



BRAUNSTONE TOWN COUNCIL

Serving the communities of Braunstone Town and Thorpe Astley

Darren Tilley – Chief Executive & Town Clerk

Braunstone Civic Centre, Kingsway, Braunstone Town, Leicester, LE3 2PP

Telephone: 0116 2890045 Fax: 0116 2824785

Email: enquiries@braunstonetowncouncil.org.uk

www.braunstonetowncouncil.org.uk

PLANNING APPLICATIONS

PUBLIC INSPECTION OF PLANS AND PARTICIPATION

1. The Planning Applications can be inspected at the offices of Blaby District Council to whom representations should be made and they are also available Blaby District Council's website at www.blaby.gov.uk under Planning Application Search
2. A list of the applications to be considered by the Town Council's Planning & Environment Committee are listed on the Town Council's website www.braunstonetowncouncil.org.uk
3. The applications will be considered by the Braunstone Town Council's Planning and Environment Committee, which may make its own observations and forward them to the relevant Planning Authority.
4. Braunstone Town Council and Blaby District Council have introduced procedures to enable applicants, objectors and supporters to speak on applications brought before their relevant Committees.

16th August 2023

To: Councillor Robert Waterton (Chair), Councillor Sam Maxwell (Vice-Chair) and Councillors Anthea Ambrose, Richard Forrest, Leanne Lee, Satindra Sangha, Gary Sanders, Darshan Singh, Imran Uddin, Marion Waterton and Mark Widdop.

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the **Ravenhurst Room** at Braunstone Civic Centre on **Thursday 24th August 2023** commencing at **7.30pm**, for the transaction of the business as set out below.

Alternatively, members of the public may observe this meeting, and make contributions under the Public Session item, using Zoom video and web conferencing software (details below).

Join Zoom Meeting

<https://us06web.zoom.us/j/84089700498?pwd=a1ZrcIF5cjZUR1JGQnE4VXRqampUdz09>

Meeting ID: 840 8970 0498

Passcode: 249649

Yours sincerely,

Chief Executive & Town Clerk

AGENDA

1. **Apologies**
To receive apologies for absence.
2. **Disclosures of Interest**
To receive disclosures of Interest in respect of items on this agenda:
 - a) Disclosable Pecuniary Interests,
 - b) Other Interests (Non-Pecuniary).
3. **Public Participation**
Members of the public may submit a petition and/or make representations, give evidence or answer questions in respect of any item of business included on the agenda. At the discretion of the Chairperson the meeting may be adjourned to give members of the public present an opportunity to raise other matters of public interest.
4. **Minutes of the Meeting held 8th June 2023**
To confirm the accuracy of the Minutes of the Meeting held on 8th June 2023 to be signed by the Chairperson (**Enclosed**).
5. **Planning and Licensing Applications dealt with under Delegated Authority**
To receive and note responses to planning and licensing applications taken under Delegated Authority (**Enclosed**).
6. **Planning and Licensing Applications**
To agree observations on planning and licensing applications received (**Enclosed**).
7. **Additional Planning and Licensing Applications**
To agree observations on planning and licensing applications received since the publication of the agenda (if any).
8. **Planning Decisions**
To receive and note planning decisions made by Blaby District Council (**Enclosed**).
9. **Feedback on Planning Application Decisions**
To receive feedback concerning planning application decisions by Blaby District Council where the Committee has queried the decision; as follows:
 - a) Cllr Robert Waterton – To contact a senior Planning Officer at Blaby District Council in respect of ensuring consistency of approach when applying conditions relating to off-road parking. To understand why two planning applications, which would result in the properties concerned having four bedrooms, had been determined differently:
 - Application 22/1006/HH; 31 Headley Road, had been approved with 2 on-site parking spaces; while

- Application 23/00871/HH; 8 Cranberry Close, had been rejected for not providing 3 on-site parking spaces but 2 and therefore not complying with the Parking Policy.
- b) Cllr Mark Widdop – contact the Planning Case Officer for more information behind the planning decision 23/0236/HH, Single storey front extension, at 57 St Mary's Avenue; and
- c) Cllr Gary Sanders – contact the Planning Case Officer for more information behind the planning decision 23/0224/HH, Single storey front extension, at 45 Bolus Road.

10. Notice Board Renewal

To consider proposals for the 2nd year of the 5-year rolling programme of Notice Board renewal (**Enclosed**).

11. Lubbesthorpe Impacts Group

To receive an update on progress concerning matters relating to the Lubbesthorpe development and to report on the recent meeting of the Lubbesthorpe Impacts Group.

12. Financial Comparisons

To receive Financial Comparisons for the period of 1st April 2023 to 15th August 2023 (**Enclosed**).

13. Approval of Accounts

To consider payments from 31st May 2023 until 15th August 2023 (**Enclosed**).

Next Scheduled Meeting: 26th October 2023.



NOTE:

*CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime and Disorder implications of all its activities and to do all that it can to prevent Crime and Disorder in its area.
EQUALITIES ACT 2010*

Braunstone Town Council has a duty in carrying out its functions to have due regard to:-

- *eliminate unlawful discrimination, harassment and victimisation;*
- *advance equality of opportunity between different groups; and;*
- *foster good relations between different groups*

To ensure that no person receives less favourable treatment on the basis of race, disability, sex, gender re-assignment, sexual orientation, age, religion or belief, marriage or civil partnership, pregnancy or maternity.

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 8th JUNE 2023

PRESENT: Councillor Robert Waterton (Chair), Councillor Sam Maxwell (Vice-Chair) and Councillors Anthea Ambrose, Richard Forrest, Satindra Sangha, Gary Sanders, Darshan Singh, Imran Uddin, Marion Waterton and Mark Widdop.

Officers in attendance: Darren Tilley, Chief Executive & Town Clerk.

There were no members of the public present at the meeting.

1. Apologies

An apology for absence was received from Councillor Leanne Lee.

