

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 11th FEBRUARY 2025 AT 7.00PM

PRESENT: Cllrs: Liz Taylor (Chair), Chris Garbett, Eleanor Robinson, Wendy Thompson, Will Birch, David Davis, Martha Longdon, & Lynn Forsyth.

ALSO PRESENT: Sue Lewis (Clerk)

APOLOGIES FOR ABSENCE: Cllrs Jason Billin, Chris Jennison & Mike Sharpe – reasons given and accepted.

24/PC/078 CHAIR'S ANNOUNCEMENTS

None

24/PC/079 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

24/PC/080 MATTERS ARISING – FOR INFORMATION ONLY

None

24/PC/081 PLANNING APPLICATIONS

25/00088/FUL

33 Castle Hill, East Leake, LE12 6LU

Proposed installation of energy efficiency measures inclusive of externally applied wall insulation with a render. Render to be Johnstone's Trade Stormshield Silicone Mineral Wool (white).

No Objections

Agreed Unanimously

25/00090/FUL

39 Woodgate Road, East Leake, LE12 6PX

Proposed installation of energy efficiency measures inclusive of externally applied wall insulation with a render. Render to be Johnstone's Trade Stormshield Silicone Mineral Wool (white).

No Objections

Agreed Unanimously

25/000160/FUL

56 Sharpley Drive, East Leake, LE12 6QU

Proposed installation of energy efficiency measures inclusive of externally applied wall insulation with a render to all elevations. Render to be Johnstone's Trade Stormshield Silicone Mineral Wool (white).

No Objections

Agreed Unanimously

25/00034/FUL

35 Potters Lane, East Leake, LE12 6NQ

Demolition of existing conservatory. Single storey rear extension. Window, door and patio alterations.

No Objections

Agreed Unanimously

25/00058/FUL

81-83 Main Street, East Leake, LE12 6PF

Change of use of ground floor unit from a hairdresser (Class E) to Hot Food Takeaway (Sui Generis) and the first floor from a beautician (Sui Generis) to 1 no. flat (Class C3). Along with the installation of extraction and ventilation equipment and minor external alterations.

Object on the following grounds:

- Welcome the addition of another flat in the village
- Insufficient parking at the rear of building
- Parking will be an issue as there are double yellow lines and a zebra crossing directly in front of the premises
- Impact on local businesses in the village due to parking
- Unsightly extraction fan, plus smells and noise impacting on the residents behind the proposed takeaway.
- We note there are over 100 objections to this application **including a good number** from residents in the warden aided flats opposite the premises.
- Impact on the character of the village
- Conservation area
- If planning permission is granted the Delivery Plan must be in place.

Agreed by 5 in favour with 3 abstentions

24/PC/082 TO DISCUSS AND CONSIDER RESPONSE TO RUSHCLIFFE AUTHORITY WIDE DESIGN CODE CONSULTATION

The Parish Council support the document in principle, especially keeping villages as villages, and to avoid urbanising creep into rural and farmland, reducing energy demand by installing solar panels and traditional features to be maintained in Conservation Areas.

We appreciate the guidelines as we feel it may make the planning process easier.

24/PC/083 CORRESPONDENCE

None

The meeting closed at 7.30pm