## BRAUNSTONE TOWN COUNCIL

**MINUTES OF PLANNING & ENVIRONMENT COMMITTEE**

**HELD AT BRAUNSTONE CIVIC CENTRE**

**THURSDAY 5thMAY 2022**

**PRESENT:** Councillor Robert Waterton (Chair) and Councillors Anthea Ambrose, Leanne Lee, Phil Moitt, Satindra Sangha, Christiane Startin-Lorent and Marion Waterton and John Dodd (Ex-Officio).

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

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

1. **Apologies**

Apologies for absence were received from Councillors Parminder Basra, Sohan Johal and Dipen Nathwani.

1. **Disclosures of Interest**

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

1. **Public Participation**

In accordance with Standing Order 3.6, members of the public may 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 in attendance.

1. **Minutes of the Meeting held 10th March 2022**

The Minutes of the Meeting held on 10th March 2022 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 10th March 2022 be approved and signed by the Chairperson as a correct record.

1. **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

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| --- | --- | --- |
| **1.** | **Application No:** | 22/0141/FUL |
|  | **Description:** | Single story & two storey side extensions |
|  | **Location:** | 3 Romulus Court Meridian Business Park  Braunstone Town, Leicestershire |
|  | **Response:** | *Braunstone Town Council does not object to the application; subject to:*   1. *the materials, including the fenestration, being the same as the existing;* 2. *any trees, hedgerows or bushes that were removed to facilitate the development being replaced elsewhere within the curtilage of the site; and* 3. *any planting made in accordance with b above, either removed or dies within five years being replaced.* |
|  | **Reasons:** | 1. *To avoid any adverse impact on the visual amenity of the street scene.* 2. *To maintain the landscaping and avoid a deterioration in the quality of the local environment.* 3. *To provide for any new planting to suitably mature; avoiding a deterioration of landscaping and the environment over time.* |
| **2.** | **Application No:** | 21/1504/FUL |
|  | **Description:** | Installation of a temporary building (use class B1(c) light industrial) |
|  | **Location:** | Unit 5 Vitruvius Way Meridian Business Park Braunstone Town |
|  | **Response:** | *Braunstone Town Council does not object to the proposal in principle; however, recommends that the application should not be determined until the following additional information has been provided:*   1. *the proposed usage and operation of the site and new building,* 2. *hours of operation and shifts,* 3. *details of the total numbers of employees, contractors, visitors, deliveries and collections on site at any one time, and* 4. *site vehicular movements.* |
|  | **Reason:** | *The proposed temporary building would reduce the on-site parking from 21 spaces to 8 spaces. It was noted from the application that the total number of employees would reduce from 12 to 3. To avoid additional on-street parking, which could present highway safety issues for highway users, including pedestrians, it was important to understand the total number of people who would be using the site at any one time, along with details of proposed vehicular movements on the site.* |
| **3.** | **Application No:** | 22/0325/HH |
|  | **Location:** | 46 Colbert Drive Braunstone Town Leicestershire LE3 2JB |
|  | **Response:** | *Braunstone Town Council does not object to the application.* |
|  | **Reason:** | *The proposal was single storey on a large plot and was unlikely to have any adverse impact on the amenity enjoyed by the neighbouring properties.* |

Licensing Applications

There were no licensing applications.

1. **Planning Applications and Licensing Applications**

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

Councillor Phil Moitt asked for it to be noted that he did not vote on application 22/0123/FUL; Land Adjacent to 2 Pinfold.