2. Disclosures of Interest

There were no disclosures of any Disclosable Pecuniary or Non-Pecuniary Interests by Members.

3. Public Participation

In accordance with Standing Order 3.6, members of the public may submit a petition and/or attend the meeting for the purpose of making representations, giving evidence or answering questions in respect of any item of business included on the agenda.

There were no members of the public present.

4. Minutes of the Meeting held 20th April 2023

The Minutes of the Meeting held on 20th April 2023 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 20th April 2023 be approved and signed by the Chairperson as a correct record.

5. Planning and Licensing Applications dealt with under Delegated Authority

The Committee received and noted responses to planning and licensing applications taken under Delegated Authority (item 5 on the agenda).

RESOLVED that the action taken by the Chief Executive & Town Clerk under delegated authority in forwarding the following observations to Blaby District Council be noted:

Planning Applications

1. **Application No:** 22/0827/RM
- Description:** Reserved matters application for the erection of Local Centre 1; amendments have been made to this application:
1. Revised description of development to include the provision of a new electricity substation.
 2. Amended plans and details as set out within Planning Addendum V1 dated 14th March 2023, including;
 - Provision of electricity sub-station within care home site
 - Provision of solar panels
 - Amended Sustainability Statement P3
 - Additional surface water drainage details
 - Additional highways technical information & vehicle tracking
 - Revised Retail & Non Retail Strategy V6 dated April 23
 - Additional landscaping & tree pit details
 - Construction Management Plan Rev 5
 - Noise & odour operational details V3
 - Revised external lighting details
 - Revised boundary treatment details
 - Revised elevation design details
 - Additional materials details
 - Clarification of waste collection proposals
 - Removal of mobility hub from scheme
- Location:** Tay Road New Lubbesthorpe Enderby Leicestershire
- Response:** *Braunstone Town Council has the following comments, which need to be addressed, and recommended that the plans and documents be modified accordingly and re-submitted for consideration:*
- a) *the trip generation figures in the transport surveys need to be reviewed and clarified; since the number of journeys by particular modes of transport did not appear to relate to the type and scale of the proposed development;*
 - b) *the proposed location of the Health Centre solely on the first floor of the commercial units presented accessibility concerns both in terms of stair and lift access for elderly and disabled users and over intensification of this area of the site;*

- c) *the design of the car park to the rear of the commercial units needed to properly facilitate deliveries and collections; the number of parking spaces would also need to be reviewed (in relation to (a) above) since the proposed provision seemed insufficient for both the commercial units and the Health Centre;*
- d) *the site and buildings should include additional sustainability measures such as rainwater storage for the toilets and electric vehicle charging points;*
- e) *the area for deliveries (currently a layby adjacent to the access road) would conflict with other users and uses of the car park and footways;*
- f) *the road junction with Tay Road needed to be redesigned given the addition to the site of the Health Facility; options could include a signal controlled junction, a second access (either to provide a one way system or separate access for deliveries), or separate access to the Care Home; and*
- g) *pedestrian walking routes and additional pedestrian crossing points needed to be included in the public car park.*

Reasons:

The reasons for the Committee's recommendation were that: the Town Council had raised these matters previously and the revised application did not suitably address them; the Town Council remained interested in ensuring the site was sustainable, usable and also accessible to local residents to avoid unnecessary vehicle journeys out of Lubbethorpe and any adverse impact on the climate and air quality.

- a) *The daily trip generation figures included a significant number of journeys by "Train" (GP Surgery 23, Care Home 2, Mixed Use 105) and "passenger in a car or van" (GP 114, Care Home 11, Mixed Use 640).*
- b) *Many patients with mobility issues would struggle to access a first floor health facility; the proposed access to the facility was among the rear accesses to the commercial units, where deliveries and collections would be undertaken; raising concerns about the suitability of the access both from a health & safety perspective and an accessibility perspective. An alternative could be that half the unit on both floors be reserved for the Health Centre and some of the other commercial units be located on the first floor above the grocery store.*
- c) *Large delivery vehicles would not be able to use the parking spaces. There was no turning area*

for refuse and delivery vehicles, these vehicles were expected to do a three point turn at the junction at the top of the car park, presenting safety concerns. Parking provision of 63 spaces for a grocery store, four other retail units plus a health facility accommodating 6 GPs, 4 nurses, 5 consulting rooms and potential expansion was unlikely to satisfactorily provide for employee, patient and customer parking.

- d) The installation of solar PV panels and air source heat pumps were supported; however, other measures could also be incorporated. Rainwater storage would be suitable to supply toilets even in a clinical setting. Electric Vehicle Charging point infrastructure needs to be rolled out to support expansion of electric vehicle provision.*
- e) The delivery layby was disconnected from the retail unit and other local centre units by the public areas and footways. The service area for the commercial units was also the front access to the Health Centre resulting in a conflict of use and users and raising health and safety concerns.*
- f) While it was understood that the junction with Tay Road had been approved as part of the wider Lubbethorpe Transport Assessment; the services at the site had subsequently been increased as a result of planning application 22/0057/NMAT. Therefore, the design of the junction needed to be reviewed and potentially remodelled to ensure the safety of vehicles (including cyclists) entering and leaving the site, along with those on Tay Road and to ensure pedestrian safety, including safe crossing across the entrance and Tay Road.*
- g) It was unclear how pedestrians who had parked their vehicles on the northern side of the public car park would safely access the facilities on site, there appeared to be a lack of connecting footways and safe crossing points.*

- 2. Application No:** 23/0224/HH
- Description:** Single storey front extension
- Location:** 45 Bolus Road Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)
- Response:** *Braunstone Town Council objects to the application of the following grounds:*
- a) out of keeping with the character and appearance of the street scene; and*

b) *overdevelopment of the site due to factors including footprint and scale.*

Reason:

a) *The property itself was closer to the highway than neighbouring properties and the proposed single storey front extension protrudes forward of the existing property significantly further than any front porch on the neighbouring properties; and therefore, adds a discordant element to the street scene.*

b) *The area of the front curtilage to be developed would bring the property significantly closer to the highway, compared to the other properties in the street, and would result in an overbearing and closing in effect on the street.*

