

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL,
HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 10 OCTOBER 2023 AT 7.00PM**

PRESENT: Cllrs: Liz Taylor (Chair), Chris Garbett, Eleanor Robinson, Jason Billin

ALSO PRESENT: The Clerk, Sue Lewis, and Cllr Carys Thomas (RBC), and one member of the public.

APOLOGIES FOR ABSENCE: Cllrs Chris Jennison, Will Birch, Wendy Thompson, Donna Griggs – reasons given and accepted.

23/PC/057 CHAIR'S ANNOUNCEMENTS

The Clerk requested that all apologies come straight to her or the Assistant Clerk via email, phone call or a direct message not via the social WhatsApp.

23/PC/058 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

23/PC/059 MATTERS ARISING – FOR INFORMATION ONLY

None

23/PC/060 PLANNING APPLICATIONS

23/01728/FUL

1 The Nook, East Leake, LE12 6LF

Single storey side extension and alterations to existing dwelling, construction of two dwellings and associated landscaping.

7.03pm the Chair closed the meeting to allow a member of the public to address the Committee.

7.08pm the Chair re-opened the meeting.

Object on the grounds:

- It is an inappropriate development for this site
- Two new homes out of keeping with the area
- Over intensive
- Adjacent to a public footpath which is used daily by pupils attending the adjacent school.
- Should be kept as a "brick faced building"
- Driveway opposite access to Tutin Court
- Possible medieval settlement and suggest an archaeological survey
- In East Leake Conservation Area and proposed restoration to existing building too modern for a historic 'positive' building
- No footpath on either side of The Nook with cars regularly parked on road opposite entrance to proposed new houses

Agreed Unanimously

23/01705/TPO

W J Yapp Trust, Derbyshire House, Station Road, East Leake

Trees: T39 (Ash) - Crown lift and prune. T36 (Yew Tree) - Prune. T27 - (Holly tree) - Fell. T23 (Cherry tree) – Prune

Object on the grounds that there is no arboriculture report

Agreed Unanimously

23/01776/FUL

91 Main Street, East Leake, LE12 6PF

Demolition of existing front boundary wall and gate. Two storey front/side extension. New ridge roof to replace existing rear main roof. New will pillars and gate to front boundary.

No Objections as long as it is visibly in keeping with the current building.

Agreed Unanimously

23/01814/RELDM

91 Main Street, East Leake, LE12 6PF

Demolition of existing front boundary wall and gate.

No Objections

Agreed Unanimously

23/PC/062 TO DISCUSS AND AGREE A RESPONSE TO PROPOSED DEVELOPMENT OF EXTENSION TO THE EAST LEAKE SERWAGE TREATMENT WORKS AND THE INSTALLATION OF ASSOCIATED BUILDINGS AND INFRASTRUCTURE
<http://www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=F/4573>

Following a discussion, it was agreed to respond with the following:

- Traffic movement be restricted to certain times
- Clarify that re-planting will take place
- Traffic Management Plan required prior to commencement of work

23/PC/063 CORRESPONDENCE

1. Viaem – Consultation on double yellow lines – Evans Road and Sheepwash Way – Agenda item next week.
2. RBC - 23/01528/FUL Pine Bank, West Leake Road – Application withdrawn
3. RBC – 23/00272/FUL, 1 Hotchley Bungalows – Grant planning permission
4. RBC – 22/01930/NMA. 39 Rempstone Road – Non-Material Amendment Agreed
5. Charnwood Borough Council – Local Plan Examination – Agenda item.

Meeting closed at 7.34pm

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL,
HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 17 OCTOBER 2023 AT 7.00PM**

PRESENT: Cllrs: Liz Taylor (Chair), Chris Garbett, Chris Jennison, Wendy Thompson, Will Birch, Donna Griggs, Eleanor Robinson, Jason Billin

ALSO PRESENT: The Clerk, Sue Lewis, and Cllr Carys Thomas (RBC),

APOLOGIES FOR ABSENCE: None

23/PC/064 CHAIR'S ANNOUNCEMENTS

The Chair reported that the commencement of building work on the Nook has been reported to the Enforcement Office for Planning at RBC,

23/PC/065 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

23/PC/066 MATTERS ARISING – FOR INFORMATION ONLY

None

23/PC/067 PLANNING APPLICATIONS

23/01212/FUL

Greenstone, Woodgate Farm, Rempstone Road

Single storey rear extension to existing home office/annex building and change of use from home annex/office to commercial use

