEMENTS:**

1. The Chair welcomed Cllr Jason Billin to the committee.
2. There are two applications on next week's Agenda for 48 Main Street and 47 new homes on Rempstone Road.

**21/PC/096 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

None

**21/PC/097 MATTERS ARISING – FOR INFORMATION ONLY:**

Still awaiting date for the Zoom meeting with OPDEnergy.

**21/PC/098 PLANNING APPLICATIONS:**

[21/03138/FUL](#)

**Pine Bank, West Leake Road, LE12 6LJ**

Construction of two storey front extensions. Loft conversion/first floor side extension with raised roof and part remodel. External alteration include application of tongue and groove weatherboard.

**No Objections** but would like to make the following comments

- Serious protection of the trees to stop them from being damaged.
- Ensure property will not be used for commercial purposes.

**Agreed Unanimously**

[22/00060/FUL](#)

**37 Potters Lane, East Leake, LE12 6NQ**

Proposed demolition of existing conservatory and erection of replacement single storey rear extension.

**No Objections**

**Agreed Unanimously**

[22/00027/FUL](#)

**2 The Nook, East Leake, LE12 6LF**

Construction of single storey rear extension, enlargement of existing side, elevation dormer box window, external alternation including new timber cladding, fenestration and doors to rear elevation.

**No Objections** but would like to make the following comments

- Positive building in the Conversation Area with a very modern extension
- Ensure the bathroom dormer window has increased in size is glazed appropriately

**Agreed Unanimously**

**21/PC/099 CORRESPONDENCE:**

1. Rushcliffe Borough Council re 21/02811/FUL (46 Sycamore Road – single storey rear extension) – **Granted.**
2. Rushcliffe Borough Council re 21/02542/FUL (15 Kirk Ley Road – proposed ground floor single storey rear extension and raised patio area at rear) – **Granted.**

**21/PC/100 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

There were no questions.

Meeting closed at: 7.15pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 25<sup>TH</sup> JANUARY 2022 AT 6.58PM.**

**PRESENT:** Cllrs Liz Taylor (Chair), Donna Griggs, Carys Thomas, Nick McGowan, Kevin Shaw, Chris Garbett & Jason Billin.

**ALSO PRESENT:** The Clerk, Sue Lewis, and Assistant Clerk, Ally Moore, and two members of the public.

**APOLOGIES:** Cllrs Eleanor Robinson, Chris Mulligan & Wendy Thompson – reasons given and accepted.

**21/PC/101 CHAIR'S ANNOUNCEMENTS:** None

**21/PC/102 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:** None

**21/PC/103 MATTERS ARISING – FOR INFORMATION ONLY:**

Email from Colston Basset PC thanking us for our response in regard to their concerns over the planning process within conservation areas within Rushcliffe.

**21/PC/104 PLANNING APPLICATIONS:**

**21/02993/RELD 1a Station Road, East Leake, LE12 6LQ**

Partial demolition of front boundary wall (**revised/additional Information added**).

19.04 - Chair closed the meeting to allow members of public to address the Committee.

19.11 - Chair reopened the meeting.

**Object on original grounds**

**Agreed by 5 with 1 abstention and 1 against.**

**21/02987/FUL 1a Station Road, East Leake, LE12 6LQ**

Demolition of existing shed. Construction of new detached garage, new access to include new driveway, alterations to front boundary wall including partial demolition and new dropped kerb (**revised/additional information added**).

19.18 – Chair closed the meeting to allow members of the public to address the Committee.

19.21 – Chair reopened the meeting.

**Object on original grounds**

**Agreed unanimously**

21/03222/FUL

**48 Main Street, East Leake, LE12 6PG**

Conversion and extension of existing residential outbuildings to form a new detached dwelling including associated parking and access works.

**Object on the grounds:**

- Contrary to policy B1 of Neighbourhood Plan
- Impact on conservation area
- Impact of having shared car park
- Amount of traffic coming out onto main road
- Impact on amenities of future residents

**Agreed by 7 with 1 abstention**

21/03223/FUL

**Land North of Rempstone Road, East Leake**

The erection of 47 dwellings with associated access, parking, and landscaping.

**Object on the grounds:**

- Housing mix does not comply with policy H3 of housing project, neither for this portion, nor for the whole site.
- Overall site was 30.6% for 2-bedroom properties, now reduced to 24.8% which is below the 30% threshold.

**Agreed unanimously**

**21/PC/105 CORRESPONDENCE:**

1. Rushcliffe Borough Council re 21/02739/FUL (20 Potters Lane – single storey front extension and external alterations to doors and fenestration, application of render – **Granted.**
2. Nottinghamshire County Council regarding consultation on the draft Nottinghamshire and Nottingham Waste Local Plan – **Item for future agenda.**

**21/PC/106 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

None.

Meeting closed at: 19.37