3. Application No: 23/0236/HH

Description: Single storey front extension

Location: 57 St Mary's Avenue Braunstone Town Leicestershire LE3 3FU (St Mary's Ward)

Response: *Braunstone Town Council objects to the application on the grounds that it would be out of keeping with the character and appearance of the street scene.*

Reasons: *The proposed single storey front extension would protrude forward of the existing building line adding a discordant element to the street scene, which was of similar design and appearance. Any such development permitted could result in further applications from other neighbouring properties, such sporadic development would degrade the symmetry, character and appearance of the area over time.*

4. Application No: 23/0113/HH

Description: Single storey front extensions

Location: 7 Pits Avenue Braunstone Town Leicestershire LE3 2XL

Response: *Braunstone Town Council does not object to the proposal; subject to the proposed extension:*

a) *Not protruding further forward (towards the highway) than that of the front extension of the neighbouring property at number 9 Pits Avenue; and*

b) *Not impacting (i.e. reducing) the number of on-site parking spaces on the front curtilage of the property.*

- Reason:**
- a) *To ensure that the development would be in keeping with the design and appearance of the street scene, avoiding development that could degrade the symmetry, character and appearance of the area over time.*
 - b) *To avoid displacement of parking onto the highway (including the footway), which was narrow, and could result in obstruction or compromise the safety of users of the highway (including pedestrians).*

5. Application No: 23/0123/FUL

Description: Installation of boundary fence, including sliding gate for vehicle entrance, and pedestrian controlled access door. Replacement of window on ground floor with door for new delivery entrance.

Location: Millfield House 5 Ervington Court Meridian Business Park Braunstone Town (Thorpe Astley Ward)

Response: *Braunstone Town Council:*

- 1. *objects to the installation of boundary fence, including sliding gate, on the grounds that it would be out of keeping with the character and appearance of the street scene and be of unsatisfactory design and external appearance; and*
- 2. *does not object to the replacement of a window on ground floor with door for new delivery entrance.*

Reasons:

- 1. *The boundary treatments of Ervington Court and the wider Meridian South area were of natural landscaping and not physical barriers. Any such development permitted could result in further applications from other neighbouring properties, such sporadic development would degrade the symmetry, character and appearance of the area over time.*
- 2. *The building was commercial use on a reasonable sized plot, which would by its nature receive deliveries. The proposed alteration was unlikely to have any significant impact on the use of the site or on neighbouring properties.*

6. Application No: 23/0234/FUL

Description: Erection of Use Class B2/B8/Class E unit with associated access and parking

Location: Land to the West of Autoglass Ltd Meridian North Braunstone Town Leicestershire

Response: *Braunstone Town Council objects to the application due to the proposals:*

- a) resulting in over-development of the site due to scale and massing;*
- b) being poorly designed and resulting in a cramped site layout;*
- c) providing an additional highway access wedged between two existing site access points; and*
- d) potentially compromising the development of the wider area.*

Reasons:

- a) The total floor space of the unit would be large compared to the site as a whole; 1957 square metres on half a hectare of land.*
- b) The irregular shape of the plot meant that the unit and associated parking and access would be cramped; there would be significant conflicts between lorry, delivery, staff and visitor parking and pedestrian movements on the site, presenting safety concerns. There was a potential for back up onto the highway if several vehicles arrived/left and needed to manoeuvre at the same time.*
- c) The neighbouring sites were of a significant size and operated with a significant amount of comings and goings; the provision of a new access wedged between both these access points close to a bend would present significant safety concerns for highway users, including pedestrians, and users of the three sites.*
- d) Land north of Meridian North and South of Centurion Way around the Watergate Lane area has been left undeveloped. In the past various proposals utilising land in this area have been put forward to provide a direct link road from the M1 southbound onto the M69. Land on the other side of the M1 to the M69 was also being left undeveloped as part of the outline approval for New Lubbethorpe. Additional development in this area could prevent proposals to improve the motorway network in the future, thereby limiting economic growth and development in the area.*

Licensing Applications

There were no licensing applications to consider.

6. Planning Applications and Licensing Applications

The Committee received details of a planning applications to be considered by Blaby District Council (item 6 on the agenda). The Committee noted that there were no licensing applications.

RESOLVED that the following responses be forwarded to Blaby District Council:

1. **Application No:** 23/0311/HH

Description: Front porch, two storey side extension and single storey rear extension

Location: 9 Thomas Close Braunstone Town Leicestershire (Ravenhurst Ward)

Response: *Braunstone Town Council:*

- a) *does not object to the single storey rear extension;*
- b) *does not object to a single storey side extension, subject to sufficient on-site parking, on a hard standing surface, being provided within the property's curtilage in accordance with the Leicestershire Local Highway Guidance; and*
- c) *objects to a two storey side extension as currently designed since it would create an unsatisfactory relationship with the neighbouring property (10 Thomas Close), which would be detrimental to the amenities enjoyed by existing and new occupiers due to considerations of privacy.*

Reasons:

- a) *The property had a reasonable amount of rear amenity space and there were no neighbouring properties at the rear of the premises which could be affected.*
- b) *The neighbouring property was industrial and unlikely to be adversely affected. However, it was important to ensure there was sufficient on-site parking on the curtilage of the property, appropriate for the size of the property, to avoid overparking at the turning circle or obstruction to neighbouring properties.*
- c) *The front upstairs windows would overlook the private rear amenity space of no. 10 Thomas Close and therefore would be detrimental to the amenity enjoyed by the occupiers of the property; a redesigned property which was single storey or had frosted/opaque glass in the windows potentially would address this issue.*

2. **Application No:** 23/0444/TEL

Description: Application to determine if prior approval is required for the installation of 15.0m Phase 8 Monopole and associated ancillary works and cabinets

Location: Lubbesthorpe Way Thorpe Astley Braunstone Town Leicestershire

Response: *Braunstone Town Council objects to the application for prior approval for the installation, on the following grounds:*

- a) *the equipment protrudes and significantly narrows the existing footpath/cycleway;*
- b) *in addition, the cabinet would open onto the footway/cycleway obstructing it further;*
- c) *there would be a barrier installed, which would further narrow/obstruct the footway/cycleway;*
- d) *there would be no provision for a hardstanding area off the highway (including off the footpath/cycleway) to provide an area for maintenance vehicles and maintenance work to be undertaken on the installation;*

therefore, a full planning application should be submitted.

