

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 7th FEBRUARY 2017 AT 7.00 PM.

PRESENT: Councillors Gary Grayston, Ron Hetherington, Conrad Oatey, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), John Thurman
The Clerk, Lesley Bancroft, Cllrs Donna Griggs, Jeff Jones, Moira Males and 2 member of the public were also present along with 2 representative from Gladman Developments.

APOLOGIES FOR ABSENCE Cllrs Lorna Clark, Peter Rapley and Marie Males reasons given and accepted

16/PC/119 CHAIR'S ANNOUNCEMENTS

None

16/PC/120 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

Cllr John Thurman declared an interest in item 16/PC/122

16/PC/121 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS

To note and take a look at the Rempstone Road Traffic Assessment Addendum which is now available and will be for consideration at the next Planning Meeting.

The Chairman introduced the next item and explained that the Parish Council had objected to the application following a meeting with over 50 members of the public present. She closed the meeting at 7.03pm for item 16/PC/122

16/PC/122 AT THE REQUEST OF GLADMAN DEVELOPMENT LTD TO MEET WITH THE PARISH COUNCIL PLANNING COMMITTEE TO ALLOW GLADMAN TO PRESENT ITS PLANS FOR

16/03119/OUT LAND OFF LANTERN LANE

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 195 DWELLINGS, WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SuDS) AND VEHICULAR ACCESS POINT FROM LANTERN LANE LE12 6QN. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS

AND FOR THE PARISH COUNCIL PLANNING COMMITTEE TO HAVE THE OPPORTUNITY TO EXPLAIN THE POLICIES AND REQUIREMENTS OF THE NEIGHBOURHOOD PLAN AND THE LOCAL CONTEXT

Two members of the public spoke with regard to concerns about road safety on Lantern Lane, the potential increase in traffic especially at school time. Concerns were expressed on the impact for the Health Centre, Dentists and Schools.

The representatives from Gladman Development addressed the meeting and indicated they were waiting further information regarding the above matters.

Apologies were offered from Gladman Developments for the misunderstanding regarding the lack of time available for the Parish Council to receive representation from Gladman Developments before Christmas.

The Parish Council's objections to the application were tabled. Gladman Developments were aware of our objections which we have submitted to Rushcliffe Borough Council.

In the event the application is granted, discussion took place with regard to Section 106 contributions and the requirements of the Parish Council in relation to them. The Neighbourhood Plan Policies were discussed at length and Gladman Development noted each of the Parish Council's requirements with regard to the Neighbourhood Plan. We await the outcome of the Planning application from the Borough Council.

Gladman Developments and the 2 members of the public were thanked for their participation.

The meeting re-opened at 7.50pm.

16/PC/123 PLANNING APPLICATIONS

16/02835 21 Costock Road

Use of agricultural outbuildings for storage of dry food products and food preparation kitchen

No Objections Agreed Unanimously

16/PC/124 CORRESPONDENCE

1. Emails from Nottinghamshire County Council & Contractors on Kirk Ley with regard to condition of the road – Noted
2. Rushcliffe Borough Council granted the following applications
 - 16/02210/FUL, 28 Main Street – Change of use from car repair workshop, retail unit and residential accommodation to cafe (A3) and residential (C3). Demolition of single storey rear addition to existing retail/residential building, and single storey and two storey flat roof section to commercial garage. Erection of 2 no. two storey detached dwellings to rear.
 - 16/02888/FUL, British Gypsum Works – The erection of a gatehouse and alterations to the site's access and egress.
 - 16/02589/FUL, British Gypsum – Proposed extension of existing Mill Building to enable production of natural gypsum in lieu of synthetic desulphurised gypsum with removal of redundant plant & small lean-to-structure.
 - 16/02854/FUL, 23 Brookside Avenue – single storey rear extension, new front bay windows and new front porch
 - 16/01717/FUL, Parkside Works, 28 Main Street – change of use or part factory from B1/B8 to garage workshop for pre-mot inspections, vehicle servicing and light mechanical repair
2. Rushcliffe Borough Council 16/02823/VAR, 6 Arley Gardens – Variation of condition 2 of planning permission 12/00656/FUL to substitute revised design of Plot 3, incorporating rear balcony and Juliet balcony – Refuse Permission

16/PC/125 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

There were no questions.

The meeting closed at 8.04pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 14th FEBRUARY 2017 AT 7.00 PM.

PRESENT: Councillors Ron Hetherington, Marie Males, Conrad Oatey, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), John Thurman
The Clerk, Lesley Bancroft, and 3 members of the public were also present

APOLOGIES FOR ABSENCE Cllrs Gary Grayston and Peter Rapley reasons given and accepted

16/PC/126 CHAIR'S ANNOUNCEMENTS

- The arrangements between East Leake Parish Council and Rushcliffe Borough Council for holding a cluster meeting are progressing
- The newsletter is ready for delivery
- Awaiting a response from Davidsons Developments at Woodgate to our query in respect of the Trim Trail and footpath
- Information from Rushcliffe Borough Council pertaining to a discrepancy in the layout of the plans and the boundary of 24 Costock Road was noted.
- The Chair of our Planning Committee is invited by Rushcliffe Borough Council to be involved in the Planning Peer Challenge
- The Chair gave an interview to Radio Nottingham last week regarding the Rempstone Road Development and house building in East Leake.

