

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 11th OCTOBER 2016 AT 7.00 PM.

PRESENT: Councillors, Ron Hetherington, Conrad Oatey, Peter Rapley, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, Carys Thomas (Chair) John Thurman
The Clerk, Lesley Bancroft, Cllr Donna Griggs and one member of the public were also present

APOLOGIES FOR ABSENCE Cllrs Marie Males, Mel Roper approved and accepted

16/PC/074 CHAIR'S ANNOUNCEMENTS

None

16/PC/075 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

16/PC/076 MATTERS ARISING FROM PREVIOUSLY CONSIDERED

None

16/PC/077 PLANNING APPLICATIONS

16/02210/FUL

28 Main Street

Change of use from car repair workshop, retail unit and residential accommodation to café (A3) and residential (C3)

Demolition of single storey rear addition to existing retail/residential building, and single storey and two storey flat roof section of commercial garage.

Object on the grounds that it contravenes Neighbourhood Plan Policies in several important respects and councillors have additional concerns – see below.

1. The wording in the title of the application is deceptive in that it does not convey the full extent of this intensive development.
2. Positive – reuse of existing buildings is in keeping with village character and new building elevations are also designed in keeping.
3. Positive – no alteration to street scene but we are apprehensive that proposals for a replacement shop front are to follow and we trust that these will be sympathetic with the street scene.
4. Over intensive development on this small site. Previous planning permission was for 3 starter homes – this is a café, flat, plus 3 large detached houses.
5. Access – as the existing shop/house is now being retained the narrow entrance is problematic.
6. Concern about increase in on-street parking - there will be extra demand caused by parking needs for café staff and customers. Neighbourhood Plan requires a parking impact statement to be produced.
7. Agree that Café/restaurant use in this location conforms to the NP, but please note that A5 (takeaway) is not permitted in the NP and this should be made clear in the decision notice if a café is approved. We would like to see the future possibility of retail use (A1) retained in addition to A3.

8. Conditions should be imposed to protect neighbours from cooking smells and for proper disposal of waste.
9. Flat over the cafe – agree that this is permitted in this location explicitly in the NP.
10. NP specifies that any housing in the designated village centre should be for older people or those with reduced mobility. We note that applicant is arguing that this site already has outline planning (14/01462/OUT) for family housing, but rather than being reserved matters for that application, this application is a completely different proposal, and the NP has since been “made”. We argue that this application should therefore conform to the NP policy.
11. 7.3 of the design and access statement suggests that “although not specifically designed for older people, three of the four units (plots 2 – 4) are capable of adaptation for occupation in line with the Lifetime Homes concept”. However no attempt appears to have been made to design these homes to the standard! If the application for this housing mix should be granted (contrary to our wish and contravening the NP), as a minimum the plans should be revised, and a statement provided to detail how the plans conform to the lifetime homes standard. Some blatant examples of non conformance are: width of the parking spaces, no external porches, no provision of space for a through floor lift, no entrance level living space on plot 2.
12. Four bedroom detached homes are not in short supply in the village. The applicant states that “there is a need for all types and sizes of housing for the whole population of East Leake”, however no evidence/justification is provided that larger family homes are what is required. Please refer to supporting study provided for the NP. The new developments elsewhere in the village are already heavily biased towards 4 bedroom detached houses.
13. The far end of the site is cramped and too narrow to squeeze in two houses of this size. Three storey houses here would be overbearing for neighbouring properties. They have no garages which will cause problems with storage for garden equipment etc as well as additional demand for parking. Houses this size could easily generate parking requirement for more than two cars which will exacerbate the pressure on on-street parking. Smaller houses would generate fewer cars on average.
14. Issues are noted about underground petrol tanks and oil contamination, and we trust that these can be adequately dealt with by imposing suitable conditions and monitoring compliance.
15. Roof finish – slate should be specified to match surrounding historic properties
16. The pavement in this area is not suited for outdoor tables etc for the café, and this should be covered in the conditions if a café is approved.

Agreed by 8 in favour with 1 abstention

16/02386/TPO

17 Leivers Close

50% reduction of lower branches of protected tree (black poplar)

No Objections

Agreed Unanimously

16/02409/TPO

17 Leivers Close

Fell polar tree

No Objections 7 in favour with 1 against. Suggest replanting to be undertaken in its place.

16/PC/078 TO CONSIDER A REQUEST FROM BARTON IN FABIS PARISH COUNCIL TO LOBBY RUSHCLIFFE BOROUGH COUNCIL ON 3 POINTS OF THE RUSHCLIFFE STATEMENT OF COMMUNITY INVOLVEMENT

Supportive of working with other Parish Councils to lobby Rushcliffe Borough Council prior to Ward member's intervention suggested. Barton in Fabis Parish Council may want to arrange a meeting in order to co-ordinate a response – Agreed.

16/PC/079 CORRESPONDENCE

1. Fell Yew, Fir and Pine, Reduce Yew and prune back Beech Trees, 48 Main Street - Notification that Rushcliffe Borough Council does not propose to make a TPO - Noted

16/PC/080 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

There were no questions.

The meeting closed at 7.55pm

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF EAST LEAKE PARISH COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 18th OCTOBER 2016 AT 7.15 PM.

PRESENT: Councillors, Gary Grayston, Ron Hetherington, Marie Males, Conrad Oatey, Peter Rapley, Glennis Robinson, Mel Roper, Kevin Shaw, Liz Taylor, John Thurman (Chair)
The Clerk, Lesley Bancroft, was also present

APOLOGIES FOR ABSENCE Cllr Carys Thomas

16/PC/081 CHAIR'S ANNOUNCEMENTS

None

16/PC/082 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

16/PC/083 MATTERS ARISING FROM PREVIOUSLY CONSIDERED

None

16/PC/084 PLANNING APPLICATIONS

16/02427/FUL

67 Woodgate Road

New single storey rear extension, two storey side extension, front & rear facing dormer windows and internal alterations

Object on the grounds that:

- Dormer windows not in keeping with street scene to the front

Agreed Unanimously

16/02522/COU

Unsoy Uk Ltd, 18 Gotham Road

Change of use from Class B1 (Office) to Class A1 (Retail)

No Objections

Agreed Unanimously

16/PC/085 CORRESPONDENCE

1. Rushcliffe Borough Council granted the following applications

- 16/02124/FUL, Adjacent Woodgate Farm, Rempstone Road – Construction of new access
- 16/02060/FUL, 17 Northfields Way – single and two storey rear extension
- 16/01979/FUL, The Rectory, 3 Bateman Road – Construction of a new dwelling and garage

2. Rushcliffe Borough Council refused the following application

- 16/01706/OUT, 57 Woodgate Road – Erection of one detached bungalow (outline, all matters reserved)

3. Rushcliffe Borough Council – Acknowledgement the following do not need TPO's

- Fell Oak Tree – 6 The Nook
- Crown reduce and remove side branches from Sycamore at Inglenook, The Nook
- Prune 4 Ash trees in accordance with the Tersus Tree Report, 1 Ropewalk

16/PC/086 QUESTIONS TO CHAIR (IN ACCORDANCE WITH S.O. IU)

There were no questions.

The meeting closed at 7.30pm