Reasons: *The siting of the installation generally was considered acceptable and would not adversely impact on the visual amenity of the street scene; however,*

- a) *no other street furniture is located on the footpath/cycleway, which was well used and built to standard, therefore any reduction in the width would hinder its effective and safe use by pedestrians and cyclists;*
- b) *maintenance workers would be on the footpath when accessing the cabinets causing additional obstruction to cyclists and pedestrians; and*
- c) *pedestrians and cyclists would be hemmed in between physical barriers bringing them into conflict causing safety concerns;*
- d) *the busy dual carriageway would make it difficult for maintenance vehicles to park on the carriageway; any parking on the footpath/cycleway would hinder the safe passage of pedestrians and cyclists raising safety concerns*

therefore, the impact would be detrimental to the promotion and facilitation of safe active travel.

7. **Additional Planning and Licensing Applications**

The Committee noted that no planning or licensing applications had been received since the publication of the agenda.

8. Planning Decisions

The Committee received and noted planning decisions made by Blaby District Council (item 8a on the agenda) and an Appeal Decision made by the Planning Inspector (item 8b on the agenda).

The Chair explained that in the previous Council, where the Committee had concerns about the Planning Authority's Decision, a Committee member who was also a Ward Councillor would pursue the reasons for the decision, including how the Town Council's comments were taken into account.

RESOLVED

1. that where the Committee had concerns with a Planning Decision by Blaby District Council, particularly where it appeared the Town Council's concerns had not been taken into account, then a Committee member, ideally a Ward Councillor, pursue the reasoning with the relevant Planning Case Officer;
2. that Councillor Mark Widdop contact the Planning Case Officer for more information behind the planning decision 23/0236/HH, Single storey front extension, at 57 St Mary's Avenue;
3. that Councillor Gary Sanders contact the Planning Case Officer for more information behind the planning decision 23/0224/HH, Single storey front extension, at 45 Bolus Road; and
4. that the Appeal Decision by the Planning Inspector, ref: APP/T2405/W/22/3309408, in respect of telecommunications installation 15m street pole and 3 additional ancillary equipment cabinets and associated ancillary works, at Turnbull Drive, be received and noted.

Reason for Decision

1. *To keep a watching brief on the decisions and to review the impact of Town Council comments upon the decision making process.*
2. *To understand why the Planning Officer did not consider the Town Council's concerns about the development adding a discordant element to the street scene and resulting in further applications from other neighbouring properties, degrading the symmetry, character and appearance of the area over time, to be material.*
3. *To understand why the Planning Officer did not consider the Town Council's concerns about the development adding a discordant element to the street scene and resulting in an overbearing and closing in effect on the street, to be material.*
4. *The Committee noted that the Planning Inspector's Decision is final; however, there was concern particularly around Reason 9 of the decision that where maintenance activities obstructed the footpath, the inspector felt pedestrians could cross the road and use the other side.*

9. Feedback on Planning Application Decisions

The Committee received feedback from Councillor Robert Waterton who had contacted a senior Planning Officer at Blaby District Council in respect of ensuring consistency of approach when applying conditions relating to off-road parking.

The Planning Authority had determined two planning applications, which would result in the properties concerned having four bedrooms, differently:

- Application 22/1006/HH; 31 Headley Road, had been approved with 2 on-site parking spaces; while
- Application 23/00871/HH; 8 Cranberry Close, had been rejected for not providing 3 on-site parking spaces but 2 and therefore not complying with the Parking Policy.

Councillor Waterton had managed to speak to the officer who had dealt with Application 22/1006/HH; 31 Headley Road. The Officer confirmed that County Highways was happy that there were no parking or highways implications resulting from the development.

Councillor Waterton added that he would be speaking with the Director at Blaby District Council concerning the matter.

RESOLVED that further feedback be provided at the next meeting of the Committee, scheduled for 24th August 2023.

Reason for Decision

To ensure consistency of approach when applying conditions relating to off-road parking.

10. Braunstone Village Conservation Area Extension

The Committee received an update on the timetable for the process to consider whether to extend the Braunstone Village Conservation Area to the South of Braunstone Lane.

The Chief Executive & Town Clerk advised that Blaby District Council were awaiting a detailed project proposal and costings from Leicester City Council for overseeing the review. The aim was to ensure that the proposed conservation area extension would be integrated into the City Council's review of the existing Conservation Area. It was noted that Leicester City Council had delayed the review of the existing Braunstone Village Conservation Area and revised timescales were awaited.

In the meantime, Blaby District Council were exploring whether they had capacity to review the draft Character Appraisal for the Conservation Area extension from a planning policy perspective, with a view to avoiding any delays once the City Council commenced its review.

RESOLVED

1. that the update be received and noted; and
2. that progress be reviewed at the next scheduled meeting of the Committee and if there was no further progress, the Committee determine its next steps.

Reasons for Decision

1. *To note that consideration of the proposals would be as an extension to the existing Braunstone Village Conservation Area.*
2. *To ensure that the proposals would be progressed and not unduly delayed.*

11. Lubbesthorpe Impacts Group

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development.