No Objections

Agreed Unanimously

23/PC/068 TO DISCUSS AND CONSIDER RESPONSE TO GREATER NOTTINGHAM STRATEGIC PLAN – STRATEGIC DISTRIBUTION AND LOGISTICS PREFERRED APPROACH CONSULTATION (www.gnplan.org.uk/logistics)

It was agreed to make the following comments:

- Not taking in account the greenbelt and historic sites
- HS2 is irrelevant
- Parking issues – will the Park and Ride cope with number of employees

23/PC/069 TO DISCUSS AND CONSIDER RESPONSE TO PUBLIC CONSULTATION ON PROPOSED DOUBLE YELLOW LINES ON EVANS ROAD AND SHEEPWASH WAY AND SCHOOL KEEP CLEARS (NO STOPPING – MON TO FRI BETWEEN 8AM & 4.30PM)

The Committee fully support the proposed double lines and therefore had no comments to make.

23/PC/070 TO DISCUSS AND CONSIDER RESPONSE TO CONSULTATION FOR EAST LEAKE QUARRY
<http://www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=V/4209>

No comments

23/PC/071 TO DISCUSS AND CONSIDER RESPONSE TO CONSULTATION FOR CHARNWOOD LOCAL PLAN EXAMINATION
https://www.charnwood.gov.uk/pages/examination_documents

The chair closed the meeting at 7.15pm to allow Cllr Carys Thomas to address the meeting.

7.17pm the Chair re-opened the meeting.

Following a discussion, it was agreed to make the following comments:

- There will be a site near to Cotes which is close to the Rushcliffe boundary and may impact on local schools and health facilities. This new settlement should be carefully considered, and a Transport Assessment is required.
- Ensure there are open spaces between villages.
- Welcome the idea of Health Care provision in Loughborough Town Centre

23/PC/072 CORRESPONDENCE

1. Cope of email sent to ST re capacity of sewage treatment – Noted
2. Appeal for 19 Damson Road has been dismissed – Noted

The meeting closed at 7.20pm

DRAFT

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL,
HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 24TH OCTOBER 2023 AT 7.15PM**

PRESENT: Cllrs: Liz Taylor (Chair), Eleanor Robinson, Donna Griggs, Chris Garbett, Will Birch, Wendy Thompson, and Jason Billin.

ALSO PRESENT: The Clerk, Sue Lewis, Assistant Clerk, Ally Moore, Cllr Stefano Forlani and Cllr Carys Thomas (RBC)

APOLOGIES FOR ABSENCE:

Cllr Chris Jennison – reasons given and accepted.

23/PC/073 CHAIR'S ANNOUNCEMENTS

None

23/PC/074 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

23/PC/075 MATTERS ARISING – FOR INFORMATION ONLY

Notification has been received from Rushcliffe Borough Council that application 23/01728/FUL (1 The Nook) has been withdrawn.

Notification has been received from Rushcliffe Borough Council regarding 22/02158/FUL – applicants are appealing against the decision.

23/PC/076 PLANNING APPLICATIONS

23/00102/FUL

Foxhill Barn, Stocking Lane, West Leake, LE12 5RL

Part retrospective application for alterations to and use of the of the outbuilding as annexe/holiday let and siting and use of the Shepherd's Hut as a holiday let.

Agreed unanimously to remain neutral and reiterate previous 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**

23/01902/TPO

Meadowcroft Development, Land North of Rempstone Road, East Leake

T2 (Oak) - remove major deadwood. W3 Area - fell 1no.Sorbus, remove 1 x hanging partially failed limb from 1no. Goat willow, Fell 2no. woodland edge Ash trees. W2 Area - Fell 2no Ash trees on woodland edge. W1 Area - Fell all standing dead trees in falling distance of Green open space, Fell Ash (circa 18 trees) on woodland edge with extensive Ash dieback , Re-coppice. 2no. Elms with Dutch Elm disease.

No objection in principle as long as assurance can be made, in accordance with the TPO Tree Replacement Scheme, that all trees are replaced with suitable alternatives and that suitable trees are planted to allow for attrition.

Agreed unanimously.

23/PC/077 CORRESPONDENCE

1. Email received from resident forwarding response received from VIA regarding Evans Road and Sheepwash Way consultation – **Noted.**

Meeting closed at 19.21