

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 16th JUNE 2026 AT 7.15PM

PRESENT: Cllrs: Liz Taylor (Chair), Will Birch, David Davis, Eleanor Robinson, Sandra Johnson and Mike Sharpe.

ALSO PRESENT: Sue Lewis (Clerk)

APOLOGIES FOR ABSENCE: Cllrs Chris Garbett, Jason Billin and Wendy Thompson - reasons given and accepted.

26/PC/01 CHAIR'S ANNOUNCEMENTS

None

26/PC/02 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

26/PC/03 MATTERS ARISING – FOR INFORMATION ONLY

None

26/PC/04 PLANNING APPLICATIONS

26/00803/FUL

45 Bateman Road, East Leake, LE12 6NL

Part two storey and first floor extension side extension with single storey front element. Alteration to existing single storey.

No Objections in principle but would comment that there is only one entrance into the ground floor flat.

Agreed Unanimously

V/4851

Land North of Ratcliffe on Soar Power Station, Barton Lane, Ratcliffe on Soar, NG11 0AU

Amend conditions 3,4,11,19, 24, 27, 28, 29, 46, 47, 49, 50, 52, & 63 of PP 8/24/00984/CMA (Proposed quarry for the prior extraction of gypsum with ancillary development and on-site processing, site access off Barton Lane, and restoration of the site) for revised working and restoration schemes.

No Objections

Agreed Unanimously

26/PC/05 UPDATE FROM THE WORKING PARTY ON THE NEIGHBOURHOOD PLAN

The Working Party has been identifying potential development sites within the village. We have identified six possible sites.

26/PC/06 CORRESPONDENCE

- 1. RBC Ref 26/00504/FUL, 25 Main Street** - Remove existing glazing fronting existing link, construct new single storey rear link, installation of new floor slab, new doorway to w/c. House alterations; internally re-instate original sitting room where current kitchen is, externally block up existing opening to link; raise window lintel to rear. Alterations to annexe; internally remove staircase and upstairs accommodation, relocate boiler, create kitchen/dining. Externally remove gable end wall, remove two dormer windows to east elevation – Grant Planning Permission
- 2. RBC – Hilltop Farm, Ash Lane** – Erection of replacement barn – Details Refused
- 3. RBC – 26/00857/ADVICE – Baptist Church, Costock Rd** – Due to overload of work advice could take up to 12 weeks
- 4. RBC – Ref 26/00591/DISCON – 48 Main Street** – Discharge of Conditions 3 (Materials), 4 (Landscaping), 5 (Tree Protection Plan), 6 (Building Record Exercise), 7 (Biodiversity) and 8 (Demolition) of planning permission 23/02182/FUL

The meeting closed at 7.22pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 23RD JUNE 2026 AT 7.15PM

PRESENT: Cllrs: Chris Garbett (Chair), Mike Sharpe, Sandra Johnson, Jason Billin, Wendy Thompson, and Liz Taylor.

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

APOLOGIES FOR ABSENCE: Cllrs Will Birch, David Davis, and Eleanor Robinson – reasons given and accepted.

26/PC/096 CHAIR'S ANNOUNCEMENTS

None

26/PC/097 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

26/PC/098 MATTERS ARISING – FOR INFORMATION ONLY

None

19.16 – The Chair closed the meeting to allow the member of the public to address the meeting.

19.22 – The Chair reopened the meeting.

26/PC/099 PLANNING APPLICATIONS

26/01007/VAR 69 SHARPLEY DRIVE, EAST LEAKE, LE12 6QT

Variation of Condition 2 (Approved Plans) for planning application 22/01109/FUL to regularise the as built siting of detached garage/annex, its roof design and the changes to doors and windows to side elevations.

Agreed unanimously to object.

Reiterate previous comments from 21/01760/FUL which were:

- Windows are less than 2m away from neighbouring properties and will cause a loss of privacy to those neighbours.
- Principle of back land development
- Drainage dwelling too near to the ditch which may cause flooding, suggest a flood risk assessment is needed as we know the ditch floods.
- Impact on the street scene
- Noise caused by cars using the garage.

- Scale does not fit over intensive. Separate development inappropriate in this location.
- If approved suggest that the granny annex shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 69 Sharpley Drive.

Additional comments:

- **The approved plans did not show windows in this elevation. The development as built now includes a window which overlooks the neighbouring property, resulting in additional overlooking and a potential loss of privacy for adjacent residents.**
- **Concerns remain regarding drainage arrangements and the proximity of drainage infrastructure to the boundary fence and adjacent ditch. Given the known flooding issues in this area, the Parish Council remains concerned that the development could exacerbate local flood risk.**
- **The submitted plans appear to show only a single access point to the site. Clarification is requested regarding site access arrangements, as these do not appear to fully reflect the development as built.**
- **Should the Local Planning Authority be minded to grant permission, the Parish Council requests that the same conditions attached to previous approvals remain in force, including the restriction that the annex shall only be used for purposes ancillary to the residential use of the dwelling known as 69 Sharpley Drive and shall not be occupied as a separate dwelling.**

26/PC/100 UPDATE FROM THE WORKING PARTY ON THE NEIGHBOURHOOD PLAN

Cllr Liz Taylor reported that there had been limited progress since the previous meeting. The Working Party is scheduled to meet with the consultant on Friday morning, and a further update will be provided following that meeting.

26/PC/101 CORRESPONDENCE

1. Email from Charnwood Borough Council notifying us that they formally adopted the Charnwood Housing Supplementary Planning Document (SPD) on 11th June 2026.

The meeting closed at 19.27