Councillor Robert Waterton updated the Committee on the number of housing occupations on the Lubbesthorpe development. On 30th April 2023 there were 907 occupations; compared to 885 on 31st March and 861 on 31st December. Councillor Waterton added that the speed of development and the number of occupations made a significant difference since the number of occupations triggered service and infrastructure improvements both within Lubbesthorpe and in the wider area.

The total number of houses would be 4250, once complete, 25% of which would be affordable. The total number of houses for phase 1 would be 1265.

RESOLVED that the update be received and noted.

Reason for Decision

To receive details of current and ongoing matters discussed relating to the new Lubbesthorpe development and its impact.

12. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2022 to 30th May 2023 (item 12 on the agenda).

RESOLVED that the report be noted.

Reason for Decision

There were no issues of concern with the income and expenditure against the budget for 2022/2023.

13. Approval of Accounts

The Committee received payments from 12th April 2023 until 30th May 2023 (item 13 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 12th April 2023 until 30th May 2023 be approved.

Reason for Decision

To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations.

The meeting closed at 9.15pm.

NOTE:

CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime & Disorder implications of all its activities and to do all that it can to prevent Crime and Disorder in its area.

EQUALITIES ACT 2010

Braunstone Town Council has a duty in carrying out its functions to have due regard to:-

- eliminate unlawful discrimination, harassment and victimisation;
- advance equality of opportunity between different groups; and;
- foster good relations between different groups

To ensure that no person receives less favourable treatment on the basis of race, disability, sex, gender re-assignment, sexual orientation, age, religion or belief, marriage or civil partnership, pregnancy or maternity.

These issues were considered in connection with each of the above decisions. Unless otherwise stated under each item of this report, there were no implications.

These minutes are a draft and are subject to consideration for approval at the next meeting scheduled 24th August 2023.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 24th AUGUST 2023

Item 5 – Planning and Licensing Applications dealt with under Delegated Authority

Purpose

To receive and note responses to planning and licensing applications taken under Delegated Authority.

Planning Applications

- 1. Application No:** 23/0234/FUL
- Description:** Erection of Use Class B2/B8/Class E unit with associated access and parking.
- The following amendments have been made to this application:
1. Technical reports submitted for Ecology Appraisal, Biodiversity Metric, Habitat Condition Assessment, Energy & Sustainability Statement and Biodiversity Net Gain Assessment.
 2. Updated parking provision including updated Swept Path Analysis, Flood Risk Assessment, Drainage Layout and Transport Statement.
 3. Proposal amended to incorporate 10.8m PV array consisting of 6 no. solar PV panels.
- Location:** Land to the West of Autoglass Ltd Meridian North Braunstone Town Leicestershire
- Response:** *Braunstone Town Council objects to the application due to the proposals:*
- a) resulting in over-development of the site due to scale and massing;*
 - b) being poorly designed and resulting in a cramped site layout;*
 - c) providing an additional highway access wedged between two existing site access points; and*
 - d) potentially compromising the development of the wider area.*

Reasons:

- a) *The total floor space of the unit would be large compared to the site as a whole; 1957 square metres on half a hectare of land.*
- b) *The irregular shape of the plot meant that the unit and associated parking and access would be cramped; there would be significant conflicts between lorry, delivery, staff and visitor parking and pedestrian movements on the site, presenting safety concerns. There was a potential for back up onto the highway if several vehicles arrived/left and needed to manoeuvre at the same time.*
- c) *The neighbouring sites were of a significant size and operated with a significant amount of comings and goings; the provision of a new access wedged between both these access points close to a bend would present significant safety concerns for highway users, including pedestrians, and users of the three sites.*
- d) *Land north of Meridian North and South of Centurion Way around the Watergate Lane area has been left undeveloped. In the past various proposals utilising land in this area have been put forward to provide a direct link road from the M1 southbound onto the M69. Land on the other side of the M1 to the M69 was also being left undeveloped as part of the outline approval for New Lubbethorpe. Additional development in this area could prevent proposals to improve the motorway network in the future, thereby limiting economic growth and development in the area.*

2. Application No: 23/0403/FUL

Description: Change of use from detached garage to new dwelling

Location: 518 Braunstone Lane Braunstone Town Leicestershire LE3 3DH (St. Mary's Ward)

Response: *Braunstone Town Council objects; due to the proposed development:*

- a) *being significantly out of keeping with the character and appearance of the street scene;*
- b) *having an unsatisfactory relationship with nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of the proposed and existing dwellings; and*
- c) *being of unsatisfactory design.*

Reasons:

- a) *The proposed dwelling would be a converted single storey garage; the design of which would be out of keeping with the bay fronted traditional styled surrounding properties.*
- b) *Both the neighbouring properties and the properties opposite were two storey houses and would have an overbearing effect on the proposed single storey one-roomed property. The lack of curtilage around the proposed property meant the properties would be in close proximity and with no opportunity to landscape, there could be an adverse impact on the existing and proposed dwelling in terms of disturbance, noise, and privacy.*
- c) *The property would not contain any functional private outdoor amenity space and the size of the property would make living conditions both cramped in nature with little natural light. As a result the accommodation would be unfit for permanent habitation.*

3. Application No:

23/0431/HH

Description:

Single storey rear and side extension

Location:

3 Edward Avenue Braunstone Town Leicestershire LE3 2PB (Millfield Ward)

Response:

Braunstone Town Council does not object to the proposals; subject to:

- a) *on-site parking for three vehicles being maintained on the curtilage of the property in perpetuity; and*
- b) *the ground floor side window in the south eastern elevation remaining of opaque glass and no additional windows in the ground floor south eastern side elevation without the explicit consent of the local planning authority.*

Reasons:

- a) *To avoid additional parking on the highway (including the footway) close to a junction, presenting safety concerns to highway users (including pedestrians).*
- b) *The existing window overlooked the neighbouring property, albeit an outbuilding. The occupier of the neighbouring property could demolish the outbuilding or create a similar extension. An unobscured window and any additional windows located here would have an adverse impact on the amenity enjoyed by the occupants of both properties in terms of noise and privacy.*

