

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 12TH 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 plan, 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 14th April.
2. Rushcliffe Borough Council – application for Land North Of Rempstone Road (21/02987/FUL) will be considered by the Planning Committee on Thursday 14th 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

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 26TH APRIL 2022 AT 7.00PM

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

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

APOLOGIES FOR ABSENCE: Cllr Nick McGowan & Cllr Carys Thomas – reasons given and accepted.

21/PC/145 CHAIR'S ANNOUNCEMENTS:

Chair reported that she, Cllr Way and Cllr Thomas attended the Rushcliffe Borough Council planning meeting regarding the additional houses on Rempstone Road, and the planning application for 1a Station Road, and both were rejected. It was pointed out the East Leake Neighbourhood Plan was due for renewal. Clerk will send members of the committee a copy of Neighbourhood Plan. Members to read and mark things as they go through, and this will be discussed and amended in the future.

21/PC/146 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

None

21/PC/147 MATTERS ARISING – FOR INFORMATION ONLY:

None

21/PC/148 PLANNING APPLICATIONS:

[22/00113/FUL](#)

2 Woodgate Road, East Leake, LE12 6PY

Extension to side of detached bungalow, erection of front porch & external, rendered insulation to all external walls

No objections but would like to query type of rendering as no information given on application.

Agreed unanimously

[22/00640/FUL](#)

Manor Farm, Castle Hill, East Leake

Erection of detached single storey nursery gym.

No objections but would like to suggest solar panels on roof, and rainwater harvesting.

Agreed unanimously

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21/PC/149 CORRESPONDENCE:

1. Rushcliffe Borough Council re 21/02993/RELDM (1a Station Road – partial demolition of front boundary wall) – **Planning permission granted for relevant demolition in a conservation area.**
2. Rushcliffe Borough Council re 21/029087/FUL (1a Station Road – 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) – **Planning permission granted.**
3. Rushcliffe Borough Council re 22/00340/FUL (Willow March Farm – demolition of agricultural workers dwelling) – **Planning permission granted.**
4. Rushcliffe Borough Council re 21/03138/FUL (Pine Bank, West Leake Road – construction of two storey front extensions) – **Planning permission refused.**

21/PC/150 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U): None

Meeting closed at: 19:07

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