

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 21st JULY 2026 AT 7.00PM

PRESENT: Cllrs: Chris Garbett (Chair), Jason Billin, Wendy Thompson, David Davis, Will Birch, and Liz Taylor.

ALSO PRESENT: Sue Lewis (Clerk)

APOLOGIES FOR ABSENCE: Cllrs Eleanor Robinson and Chris Jennison – reasons given and accepted.

26/PC/102 CHAIR'S ANNOUNCEMENTS

Reminder that this is a Planning Seminar on 16th September 2026 which you can attend in person or online. This seminar will explain the latest planning reforms and how changes to planning committee protocols will impact local communities

26/PC/103 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

26/PC/104 MATTERS ARISING – FOR INFORMATION ONLY

Regarding application 26/01184/SCREIA (Residential development of up to 600 dwellings, a local centre and community facilities on land off West Leake Road, East Leake), it was agreed that the Chair and Cllr Liz Taylor would prepare a draft response setting out the Parish Council's views on the proposal.

26/PC/105 PLANNING APPLICATIONS

26/01060/FUL

34 WEST LEAKE ROAD, EAST LEAKE, LE12 6LJ

Rear extension of existing property, conversion of existing garage to home office with new bay window to replace existing garage door, and new pitched roof porch to the front of the property with new front door.

No objections but would like to comment that you can not tell how far away it is away the extension is from the neighbour's property at no 32 and ensure air conditioning unit is positioned so that it does not adversely affect or cause a nuisance to neighbouring residents.

Agreed Unanimously

7.10pm Cllr Sandra Johnson joined the meeting.

26/PC/106 TO CONSIDER A REQUEST FROM A RESIDENT REGARDING THE MEDIEVAL RIDGE AND FURROW EARTHWORKS LOCATED TO THE REAR OF PROPERTIES ON OLDERSHAW ROAD AND POTTERS LANE. THE COUNCIL IS ASKED TO CONSIDER WHETHER IT WISHES TO MAKE ENQUIRIES WITH THE RELEVANT HERITAGE AND PLANNING AUTHORITIES REGARDING THE SITE'S SIGNIFICANCE AND ANY POTENTIAL MEASURES AVAILABLE TO PROTECT IT FROM FUTURE DEVELOPMENT.

Following discussion, it was agreed that the Clerk would write to the resident confirming that the Council was sympathetic to the request and would investigate what measures, if any, could be taken to help protect the field from future development.

26/PC/107 UPDATE FROM THE WORKING PARTY ON THE NEIGHBOURHOOD PLAN

Cllr Liz Taylor reported that they have an online training session next week with the Consultant.

26/PC/108 CORRESPONDENCE

1. RBC – 26/00803/FUL, 45 Bateman Road – Two storey and first floor side extension – Grant Planning Permission
2. RBC, Fell Horse Chestnut and Silver Birch in rear garden of 4a Brookside – work may proceed.
3. RBC, Fell Dead Ash Tree, 10a Station Road – work may proceed
4. Local Development, Rushcliffe – Notification of Adoption of East Midlands Freeport Strategic Infrastructure and Contributions SPD – Noted.

The meeting closed at 7.16pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL, HELD IN THE PARISH COUNCIL OFFICES ON TUESDAY 28TH JULY 2026 AT 7.00PM

PRESENT: Cllrs: Chris Garbett (Chair), Eleanor Robinson, Jason Billin, Wendy Thompson, David Davis, and Liz Taylor.

ALSO PRESENT: Sue Lewis (Clerk), Ally Moore (Deputy Clerk), Cllr Carys Thomas (RBC), and Cllr Trevor Lawton.

APOLOGIES FOR ABSENCE: Cllrs Will Birch, Sandra Johnson & Mike Sharpe – reasons given and accepted.

26/PC/109 CHAIR'S ANNOUNCEMENTS

None

26/PC/110 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

26/PC/111 MATTERS ARISING – FOR INFORMATION ONLY

The Clerk reported that the Committee had asked Liz and Cllr Chris Garbett to prepare a joint response to planning application 26/01184/SCREIA (Land off West Leake Road, East Leake: residential development of up to 600 dwellings, a local centre and community facilities). The Clerk also expressed thanks to Donna for arranging for a planning consultant to assist with the response, which has now been submitted and published on the planning portal.

26/PC/112 PLANNING APPLICATIONS

26/01243/FUL 43 Cowslip Close, East Leake, LE12 6TN

Conversion of garage to garden room, extensions to garage front forming store and utility room.

No objections Agreed unanimously

26/01230/FUL 5 Church Close, East Leake, LE12 6LW

Relocation of front door from side of dwelling to front elevation. Addition of composite cladding and render to front elevation.

No objections Agreed unanimously

26/01229/CMA / 2026/EIASco/0079/LCC

Marblaegis Mine. Geological & Mining Services East Leake, LE12 6JQ

The proposal would involve the continued underground extraction of gypsum, across an area of approximately 145 hectares. The proposed extension area is expected

to yield around 2,000,000 tonnes, based on current quality/grade requirements

Noted

26/PC/113 UPDATE FROM THE WORKING PARTY ON THE NEIGHBOURHOOD PLAN

Cllr Liz Taylor reported that an online meeting with the consultant had taken place the previous day and, as a result, she has prepared a list of actions to progress the work.

It was further reported that an information leaflet would be produced and delivered to all households in the village to provide residents with an update on the Neighbourhood Plan. An open morning would also be held at the Parish Office in October, enabling residents to find out more about the Plan and ask questions.

26/PC/114 CORRESPONDENCE

1. David Littlewood, Historic Environment Record Manager at Nottinghamshire County Council - Confirmed that the site contains recorded ridge and furrow earthworks and other historic features. Whilst the site has no statutory heritage protection, any future planning application would need to consider its historic significance. It was recommended that the Parish Council incorporates the site's heritage value into the Neighbourhood Plan review and explores opportunities for additional recognition through local planning policy or a Conservation Area – **Clerk to circulate.**
2. Rushcliffe Borough Council regarding the Parish Council's dirt track application. The Council had been advised that the proposal falls within permitted development rights. However, concerns were raised regarding the proposed wooden bridge, and these will be investigated further – **Noted.**

The meeting closed at 19.12pm