- 4. Application No:** 23/0514/FUL
- Description:** Change of use from C3 (Dwellinghouses) to C2 (Residential Institutions) to allow use as a Children's Home
- Location:** 1 Little Masons Close Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)
- Response:** *Braunstone Town Council does not object to the application to change the use of this dwellinghouse into a children's home; subject to:*
- a) *one child only aged between 12 and 18 years old inclusive at any one time being accommodated at the property without explicit consent being sought from and granted by the local planning authority;*
 - b) *on-site parking for at least two vehicles (including the Garage space) being retained for parking at all times; and*
 - c) *strict accordance with the arrangements for visitors (professional and non-professional), as set out in the submitted planning statement.*
- Reasons:** *The scheme would create support for a child in a residential rather than institutional setting; however,*
- a) *any expansion may result in undue noise and disturbance;*
 - b) *to avoid additional on street parking close to a junction, which could present highway safety concerns; and*
 - c) *to protect the amenity enjoyed by the residents of the neighbouring properties, particularly in terms of noise and disturbance.*
- 5. Application No:** 23/0582/HH
- Description:** Single storey side and rear extensions with associated alterations
- Location:** 114 Braunstone Lane Braunstone Town Leicestershire LE3 2RU (Ravenhurst Ward)
- Response:** *Braunstone Town Council does not object to the proposals; subject to at least the current number of on-site parking spaces (including the Garage space) being retained for parking at all times.*
- Reason:** *To avoid additional on street parking close to a junction, which could present highway safety concerns.*

- 6. Application No:** 23/0428/FUL
- Description:** Erection of one dwelling and detached garage with associated access.
- Location:** 396 Braunstone Lane Braunstone Town Leicestershire LE3 3DF (St Mary's Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- a) *the internal layout of the proposed dwelling, including the size of the rooms, meeting the relevant standards for the type of accommodation;*
 - b) *two on-site parking spaces for the new dwelling being of hard standing and remaining available for parking in perpetuity; and*
 - c) *replacement on-site parking for 396 Braunstone Lane, being of hard standing permeable material being provided within the new curtilage of the property.*
- Reasons:** *The curtilage of the existing property was of sufficient size;*
- a) *it was important to provide affordable homes while ensuring the accommodation was suitable for habitation;*
 - b) *to avoid additional parking on the highway (including the footway) close to a junction, which could present highway safety issues; and*
 - c) *to ensure suitable alternative parking was provided for the existing dwelling, which could be used all year round while avoiding excessive surface water run off.*
- 7. Application No:** 23/0427/HH
- Description:** Single storey side and rear extensions
- Location:** 3 Crowhurst Drive Braunstone Town Leicestershire LE3 2UJ (Millfield Ward)
- Response:** *Braunstone Town Council objects to the current proposal on the grounds that there was insufficient provision for on-site parking.*
- Reason:** *The property was situated on a reasonable sized plot and a single storey extension was unlikely to have any adverse impact on the amenity of the neighbouring properties. However, the proposal removed the existing Garage space and did not provide from*

alternative parking within the curtilage of the property. The proposal shows only one on-site parking space, which was too small for a larger vehicle. The proposal risked additional highway parking close to a road junction, which may have an adverse impact of the safety of users of the highway (including the footway).

- 8. Application No:** 23/0588/HH
- Description:** Single Storey Side Extension
- Location:** 25 Woodcote Road Braunstone Town Leicestershire LE3 2WE (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the proposals.*
- Reason:** *The proposed extension was single storey, on a similar footprint to the existing garage, set back from the road on a reasonable sized plot; therefore, there was unlikely to be an adverse impact on the amenity enjoyed by neighbouring properties. There was sufficient alternative on-site parking available.*
- 9. Application No:** 23/0580/HH
- Description:** Single storey side and rear extension and associated alterations
- Location:** 29 Una Avenue Braunstone Town Leicestershire LE3 2GS (Ravenhurst Ward)
- Response:** *Braunstone Town Council does not object to the proposals, subject to the following:*
- a) on-site parking provision for at least two vehicles on a hard standing porous surface; which must remain permanently available for use; and*
 - b) no side windows, openings or ventilation in the side elevation of the extension without the explicit consent of the local planning authority.*
- Reasons:**
- a) It was assumed the property was a three bedroomed property; in accordance with Leicestershire Highway Guidance, on-site parking for at least two vehicles should be provided to avoid additional highway parking close to a junction, which could present safety issues for highway users. The surface needed to be permanent and allow drainage to avoid additional*

surface water run off onto the highway.

b) To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy and noise.

10. Application No: 23/0444/TEL

Description: Amendments to original planning application to determine if prior approval is required for the installation of 15.0m Phase 8 Monopole and associated ancillary works and cabinets

Location: Lubbesthorpe Way Thorpe Astley Braunstone Town Leicestershire

Response: *Braunstone Town Council does object to the application for prior approval for the installation of the equipment on the verge (i.e. off the highway, footway and cycleway), subject to:*

- a) provision for a hardstanding area off the highway (including off the footpath/cycleway) to provide an area for maintenance vehicles and maintenance work to be undertaken on the installation; and*
- b) the drainage, including the rate of the water flow through the ditch being unaffected/retained.*

Reasons: *The siting of the installation generally was considered acceptable and would not adversely impact on the visual amenity of the street scene. However,*

- a) the busy dual carriageway would make it difficult for maintenance vehicles to park on the carriageway; any parking on the footpath/cycleway would hinder the safe passage of pedestrians and cyclists raising safety concerns; and*
- b) to avoid blockages in the ditch and build-up of water during heavy downpours.*

- 11. Application No:** 23/0597/HH
- Description:** Single storey rear extension, pitched roof over garage and front extension with porch remodel
- Location:** 14 Kirkland Road Braunstone Town Leicestershire LE3 2JP
- Response:** *Braunstone Town Council does not object to the proposals.*
- Reason:** *The proposed extensions were single storey, on a similar footprint, on a reasonable sized plot; therefore, there was unlikely to be an adverse impact on the amenity enjoyed by neighbouring properties. There was sufficient on-site parking available in the garage and on the front curtilage.*

Licensing Applications

There are no licensing applications.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 24th AUGUST 2023

Item 6 – Planning and Licensing Applications

Purpose

To agree observations on planning and licensing applications received.