16/PC/127 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

Cllr John Thurman 16/03119/OUT

16/PC/128 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS

None

16/PC/129 PLANNING APPLICATIONS

16/03119/OUT

Land off Lantern Lane

Outline planning application for the erection of up to 195 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Lantern Lane (***Additional Information – Landscape and Visual Impact Assessment – Dated 19/01/17***)

Object on the grounds:

East Leake Parish Council restates our strong objection to this application, submitted to your website on 27 Jan 2017.

In the light of further documentation and representation from residents we make the following additional points in objection:

1. The Highways report is now available and refers to a shortfall of some 200 homes of committed development not taken into consideration in assessing traffic. We additionally draw your attention to the DNRC development at Stanford Hall and the impact this will have on traffic in the area which should be factored into the modelling.

2. The pond is variously described in the documentation as “ephemeral” – we would contest this as residents are attesting to the fact that this has been there throughout living memory. It should be preserved by incorporating it into the plans.
3. The East Leake Neighbourhood Plan draws attention to the importance of wildlife corridors (policy E2 and para 5.2.5)

Existing green corridors which must be preserved and, where practical, extended or enhanced [include]:

....

[The] east / west corridor starting at Bunny Woods, passing through woods on Ash Lane, linking to Hotchley Hill and Rushcliffe Golf Course (the latter two in the parish). It should be noted that the golf course, although mostly just outside the parish, is a nationally recognised Site of Special Scientific Interest (SSSI).

The proposed development threatens this wildlife corridor and certainly does nothing to enhance it. We would like to see further green infrastructure threading through the site.

4. Ecological Impact Assessment para 1.2.3 identifies great crested newts at a distance of 1.65km. They are in fact present much closer than this on the British Gypsum site at a distance of approx 725m (See 11/00050/FUL, replacement pond created to rehome GCN population)
5. Residents report sightings of hares and deer, and we would request further study of the impact of the proposed development on these species.
6. ELPC and residents remain concerned about the potential of flooding arising elsewhere from the site. The SUDS needs to attenuate runoff from the field above the site as well as the site itself, and this needs to be built into the modelling.

Agreed Unanimously

17/00101/FUL

Land South East of Woodgate Farm, Rempstone Road

2 no detached 2 storey houses

17/00101/FUL (SE of Woodgate Farm)

East Leake Parish Council strongly objects to this application. Granting this application would contravene policy E1 of the East Leake Neighbourhood Plan, which identifies ridges that should be preserved to provide the green rim to the village and contain its growth. This development would breach the ridgeline. The buildings on either side of the site are a farm and converted farm out buildings in keeping with the rural setting which have been there for some years. Given that the Neighbourhood Plan is now in force, greenfield build on and/or beyond the ridgeline is not permitted. Additionally we point out that the bungalows across the road were built as bungalows precisely because of this requirement to contain the village within the ridges. They would be overpowered by 2 storey buildings on the other side of the road.

Agreed by 7 in favour with 1 against with 1 abstention

16/01881/OUT

Land North of Rempstone Road

Outline application for up to 235 dwellings, primary school, infrastructure, green space, associated surface water attenuation and landscaping (**Revised documents – Transport Assessment Addendum**)

The meeting closed at 7.20pm for public participation. Concerns noted from the public were in relation to surface water run off, sewage capacity, traffic, bus route and the narrowness of Rempstone road to deal with the traffic.

The meeting re-opened at 7.29pm

East Leake Parish Council restates our strong objection to this application, submitted to your website on 1 Sept 2016.

The transport assessment addendum added on 3 Feb 2017 does not change our objection. The proposed modification to the Rempstone Road/Loughborough Road junction, converting it into a T-junction, fails to address the cause of the fundamental danger of this junction, which is the poor visibility approaching the junction from Rempstone Road (W), looking left towards Castle Hill. There is a dip in the road which reduces visibility almost to nothing. The measures proposed will not solve this problem. Closing off Rempstone Road E will create additional traffic at other junctions.

Walking and cycling routes are not significantly improved either. The site remains outside the 1.25 km walking distance required by policy H3 of the Neighbourhood Plan. The pavement along Rempstone Road to Kirk Ley will make walking that way safer, but people should also be able to walk through the neighbouring development into East Leake. The inclusion of a pavement to the start of Footpath 4 is positive, but there is no safe pedestrian access from this point along Rempstone Road to negotiate the dangerous junction (now blind crossroads, proposed blind T-junction) and connect with FP3 from Rempstone Road E through Home Farm to the A6006 (and Stanford Hall). The situation for cyclists is not improved at all, as far as we can see. Safe walking and cycling routes from East Leake to Stanford Hall are important as well as access to the countryside for dog walkers and ramblers.

We point out that the original traffic modelling (transport assessment dated July 2016) neglected to take into account the effect of traffic arising from the development of the DNRC at Stanford Hall. The transport assessment also now needs to be updated to consider the impact of the application 16/03119/OUT (195 houses on Lantern Lane) should this be granted.

