

**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> JULY 2023 AT 7.00PM**

**PRESENT:** Cllrs: Liz Taylor (Chair), Jason Billin, Chris Jennison, Donna Griggs, Lynne Twigg (Vice-Chair), Eleanor Robinson, Wendy Thompson, Chris Garbett, and Will Birch.

**ALSO PRESENT:** Clerk, Sue Lewis, Borough Cllr Carys Thomas and 4 members of the public

**APOLOGIES FOR ABSENCE:** None

**23/PC/021 CHAIR'S ANNOUNCEMENTS**

None

**23/PC/022 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

None

**23/PC/023 MATTERS ARISING – FOR INFORMATION ONLY**

None

**23/PC/024 PLANNING APPLICATIONS**

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

7.08pm the Chair re-opened the meeting.

**23/01200/OUT**

**Rushcliffe Golf Club, Stocking Lane, East Leake, LE12 5RL**

Outline application for the erection of 3 dwellings with associated vehicle access. All matters reserved except for access.

**Object on the following grounds:**

- The development will be in the Greenbelt
- Drainage, driveways on the new development go across the ditch which is the flood prevention measure for the houses on Leake Road.
- Access - lots of large lorries use the road going to Gypsum and it is an accident hot spot.
- All the houses on Leake Road have septic tanks, there is no mains drains. Provision should be made to make the driveways large enough for big tanks to empty the septic tanks.
- Speed limit at present is 40mph, if this development goes ahead request that the speed limit is dropped to 30mph
- No pavement on the side of the road where the development is proposed.
- There are stables and paddocks across the road from the proposed development - approx 40 horses using the Ridgeway on a regular basis.

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

**23/01245/FUL**

**2 Falcon Way, East Leake, LE12 6YF**

Two storey side/rear extension and single storey rear extension. Loft conversion includes part raising of existing roof and 2nd floor window to side elevation with 2no. side, 1no front, 1no. rear dormers and roof light. Alterations to fenestration. Conversion of existing garage loft space includes 1no. rear dormer and window to first floor side elevation.

**Neutral with the following comment:**

- Out of keeping with the street scene

**Agreed Unanimously**

**23/01044/ADV**

**Bulls Head, 78 Main Street, East Leake, LE12 6PG**

1 x main entrance signage. 2 x side elevation signage, 2 x projecting signage, 1 x post sign.

**No Objections      Agreed      Unanimously**

**23/PC/025      TO DISCUSS AND CONSIDER RESPONSE TO EMA NOISE ACTION PLAN**

Following a discussion, it was agreed to send a general email with our comments and the Chair and the Clerk will put the comments together and circulate before sending.

**23/PC/026      CORRESPONDENCE**

None

**23/PC/027      QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. 1U)**

There were no questions.

Meeting closed at 19.36pm.

**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> JULY 2023 AT 7.00PM**

**PRESENT:** Cllrs: Liz Taylor (Chair), Chris Jennison, Eleanor Robinson, Jason Billin, and Wendy Thompson.

**ALSO PRESENT:** Clerk, Sue Lewis, and Assistant Clerk, Ally Moore, Cllr Lesley Way (RBC), Cllr Carys Thomas (RBC), Cllr Kevin Shaw, and one member of the public.

**APOLOGIES FOR ABSENCE:** Cllrs Chris Garbett, Will Birch, and Stefano Forlani – reasons given and accepted.

**23/PC/028 CHAIR'S ANNOUNCEMENTS:** None

**23/PC/029 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:** None

**23/PC/030 MATTERS ARISING – FOR INFORMATION ONLY:**

Comments from the EMA Noise Consultation had been previously circulated and will now be forwarded to East Midlands Airport.

**23/PC/031 ELECT A NEW VICE-CHAIR OF THE PLANNING COMMITTEE**

Chair nominated Cllr Chris Garbett as the new Vice-Chair of the Planning Committee and all members unanimously agreed to elect.

**23/PC/032 PLANNING APPLICATIONS**

**20/02302/FUL**

**Rushcliffe House, Stocking Lane, East Leake, LE12 5RL**

Erection of replacement boundary fence – revised plans and details received.

7.03pm - Chair closed the meeting to allow member of the public to address the committee.

7.06pm – Chair reopened the meeting.

**Object, and reiterate same objections made previously:**

- Believe that the fence is not in curtilage of the property and designation of land should be checked by the Planning Officers.
- Vista will be lost on the ridge / public right of way. Contravenes local plan:
  - Part One, paragraph 10
  - Part Two, policy 1
  - Part Two, policy 22

**Agreed unanimously**

**23/01300/FUL**

**8 Exeter Close, East Leake, LE12 6LS**

Single storey rear extension.

**No objections**

**Agreed unanimously**

**23/01316/FUL**

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

Single storey rear with canopy and side infill extension to existing garage including front canopy. Part conversion of existing garage. New front porch and front door. New gate to side existing boundary wall. Extend existing patio.

**No objections**

**Agreed unanimously**

**23/PC/033 TO CONSIDER CONSULTATION ON WEST LEAKE ROAD – PROPOSED 40MPH SPEED LIMIT**

It was agreed unanimously to support the proposed 40mph speed limit on West Leake Road.

**23/PC/034 CORRESPONDENCE**

1. Rushcliffe Borough Council – notice of appeal regarding retrospective application 21/02328/FUL (7 Rushcliffe Grove).
2. Email from Rushcliffe Borough Council thanking us for responding to the Council's Low Carbon and Sustainable Design SPD consultation and informing us that the SPD has been adopted.
3. Rushcliffe Borough Council – notification that planning application relating to 48 Main Street (23/00998/FUL) has been withdrawn.
4. Rushcliffe Borough Council – notice of adoption of the Ratcliffe on Soar Local Development Order
5. Rushcliffe Borough Council – acknowledgement of receipt of application 23/01385/ADVICE (street scene painting mural on outside bridge walls in the village)

Meeting closed at 7.20pm.