

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 14TH FEBRUARY 2023 AT 7.00PM

PRESENT: Cllrs Donna Griggs, Jason Billin, Chris Garbett, Eleanor Robinson (Chair), Kevin Shaw, Lynne Twigg, Carys Thomas

ALSO PRESENT: Sue Lewis (Clerk), Cllrs Lesley Way, Mel Roper and one member of the public.

APOLOGIES FOR ABSENCE: Cllrs Wendy Thompson & Liz Taylor – reasons given and accepted.

22/PC/094 CHAIR'S ANNOUNCEMENTS

None

22/PC/095 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

22/PC/096 MATTERS ARISING – FOR INFORMATION ONLY

None

22/PC/097 PLANNING APPLICATIONS

22/00319/FUL

Land to the West of Wood Lane / Stocking Lane, Kingston Estate, Gotham, NG11 0LF

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.

East Leake Parish Council ('ELPC') **objects** to the application. Having previously returned neutral comments, it was apparent to ELPC at its Planning Committee meeting on 14th February 2023 that the potential benefits of the development do not clearly outweigh the resulting harm.

Reasons for ELPC's objection include but are not limited to the following:

Very Special Circumstances

The National Planning Policy Framework paragraph 151 states:

'When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed.'

The proposed development is situated entirely within the Green Belt and as such is presumed inappropriate. The developer has failed to demonstrate very special circumstances. It is clear the creation of a solar farm alone does not warrant the loss of substantial Green Belt land, particularly in light of the British Energy Security Strategy's focus on offshore wind farming.

Public opinion

Since previous consultation, a number of additional East Leake residents have commented, on the Planning Portal and elsewhere, that the loss of amenity would be detrimental. Despite the removal of Field 16 and part of Field 15, the solar farm would still be widely visible along popular local walking paths and bridleways.

Open green spaces are vital to the wellbeing of residents and additional screening of solar farm materials would destroy the openness of the Green Belt amenity.

Flawed research

We are concerned that the application paperwork is not reflective of reality. For instance, desk research has been carried out rather than site visits which is wholly inappropriate. The benefits of the development also appear to be highly exaggerated, as research suggests solar farms run at an average of 11.2% of stated capacity.

We have also been made aware that residents attempting to put forward any negative opinion to agents of the developer who were undertaking 'community research' in East Leake were dismissed and refused participation. We also understand the positive responses were in relation to the concept of renewable energy rather than the specific development in questions. As such, the results of community research cannot be relied upon.

Safety concerns

In light of the Police response to the proposals, we are concerned that there are two potential outcomes:

1. The insecure development will be targeted by thieves and place local residents in potential danger.
2. The deer fencing will be replaced by the tall fencing suggested for security, having a detrimental effect on wildlife and visual amenity. If this were to transpire, we would expect visual assessments to be updated and to be further consulted as a result of the substantial change.

Food security

The turmoil created by the recent invasion of Ukraine has made obvious the need for food security as well as energy security. We understand the land of the proposed development is classed as 3b – capable of producing moderate yields of a range of crops. We believe it vital to retain this land for agricultural use rather than convert the land to a solar farm which could be placed on non-agricultural land.

We note suggestions that sheep could graze among the solar panels. However, it is our understanding there is no shortage of land suitable to graze sheep and so this does not mitigate the loss of agricultural land.

Cumulative effect

We are concerned that the cumulative effect of this development appears to have been dismissed purely on consideration of the proposed solar farms within the area. The substantial loss of Green Belt should be considered as an accumulation to all proposed and permitted developments in the area.

Agreed Unanimously

23/00063/OHLS37 O/S Rushcliffe House, Stocking Lane, East Leake, LE12 5RL

Construction of a free-standing pole transformer on an H-Pole configuration not exceeding 15m in height and connecting onto the underground network cable.

This application was withdrawn on 6th February.

23/00111/FUL 30 Stonebridge Drive, East Leake, LE12 6JP
First floor side extension.

No Objections Agreed by 6 in favour with 1 abstention.

22/PC/098 CORRESPONDENCE

1. Copy of Cllr Carys Thomas's reply to Greater Nottingham Strategic Plan – **circulate to councillors.**
2. Copy of letter from Ruth Edwards MP to Cllr Lynne Twigg re Rushcliffe Planning and Development Survey – **Noted**
3. Copy of Cllr Carys Thomas's draft respond to the NPPF consultation – **circulate to councillors**
4. Rushcliffe Borough Council, 22/01109/FUL, 69 Sharpley Drive – Erection of garage and annex – **Grant Planning Permission.**
5. Rushcliffe Borough Council, 22/02152/FUL, 73 Woodgate Road – Rear and side single story extensions and extension of carport – **Grant Planning Permission**

22/PC/099 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)

There were no questions.

Meeting closed at 7.35pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 28TH FEBRUARY 2023 AT 7.00PM

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

ALSO PRESENT: Cllr Donna Griggs (acting as Clerk) and Cllr Mel Roper.

In the absence of the Clerk, it was agreed that Cllr Donna Griggs would take the minutes of the meeting.

APOLOGIES FOR ABSENCE

None.

22/PC/100 CHAIR'S ANNOUNCEMENTS

Chair announced that nomination packs are now available for anyone wishing to stand in the upcoming elections.

22/PC/101 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

23/00186/FUL – Cllr Jason Billin
23/00333/FUL – Whole committee

22/PC/102 MATTERS ARISING – FOR INFORMATION ONLY

Cllr Carys Thomas reported that the application regarding the solar farm on Stocking Lane will go to the Rushcliffe Borough Council planning committee next week (9th March) and is likely to be approved.

22/PC/103 PLANNING APPLICATIONS

23/00102/FUL

Foxhill Barn, Stocking Lane, West Leake, LE12 5RL
Retrospective application for the use of the main dwelling as a dwelling/holiday let, alterations to and use of the outbuilding as annexe/holiday let and siting and use of the Shepherd's Hut as ancillary residential accommodation for staff in relation to the holiday let.

Agreed unanimously to remain neutral but make the following comments:

- **Needs conditions on ongoing basis; should not become separate residencies and should be used as a holiday let only.**
- **Support comments made by Cllr Carys Thomas**
- **Remove permitted development rights**

Cllr Jason Billin left the meeting.

23/00186/FUL

42 Main Street, East Leake, LE12 6PG

Change of use of residential ground floor flat (C3) to two units within Use Class E (a) (Shop) E(b) (Food and Drink) or E (c) (Financial and Professional Services); alterations to external elevations including new shop frontage, first floor window to side elevation, installation of air conditioning units, external lighting and two storey rear extension. Part retrospective.

No objections. Would like to suggest that, as the development is within the conservation area, the air conditioning unit be moved out of sight.

Agreed 7 in favour with 1 abstention

Cllr Jason Billin returned to the meeting

23/00044/VAR

Land West Of 33 Costock Road, East Leake, LE12 6LY

Variation of Condition 2 (approved plans) for application 21/01583/FUL to amend layout to single access and adjust hard and soft landscape proposals.

This application was not considered due to a declaration of interest made by East Leake Parish Council.

23/00333/FUL

22 Costock Road, East Leake, LE12 6LY

Erection of new two storey dwellinghouse, associated landscaping and access works.

Object. Would like to reiterate previous comments and add that plans fall forward of building line on Meeting House Close.

Agreed unanimously.

22/PC/104 CORRESPONDENCE

1. Rushcliffe Borough Council re 23/00085/AGRIC (Brook Furlong Farm – agricultural garage with farm office and storage – **Details refused.**

22/PC/105 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)

There were no questions.

Meeting closed at 7.30pm