Residents present at the East Leake Parish Council Planning Meeting on 14 Feb 17 also underlined ongoing concerns about the capacity of the flood attenuation measures for the site, and the possible impact on the village particularly homes along the brook. They commented on the narrowness of the surrounding roads to accommodate increased traffic, including heavy vehicles and buses. They expressed concern about the provision of school places.

Agreed Unanimously

16/02842/REM

Land East of Kirk Ley Road

Reserved matters approval for 106 dwellings in connection with 14/01927/VAR and 12/01840/OUT (**Revised plans/additional information**)

East Leake Parish Council restates our strong objection to this application, submitted to your website on 11 Jan (and wrongly identified as "road report").

It is extremely disappointing that despite submitting a revised plan the proposals remain in direct contravention of policies H3 (housing mix) and T2 (connectivity). We also reiterate the point about the second access road onto Kirk Ley.

Agreed Unanimously

17/00136/CLUPRD 20 Brookside – Certificate of Lawfulness

Replacement of existing brick and UPVC conservatory in situ >10 years with outer dimensions of 3m by 3.5m, with a new brick and UPVC conservatory 5.5m by 3.5m. The proposed conservatory will be light oak, double hipped, victorian design with a box gutter to the rear elevation, constructed of 28mm energy efficient, toughened double glazed sealed UPVC units with 600mm double skin brick wall on a flush finished concrete base.

The Parish Council has no factual information to submit.

Agreed Unanimously

16/PC/130 CORRESPONDENCE

1. Charnwood Borough Council – Charnwood Housing @Supplementary Planning Document Consultation – Chairman to review.
2. Rushcliffe Borough Council – Copy of letter to resident 2 Main Street not objecting to fell Silver Birch, Hawthorn, Ash, Apple and Remove Branch from Cherry tree - Noted

16/PC/131 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

The meeting closed at 7.45pm.

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 21ST FEBRUARY 2017 AT 7.00 PM.

PRESENT: Councillors Gary Grayston, Ron Hetherington, Conrad Oatey, Peter Rapley, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair), The Clerk, Lesley Bancroft and Cllr Donna Griggs were also present

APOLOGIES FOR ABSENCE Cllrs Marie Males and John Thurman reasons given and accepted

16/PC/132 CHAIR’S ANNOUNCEMENTS

Please look at documents you have been alerted to regarding the Local Plan Part 2 which will be an agenda item for next Full Council.

16/PC/133 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

Cllr Carys Thomas item 17/00200/FUL

16/PC/134 MATTERS ARISING FROM PREVIOUSLY CONSIDERED APPLICATIONS

An email was tabled from Rushcliffe Borough Council pertaining to the second phase of Kirk Ley and our objections. Further information is requested evidencing a policy within our Neighbourhood Plan. Chair to respond..

16/PC/135 PLANNING APPLICATIONS

17/00211/FUL

10 Hawley Close

Two storey side extension, front porch (demolition of single detached garage)

Comments from residents read out.

Object on the grounds

- Proximity of the development to next door.
- Out of character to the rest of the street
- Creates a terracing effect on the street

Agreed Unanimously

17/00038/FUL

28 Main Street

Replacement retail fascia, including alterations to front elevation (Revised plans)

Comments from residents were read out. Whilst an improvement to previous application the following observations were made

- To keep as many of the original features as possible particularly as in the Conservation Area.
- To refer to constructive comments from the neighbours.
- Wheelchair access is required.

Neutral response – Agreed Unanimously

17/00200/FUL

31 Burton Walk

Two storey side extension

Comments from the neighbours noted.

Object

- **Intrusive with regard to the building line.**
- **The Parish Council's previous objections still stand**

Agreed by 8 in favour with 1 abstention

17/00250/FUL

46 Castle Hill

Single storey rear extension to link existing house to existing garage, convert garage into part habitable accommodation and part workshop /store

Object by 7 in favour with 2 against

- **Query over elevation – not clear from the plans**
- **Intensive on the plot**
- **Out of character to the other properties**

8/16/01433/CMA

Marblaegis Mine, Gotham Road

To vary condition 4 of planning permission 8/11/01544/CMA to extend the operation of the mine until 22/02/2042.

Noted this had been approved by Nottinghamshire County Council at a meeting held earlier today.

16/PC/136 CORRESPONDENCE

1. Rushcliffe Borough Council granted the following applications:

- 16/02835/FUL, 21 Costock Road – Use of agricultural outbuildings for storage of dry food products and food preparation kitchen
- **16/02320/TPO, Land East of 20 Ropewalk – Fell ash tree**
- **16/03014/FUL, British Gypsum – Erection of a store building**
- **16/02928/FUL, 27 Station Road – Single storey front extension and porch**
- **16/03062/FUL, 60 Bateman Road – Two storey side extension (resubmission)**

2. Email Matthew Barney re proposed Rempstone Road Development – refer to Full Council

16/PC/137 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

There were no questions

The meeting closed at 7.34pm