

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 9<sup>th</sup> AUGUST 2022 AT 7.00PM**

**PRESENT:** Cllr Liz Taylor (Chair), Cllr Kevin Shaw, Cllr Chris Garbett, Cllr Carys Thomas (via Zoom and did not have any voting rights), Cllr Donna Griggs, and Cllr Lynne Twigg, Cllr Wendy Thompson, Cllr Eleanor Robinson

**ALSO PRESENT:** The Clerk, Sue Lewis, was also present.

**APOLOGIES FOR ABSENCE:** None

**22/PC/025 CHAIR'S ANNOUNCEMENTS**

The Clerk reported that a resident off Stocking Lane enquired if the Parish Council had received any updates on the Solar Farm – Cllr Carys Thomas agreed to check with RBC

**22/PC/026 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:** None

**22/PC/027 MATTERS ARISING – FOR INFORMATION ONLY:** None

**22/PC/028 PLANNING APPLICATIONS**

**22/01339/LDO**

**Proposed Local Development Order for Development at Ratcliffe on Soar Power Station**

It was agreed not respond to this consultation until members have had a chance to visit the exhibition on the 16<sup>th</sup> of August at Thrumpton or 18<sup>th</sup> August at Gotham.

**22/01484/FUL**

**20 Ropewalk, East Leake, LE12 6NR**

Single storey side and rear extension, extension to existing garage.

**No Objections**

**Agreed Unanimously**

**22/PC/029 CORRESPONDENCE**

1. RBC, Ref 22/01111/FUL, 15 Ryeholme Close – Two storey extension – Grant Permission
2. RBC, Ref 22/00254/FUL, 19 Damson Road – Erection of a bungalow – Permission Refused.
3. RBC, Ref 22/00810/ADV, Nags Head, 14 Main Street – Installation of replacement illuminated and non-illuminated signs to include 1 x pictorial panel, 1 x name board, 2 x amenity boards, 2 x wall lights, 1 x set of sign writing and 6 x replacement floodlights – Grant Consent
4. RBC, Ref 22/01069/FUL, Brookside Bungalow, School Green – Change of use of vacant caretaker's bungalow to teaching accommodation – Grant Permission

**22/PC/030 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)**

There were no questions.

The 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 23<sup>RD</sup> AUGUST 2022 AT 7.00PM**

**PRESENT:** Cllr Donna Griggs (Chair), Cllr Kevin Shaw, Cllr Chris Garbett, Cllr Jason Billin, Cllr Lynne Twigg & Cllr Wendy Thompson.

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

**APOLOGIES FOR ABSENCE:** Cllr Liz Taylor, Cllr Eleanor Robinson, and Cllr Carys Thomas – reasons given and accepted.

In the absence of the Chair and Vice-Chair of the planning committee, Cllr Donna Griggs was elected to chair the meeting.

**22/PC/031 CHAIR'S ANNOUNCEMENTS:**

There were no announcements.

**22/PC/032 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

The committee declared an interest in 22/01491/FUL (21 Costock Road).

**22/PC/033 MATTERS ARISING – FOR INFORMATION ONLY:**

Communication has been received from residents regarding application 22/01484/FUL (20 The Ropewalk) which the committee considered on 9<sup>th</sup> August. The residents in question didn't receive their notification of the planning application from Rushcliffe Borough Council in time to attend to the planning meeting on 9<sup>th</sup> August, and they wished to point out some discrepancies with the application (including the moving of a fence which wasn't mentioned on the original application). Matter has been referred to Rushcliffe Borough Council.

**22/PC/034 PLANNING APPLICATIONS:**

**22/01491/FUL**

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

Change of use of existing kitchen/storage building to agricultural use.

**The committee has declared an interest in this application and therefore wish to remain neutral.**

**22/01539/FUL**

**1 Quince Close, East Leake, LE12 6RB**

Proposed single storey side and rear extension, external alterations include to fenestration, doors, and application of render. Second floor window to side elevation. Proposed loft conversion with front, rear, and side rooflights. Open timber storm porch to side elevation.

**Council agreed to remain neutral and make the following comments:**

- **Further clarification on boundaries between neighbouring properties is required**
- **Concerns regarding the side entrance and how this will be accessed**
- **Addition of Velux windows will potentially alter the aesthetics of the street scene**

**Agreed unanimously**

**22/01339/LDO**

**Proposed Local Development Order for Development at Ratcliffe on Soar Power Station**

Following a detailed discussion, the Clerk/Assistant Clerk will draft a response covering the following points:

- The highest building is going to be lower than the cooling towers but spread over larger area of both sides of A453. Would like to request requirements in the design specification that call for measures to soften the visual impact, such as roof shaping (sloping roofs), and use of Green Walls (vertical planning). The latter would also act as carbon sinks and reduce noise as soft surfaces help reduce sound reflection.
- Noise pollution from warehouse distribution and rail head operations should be taken into consideration.
- Impact of additional traffic on country roads and surrounding roads – by both workers and commercial vehicles. Roads around East Leake, West Leake and Rempstone will be impacted as these will be major access routes to the site.
- Cycle paths linking the villages are needed.
- There is no direct public transport from East Leake to the development site. Bus connections and scheduling and either non-existent or do not connect well. Suggest bus routing is included as part of the transport feasibility study.
- Only access to the south side of the site is from the elevated roundabout off the A453 which does not encourage walking/cycling to the site.
- Non-motorised users on Station Road and West Leake Road in East Leake; and Main Street in West Leake may be impacted as a result of increased traffic flows making road crossings more difficult. This results in a moderate adverse effect which is considered significant.
- Don't feel enough is being done to mitigate the risks of increased traffic in these areas or to encourage the use of public transport/cycling.
- Suggest a transport feasibility study be carried out in the surrounding areas and villages which takes HS2, cycle routes, and the extension of bus (and possibly tram) routes along the ex-GCR line.

**22/00995/FUL**

**7 St Marys Crescent, East Leake, LE12 6QR**

Erection of two-storey side and single storey rear extensions. Erection of brick boundary wall to front and retention of front porch.

**No objections**

**Agreed unanimously**

**22/PC/035 CORRESPONDENCE:**

1. Planning application received from Parish Councillor – **Clerk to seek guidance from monitoring officer on correct protocol.**
2. Rushcliffe Borough Council regarding request to prune back 2 trees on Station Road - **tree preservation order will not be made.**
3. Email from resident regarding plot of land purchased in the village which already has planning approved but they would like to revisit and possibly amend to a better scheme to suit local residents and the area - **Clerk has responded asking resident to confirm whereabouts the land in question is.**

**22/PC/036 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U):**

There were no questions.

Meeting closed at 19:27.