

## REMPSTONE PARISH COUNCIL

### MINUTES OF PLANNING MEETING held on **MONDAY 7<sup>th</sup> DECEMBER** in the **CHURCH** at 7.30 pm

**Present:** Mr D Walker (in the Chair)                      Mr R Beeby  
                 Mrs J Taylor    Mr D Bunker  
                 Mr J Santoro     Mrs A Lovett

The meeting was attended by Mrs J Walker, Clerk, and six members of the public.

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1. **Apologies for Absence** were received from Cllr P Barker
2. **Minutes of the Parish Council Meeting held on Monday 9<sup>th</sup> November** were held over until the next full business meeting.
3. **Open Discussion Time** for Planning Issues only

- (a) Mr G Poxton, 27 Wysall Lane, Rempstone  
No written complaints had been received by the Chairman and if any objections were to be made they were to be received at Rushcliffe Borough Council by 14<sup>th</sup> December.

Regarding the planning application for 27 Wysall Lane neighbours queried why, if there was a building line, something could be built in front of it. The building line for the bottom four houses was in a line but the third one had a porch. The Chairman explained that building lines are now rather arbitrary and that whether or not there is a building line the planners are now very much more relaxed.

Mr Poxton said it was not his intention to go to the full height of the property as shown on the drawings. The height of the existing fence and the height of the hedge would be guidelines. He wanted to put a conservatory on the back but understood there is an objection to this and asked if he could plant a hedge to come to about 2m in height. The Chairman advised him to apply to RBC on this point. Mr Poxton emphasised that he wanted a secure area, that he enjoyed living in the village and intended to stay and would like a conservatory in order to enjoy his garden.

- (b) Star Energy  
The Chairman explained that this was an application for further exploratory drilling and referred to a document that had been circulated to Councillors.

#### 4. **Planning Issues**

- (a) 09/02050/FUL Mr G Poxton, 27 Wysall Lane, Rempstone, Loughborough, Leics. LE12 6RW. Single storey front and rear extensions; boundary wall to frontage (1.5m high with 1.7m gates and 2.0m piers).

The Chairman opened the discussion by making three points:

- (i) The Councillors had had a very helpful meeting with the applicant on Saturday morning 5<sup>th</sup> December and discussed changes to the plans received but he pointed out that as a Council they had been asked to comment on the plans as received and drawn. If the changes were to be significant there would need to be a second application to be considered at a later date.

- (ii) He considered that the design of the rear conservatory may not involve loss of privacy or shading.
- (iii) The top of Wysall Lane gives way to countryside and hedges and he had a reservation that what is proposed on the drawings, i.e. hard landscaping, would not be conducive to a green area.

After debate the Councillors made the following points:

- What is shown on the plans is not what the applicant intends to do and he would be better advised to put in another application.
- It was possible that if the applicant decided to move on it would leave a built wall vulnerable to change of height.
- The design was not the main criteria but how it affected the neighbours was of prime importance.
- Councillors were not happy with the wall all around and the gates that would not only affect the immediate neighbours but also residents on the other side of the road.
- It needed some redesigning to include the conservatory that is not even on the planning application.

In summary it was agreed that the application before Council was not acceptable in terms of the permanent wall and also more consideration should be given to the rear conservatory. It was felt that agents/architects should allow time to contact the Planning Authority before submitting plans though experience has taught that advice given can be both inconsistent and conflicting. The Borough Council have the final decision as the Planning Authority.

- (b) Star Energy Oil & Gas Limited, Rempstone B Well Site, land east of Loughborough Road, Rempstone. Further exploratory drilling.

The Chairman reiterated that when we responded at the time of the original application approval was given with conditions one of which concerned the requirement for a later application for further drilling and the necessary documents have now been circulated for information.

There was some confusion as to why Site B on the Loughborough Road and not the site on the Wymeswold Road was chosen. There is a much greater volume of traffic on the A60 and presumably the noise of the drilling would be outweighed by the noise of the traffic: Star Energy had previously dealt with noise levels by the planting of trees. Care was needed with access to the site due to the increased volume of traffic. The neighbours have been made aware and we must now await an update.

**5. Date of Next Meeting : Monday 18<sup>th</sup> January 2010 at 7.30 pm.**

As there was no further business the meeting closed at 8.10 am.

Signed: .....

Date: .....