Planning Applications

- 1. Application No:** 23/0636/FUL

Description: External alterations to store and alterations to car park and associated alterations

Location: Aldi Meridian Way Braunstone Town Leicestershire (Thorpe Astley Ward)
- 2. Application No:** 23/0599/FUL

Description: Change of use from Class D1 use to Class E use (research and development)

Location: Unit 9 Centre Court Meridian Business Park Braunstone Town (Thorpe Astley Ward)
- 3. Application No:** 23/0606/FUL

Description: Retrospective insertion of two (2) rear windows to Unit 7 and the proposed insertion of four (4) rear windows to Unit 8 and the internal subdivision of Unit 8 to create two units

Location: Unit 7 and 8 Centre Court Meridian Business Park Braunstone Town (Thorpe Astley Ward)
- 4. Application No:** 23/0631/HH

Description: First floor side and rear extension, associated alterations and retention of outbuilding in rear garden

Location: 58 Turnbull Drive Braunstone Lane Leicestershire LE3 2JU (Millfield Ward)
- 5. Application No:** 22/1074/FUL

Description: Construction of new cosmetic repair unit (revised plans)

Location: Former Works Hazel Drive Braunstone Town Leicestershire (Millfield Ward)

Licensing Applications

There are no licensing applications.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 24th AUGUST 2023

Item 8 – Planning Decisions

To receive and note planning decisions made by Blaby District Council.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
23/0358/HH	Single storey rear and side extension with alterations	8 Cranberry Close Braunstone Town Leicestershire LE3 3DL	Braunstone Town Council objects to the application on the following grounds: 1. the proposed development would have an unsatisfactory relationship with the neighbouring property, no. 6, that would be significantly detrimental to the amenities enjoyed by the occupiers of the neighbouring property; and 2. the proposed on-site parking for two vehicles would be insufficient for a development containing five bedrooms	Approved; subject to <ul style="list-style-type: none">• Built in strict accordance with approved plans;• The rear canopy constructed using the materials specified on the Planning Application form unless alternative materials are agreed in writing; and• Prior to the first use of the proposed extension, a minimum of two off-street car parking spaces shall be provided on the site frontage in an bound material. Once provided, the car parking spaces shall remain available in perpetuity.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
23/0348/HH	Single storey rear extension and associated alterations	37 Hillrise Avenue Braunstone Town Leicestershire LE3 2GL	Not applicable	Approved; subject to <ul style="list-style-type: none"> • Built in strict accordance with approved plans; and • The development shall be constructed using the materials specified on the Planning Application form unless alternative materials are agreed in writing.
23/0302/HH	Retrospective application for detached outbuilding and single storey rear extension	49 Braunstone Close Braunstone Town Leicestershire LE3 2GU	Not applicable	<ul style="list-style-type: none"> • The occupation of the rear outbuilding shall always remain ancillary to the residential occupation of the main dwelling. It shall not be occupied as a separate living unit and should not be sold, let or otherwise disposed of; and • No outbuildings or structures (including fences) shall be erected within the site curtilage without the prior permission of the District Planning Authority granted on an application submitted in that regard.
23/0311/HH	Front porch, two storey side extension and single storey	9 Thomas Close Braunstone Town	Braunstone Town Council: a) does not object to the single	Approved; subject to <ul style="list-style-type: none"> • Built in strict accordance

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
	rear extension	Leicestershire LE3 2FX	<p>storey rear extension;</p> <p>b) does not object to a single storey side extension, subject to sufficient on-site parking, on a hard standing surface, being provided within the property's curtilage in accordance with the Leicestershire Local Highway Guidance; and</p> <p>c) objects to a two storey side extension as currently designed since it would create an unsatisfactory relationship with the neighbouring property (10 Thomas Close), which would be detrimental to the amenities enjoyed by existing and new occupiers due to considerations of privacy.</p>	<p>with approved plans;</p> <ul style="list-style-type: none"> • All external materials matching existing unless otherwise agreed in writing; • The 3 existing off street parking spaces on the site frontage shall remain permanently available; • The window located in the second floor north side elevation serving the ensuite shall be obscurely glazed and of a top opening design; • No additional windows or openings within the first or second floor north side elevation without prior permission; and • Occupation of the proposed extensions being ancillary to the residential occupation of the main dwelling. Not occupied as a separate living unit or used for non-residential purposes and not sold, let or otherwise disposed of separately to the existing dwelling.
23/0431/HH	Single storey rear and side extension	3 Edward Avenue Braunstone Town	Braunstone Town Council does not object to the proposals;	<p>Approved; subject to</p> <ul style="list-style-type: none"> • Built in strict accordance

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
		Leicestershire LE3 2PB	subject to: a) on-site parking for three vehicles being maintained on the curtilage of the property in perpetuity; and b) the ground floor side window in the south eastern elevation remaining of opaque glass and no additional windows in the ground floor south eastern side elevation without the explicit consent of the local planning authority.	with approved plans; and • All external materials used in the proposed development shall match those used in the existing building unless otherwise agreed in writing.
23/0427/HH	Single storey side and rear extensions	3 Crowhurst Drive Braunstone Town Leicestershire LE3 2UJ	Braunstone Town Council objects to the current proposal on the grounds that there was insufficient provision for on-site parking.	Approved; subject to • Built in strict accordance with approved plans; and • All external materials used in the proposed development shall match those used in the existing building unless otherwise agreed in writing.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 24th AUGUST 2023

Item 10 – Notice Board Renewal

Purpose

To consider proposals for the 2nd year of the 5-year rolling programme of Notice Board renewal

Background

Over the past few years, many notice boards in Braunstone Town and Thorpe Astley have fallen into disrepair or have been removed following damage. Some existing notice boards are in need of refurbishment and replacement and some are located where there is only low-level footfall, while some key locations do not have notice boards at all.

