

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 8<sup>TH</sup> MARCH 2022 AT 7.00PM**

**PRESENT:** Cllrs Liz Taylor (Chair), Eleanor Robinson, Donna Griggs, Wendy Thompson, Carys Thomas & Chris Garbett.

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

**APOLOGIES:** Cllrs Nick McGowan, Kevin Shaw and Jason Billin – reasons given and accepted.

**21/PC/121 CHAIR'S ANNOUNCEMENTS:**

The application for the solar farm will be discussed before the Damson Road application.

**21/PC/122 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

None.

**21/PC/123 MATTERS ARISING – FOR INFORMATION ONLY:**

None.

**21/PC/124 PLANNING APPLICATIONS:**

19.02 - The Chairman closed to allow the member of the public to address the meeting.

**22/00319/FUL**

**British Gypsum Glebe Mine and Cuckoo Bush Farm,  
Leake Road, Gotham, Nottingham, Nottinghamshire**

Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements.

The following points were made by the member of the public:

- A steering group has been set up by this member of the public, and they have employed a professional technical planning consultant to research this application. They would like to make the village aware of the impact this application would have. The group's main aim is share information in an impartial way by flagging up issues (i.e. Visual impact, noise impact, etc).
- They're not opposed to the application, but they do object to fields 15 & 16 which are directly along the Stocking Lane bridleway. This is the only access into the countryside from the village and 200-300 people use it every day.

19.12 The Chairman reopened the meeting, and it was all agreed that this application be deferred until next week's Planning Meeting when members will have had time to research the large amount of information relating to this application. Clerk to request an extension and point out that there are still no site notices up.

**22/00254/FUL**

**19 Damson Road, East Leake, LE12 6QY**

Erection of bungalow.

**Object on the following grounds:**

- Proposed development is too close to the cutting and any digging could destabilise and be a risk to the property.
- Description is incorrect
- Parking could potentially cause issues.
- The property would alter the aesthetic appeal of the communal area of the development.

**Agreed unanimously**

**21/PC/125 CORRESPONDENCE:**

1. Rushcliffe Borough Council re 21/02808/FUL (59 Kirk Ley Road - erection of 1 storey outbuilding to front of property) – **Granted.**
2. Rushcliffe Borough Council re 21/02978/FUL (15 Station Road - first floor front extension) – **Granted.**
3. Rushcliffe Borough Council re 21/02529/FUL (59 Carlton Crescent – proposed loft conversion, new front dormer, and single storey rear extension) – **Granted.**
4. Rushcliffe Borough Council re 21/01776/FUL (16 Woodroffe Way – installation of ducted air-con system (retrospective) – **Granted.**

**21/PC/126 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

None.

Meeting closed at: 19.22

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 15<sup>TH</sup> MARCH 2022 AT 7.00PM**

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

**ALSO PRESENT:** The Clerk, Sue Lewis, Cllr Mel Roper and 3 members of the public.

**APOLOGIES:** Cllr Nick McGowan – reasons given and accepted.

**21/PC/127 CHAIR'S ANNOUNCEMENTS:** None.

**21/PC/128 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:** None.

**21/PC/129 MATTERS ARISING – FOR INFORMATION ONLY:** None.

**21/PC/130 PLANNING APPLICATIONS:**

[22/00340/FUL](#)

**Willow Marsh Farm, Loughborough Road, East Leake**

Demolition of agricultural workers dwelling and erection of building for use as ancillary accommodation for wedding ceremonies in connection with the existing wedding venue and associated works.

7.02pm – The Chair closed to meeting to allow member of the public to address members

7.06pm – The Chair reopened the meeting

**No objections**

**Agreed by 7 in favour with 1 abstention**

[22/00344/FUL](#)  
[22/00356/LBC](#)

**25 Main Street, East Leake, LE12 6PF**

Remove existing glazing fronting existing link, construct new single storey rear link, installation of new floor slab, new doorway to w/c. House alterations: internally re-instate original sitting room where current kitchen is, externally block up existing opening to link; raise window lintel to rear. Alterations to annexe; internally remove staircase and upstairs accommodation, relocate boiler, create kitchen/dining. Externally remove gable end wall, installation of rooflights, remove two dormer windows to east elevation.

**No objections but think the application needs special consideration from the conservation officer as outside of the Parish Council's expertise.**

**Agreed unanimously**

[22/00319/FUL](#)

**British Gypsum Glebe Mine and Cuckoo Bush  
Farm, Leake Road, Gotham, Nottingham,  
Nottinghamshire**

Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements.