At the Committee meeting held on 10th March 2022 the Committee received a report on the condition of the notice boards in the Town and their condition. An Action Plan, shown below, was approved for the consideration of replacing notice board over a 5-year rolling programme. Some of the notice boards in the Action Plan have now been replaced where shown.

Action Plan

- Withers Way - Cleaning of the notice board to be undertaken in the Winter Works programme 2022/2023 – **Board removed due to damage 2022/2023**
- Cyril Street – the graffiti on the board to be removed and investigations made into repair/repainting the board
- Holmfield Park – board has recently been removed as it was rotten and replacement suggested for 2022/2023 programme – **Replaced in 2022/2023**
- Ayston Road – consider repair/replacement of Ayston Road notice board in 2023/24 programme
- Franklin Park – Notice board considered for replacement in 2022/2023 programme – **Replaced in 2022/2023**
- Civic Centre, Welcombe Avenue – consider utilising the Youth Council notice board and removing old notice board
- Shakespeare Park – **Notice board now replaced following refurbishment of site**
- Civic Centre – consider Civic Centre notice boards, either as post mounted or wall mounted, as part of new signage for the site – **Investigations currently underway on new signage around the Civic Centre**

Replacement of notice boards would focus on boards situated on land owned by the Town Council in the interim. The parks staff were consulted on where the notice

boards on Town Council land need to be replaced following their removal due to poor condition or damage.

Progress to Date

The following four positions were identified by the Committee on March 10th 2022 for replacement and new boards were installed in 2022/2023.

Foxon Way	– to replace a rotten board
Goodheart Way	– install board at entrance to park area
Holmfield Park	– to replace a rotten board
Franklin Park	– to replace old notice board

Proposed sites for notice board replacement 2023/2024

The Parks staff had recently been consulted on the notice boards required on land owned by the Town Council to replace missing or rotten boards in 2023/2024. The following two sites are recommended:

Withers Way	- to replace missing board removed due to damage
Mosssdale Meadows	- to replace an old board that had been removed for the installation of the new Walking and Cycling route

The recommended board is attached at Appendix 1.

Due to a reduction in the budget for Street Furniture for 2023/2024, only two new notice boards would be installed this financial year.

Recommendations

1. that the updated Action Plan, as set out in the relevant section of the report, be approved;
2. that the recommendations for the replacement of two notice board at the sites of Withers Way and Mosssdale Meadows be approved; and
3. that the same type and design of notice board purchased last year (as shown at Appendix 1) be ordered for the new two new locations.

Reasons

1. to note the work carried out on the Action Plan in 2022/2023.
2. to provide a plan for new/replacement notice boards to be installed in a timely manner and sited in the most appropriate positions to allow residents to be informed of upcoming events and council business and
3. to ensure that appropriate notice boards are purchased, presenting a corporate image across the town and providing value for money.



Classic 58 Post Mounted External Notice Board with Header

- Post mounted external notice board
- 58mm deep painted aluminium frame
- Zinc electroplated steel backboard for use with magnets
- Side hinged door with 4mm plexishock glazing
- Key lock with two keys supplied
- Shaped header panel with text and logo
- 5 Year Guarantee
- Supplied with set of 60/40 posts



£785.08 ex. VAT

Qty
Add to Basket

Product PDF

★★★★★ 5 / 5 (3)

Financial Budget Comparison

Comparison between 01/04/23 and 15/08/23 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/23

		2023/2024	Reserve Movements	Actual Net	Balance
8. Planning & Environment					
Income					
807	Projects	£0.00	£0.00	£0.00	£0.00
890	Consumer Products (Sales)				
890/1	General	£0.00	£0.00	£0.00	£0.00
890/2	Poop Scoops	£1,150.00	£0.00	£358.60	-£791.40
890	Total	£1,150.00	£0.00	£358.60	-£791.40
Total Income		£1,150.00	£0.00	£358.60	-£791.40
Expenditure					
8070	Projects				
8070/1	Climate Change	£0.00	£0.00	£0.00	£0.00
8070	Total	£0.00	£0.00	£0.00	£0.00
8190	Professional Fees	£250.00	£0.00	£0.00	£250.00
8440	Waste Services (Dog Bins)	£9,538.00	£0.00	£5,295.33	£4,242.67
8460	Furniture	£2,600.00	£0.00	£0.00	£2,600.00
8900	Consumer Products (Purchase for resale)				
8900/1	Poop Scoops	£1,100.00	£0.00	£0.00	£1,100.00
8900	Total	£1,100.00	£0.00	£0.00	£1,100.00
Total Expenditure		£13,488.00	£0.00	£5,295.33	£8,192.67

Financial Budget Comparison

Comparison between 01/04/23 and 15/08/23 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/23

	2023/2024	Reserve Movements	Actual Net	Balance
Total Income	£1,374,091.00	£250.00	£459,739.49	
Total Expenditure	£1,377,091.00	£69,948.59	£490,502.44	
Total Net Balance	<u>-£3,000.00</u>		<u>-£30,762.95</u>	

Paid Expenditure Transactions

ITEM 13

paid between 31/05/23 and 15/08/23, for the 8. Planning Environment

Start of year 01/04/23

Payment Reference	Paid date	Tn no	Order no	Gross	Vat	Net	Cttee	Details	Heading
BACS230703T ARGET4124	27/07/23	18821		£3,299.40	£549.90	£2,749.50	8. PE	Target Pest Control & Hygiene	Collection 47 Dog Waste Bins - Portion April 23 & May/June 23 8440
Total				£3,299.40	£549.90	£2,749.50			