07.10pm – The Chair closed the meeting to allow member of the public to address

07.25pm – The Chair reopened the meeting

Following a lengthy discussion, it was agreed for the council to remain neutral in as the Parish Council in principle supports green energy but would like to make the following comments:

- The East Leake Neighbourhood Plan confirms at Paragraph 5.1.5: The network of footpaths and bridleways that provide access into the countryside make it a valuable leisure amenity for residents.
- The network of bridleways and footpaths including those along fields 15 & 16 are regularly used by walkers, cyclists and horse riders and we would welcome a review of the layout of the solar farm to minimise impact on the amenity.
- We are concerned the noise from invertors may prevent many horses, dogs and people from comfortably using adjoining bridleways and would like to see these are placed far away from the public paths.
- We note the planting of hedgerow to screen the fencing will take at least 10 years to be fully established and even then, will not fully hide the panels from sight from the public footpaths. Is more mature planting an option to reduce this timeframe?
- We understand most if not all of the fields are currently used in food production which is very important in the current climate. We would like reassurance that food production (arable or pastoral) will be able to continue on the fields with the solar panels in use and see a long-term plan for combined use.
- The Environmental Impact Assessment does not much detail and we would like to see a more detailed report and mitigation plan prior to commencement of works. If the land is not planted and especially if the land is treated with weedkiller, we have deep concerns the population of the varied wildlife in the area will decline steeply due to lack of food.
- We are concerned about the potential risk of flooding as a result of a reduction in ground permeability and increased water runoff.

**Agreed by 7 in favour with 1 abstention**

**21/PC/131 CORRESPONDENCE:**

1. Rushcliffe Borough Council re 21/02808/FUL (59 Kirk Ley Road – erection of 1 storey outbuilding to front of property – **Application Permitted (conditional)**).
2. Rushcliffe Borough Council re 22/00118/VAR (48 Main Street - Variation of Condition 2 (Approved plans) of planning permission 20/01974/FUL to make alterations and replace approved plans - **Granted**).

**21/PC/132 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

None. Meeting closed at 7:45pm.

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 22<sup>ND</sup> MARCH 2022 AT 7.00PM**

**PRESENT:** Cllrs Liz Taylor (Chair), Donna Griggs, Wendy Thompson, Carys Thomas, Kevin Shaw, Chris Garbett, Jason Billin & Stefano Forlani.

**ALSO PRESENT:** The Clerk, Sue Lewis, and Assistant Clerk, Ally Moore.

**APOLOGIES FOR ABSENCE:** Cllrs Eleanor Robinson and Cllr Nick McGowan – reasons given and approved.

**21/PC/133 CHAIR'S ANNOUNCEMENTS:**

None.

**21/PC/134 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

Cllr Carys Thomas - 22/00303/FUL

**21/PC/135 MATTERS ARISING – FOR INFORMATION ONLY:**

Clerk has circulated the comments from last week's meeting regarding the solar farm (22/00319/FUL) discussion from last meeting.

Clerk reported on email received from resident regarding 22/00319/FUL. Clerk to reply on behalf of the Parish Council explaining that the council has taken the neighbourhood plan fully into account including policy T2 which deals with footpaths.

19.04 - Cllr Stefano Forlani joined the meeting

**21/PC/136 PLANNING APPLICATIONS:**

**[22/00303/FUL](#)**

**Land to Northeast of Highfields Farm, Bunny Hill, Costock**

Construction of a Solar Farm and battery stations together with all associated works, equipment, and necessary infrastructure.

**No objections but would like to point out possibility of the runoff of water from panels into Kingston Brook which could potentially increase flooding in Costock and East Leake.**

**Agreed 7 in favour, with 1 abstention.**

[22/00488/FUL](#)

**14 Carlton Crescent East Leake, LE12 6JF**

Erection of single storey front, 2-storey side and first floor side and rear extensions.

**No objections, but plans do not show how the slopes of the roofs line up with the adjacent building.**

**Agreed unanimously**

[22/00478/FUL](#)

**22 Damson Road, East Leake, LE12 6QY**

Single storey side and rear extension.

**No objections but would like to query the lack of outdoor amenity space and whether that meets with policy guidelines.**

**Agreed unanimously**

[22/00451/FUL](#)

**222A Gotham Road, East Leake, LE12 6JG**

Construction of single storey rear extension, single storey side garage and raised rear patio. External alterations include to fenestration and application of render.

**No objections                      Agreed unanimously**

**21/PC/137      CORRESPONDENCE:**

1. Nottinghamshire County Council - Resolution of Planning Application – East Leake Primary School – foul drainage connection to existing drainage – **Noted.**

**21/PC/138      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

None.

Meeting closed at: 19.16pm