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

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| **1.** | **Application No:** | 22/0284/HH |
|  | **Description:** | Single storey rear extension |
|  | **Location:** | 54 Beech Drive Braunstone Town Leicestershire LE3 3DA (Winstanley Ward) |
|  | **Response:** | *Braunstone Town Council does not object to the proposals; subject to there being no windows or openings in the side elevation of the extension adjacent to no. 52, without the explicit consent of the local planning authority.* |
|  | **Reason:** | *To protect the amenity enjoyed by the occupants at no. 52 Beech Drive in terms of privacy and noise.* |
| **2.** | **Application No:** | 22/0297/HH | |
|  | **Description:** | Demolition of existing extension and erection of single storey rear extension | |
|  | **Location:** | 58 Amy Street Braunstone Town Leicestershire LE3 2FB (Ravenhurst & Fosse Ward) | |
|  | **Response:** | *Braunstone Town Council does not object to the proposals; subject to:*   1. *there being no windows or openings in the side elevation of the extension adjacent to no. 60, without the explicit consent of the local planning authority; and* 2. *the floor levels in the extension being set no lower than existing levels and details of flood proofing being incorporated and approved in writing by the Local Planning Authority.* | |
|  | **Reasons:** | 1. *To protect the amenity enjoyed by the occupants at no. 60 Amy Street in terms of privacy and noise.* 2. *The property was located in a flood zone and was at greater risk of flooding; therefore mitigating actions should be taken to reduce the impact of flooding on the property.* | |
| **3.** | **Application No:** | 22/0260/HH | |
|  | **Description:** | Single storey side and rear extension including conversion of garage | |
|  | **Location:** | 1 Withington Close Thorpe Astley Braunstone Town Leicester (Thorpe Astley Ward) | |
|  | **Response:** | *Braunstone Town Council does not object to the proposals; subject to:*   1. *there being no windows or openings in the side elevation of the extension to the rear of 14 and 16 Haskell Close, without the explicit consent of the local planning authority; and* 2. *the extension and garage conversion being used in connection with the domestic use of the property and not separately sold, let or otherwise disposed.* | |
|  | **Reasons:** | 1. *To protect the amenity enjoyed by the occupants at nos. 14 and 16 Haskell Close in terms of privacy and noise.* 2. *To avoid noise, disturbance and overdevelopment of the site/tandem development.* | |
| **4.** | **Application No:** | 22/0123/FUL | |
|  | **Description:** | Erection of 1 semi-detached dwelling and detached garage (accessed off Watergate Lane) including alterations to No. 2 Pinfold | |
|  | **Location:** | Land Adjacent 2 Pinfold Braunstone Town Leicestershire LE3 2UW (Millfield Ward) | |
|  | **Response:** | *Braunstone Town Council objects to the proposal on the following grounds:*   1. *out of keeping with the character and appearance of the area;* 2. *lack of private amenity space for the proposed new dwelling and overdevelopment of the site due to footprint, scale and massing; and* 3. *significantly detrimental to the amenities enjoyed by existing and new occupiers due to considerations of privacy, light, noise and overbearing effect.* | |
|  | **Reasons:** | 1. *Development on this corner plot next to a junction would add a discordant element to the street scene since the visual effect would no longer mirror the opposite side of the junction and also due to the gradient changes on both Pinfold and Watergate Lane.* 2. *The new property would be built on to an existing semi-detached property resulting in insufficient outdoor private amenity space.* 3. *The additional property on this corner location would result in cramped living conditions for the occupants of the new property and the existing property, 2 Pinfold. In addition, there would be an adverse impact on the occupants of both properties in terms of noise and overbearing effect.* | |
| **5.** | **Application No:** | 22/0132/FUL | |
|  | **Description:** | Erection of additional fence line and access gate to eastern boundary | |
|  | **Location:** | Unit F Meridian East Meridian Business Park Braunstone Town (Thorpe Astley Ward) | |
|  | **Response:** | *Braunstone Town Council objects to the proposal on the following grounds:*   1. *out of keeping with the character and appearance of the area;* 2. *overbearing effect on the users of the highway, particularly the footway; and* 3. *implications for the safety of highway users.* | |
|  | **Reasons:** | 1. *The sites on Meridian Business Park all had open frontages and where there was perimeter fencing this was set back from the Highway; to permit high fencing along the perimeter of the highway would set a precedent which would lead to a deterioration in the visual amenity of the area.* 2. *The proposed location of the high additional fencing adjacent to the narrow footway would have an overbearing effect on users of the footway, which was sometimes partially obstructed with parked vehicles.* 3. *The highway has a curvature at this point and the location of the proposed second gate and the adjacent additional fencing, following the boundary of the site, would restrict visibility for pedestrians using the footway and vehicles leaving the site; potentially presenting highway safety issues.* | |

**RESOLVED** that the following response be forwarded to Leicestershire County Council:

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| **6.** | **Application No:** | 2022/NMA/0043/LCC |
|  | **Description:** | Reduce the macadam path width from 3m to 2m, Reduce the number of benches by 3 to now total 7, Omit 2 bins leaving 1 by the bench immediately off Meridian Way, Add a maintenance access gate to the dog exercise area |
|  | **Location:** | Land North of Meridian Way Braunstone LE3 3UJ (Thorpe Astley Ward) |
|  | **Response:** | *Braunstone Town Council:*   1. *does not object to:* 2. *reducing the number of benches by 3 to 7; and* 3. *adding a maintenance access gate to the dog exercise area; and* 4. *objects to:* 5. *reducing the macadam path width from 3m to 2m; and* 6. *omitting 2 bins, leaving 1 bin.* |
|  | **Reasons:** | 1. *7 benches would be reasonable for the size of the park and maintenance access would be needed to the dog exercise area.* 2. *The macadam paths would be shared between walkers and cyclists and reducing their width could present safety issues for walkers; the paths should be lined to sperate the cycle and walkway. Litter accumulates in the area and adjacent park and regular litter picks take place; for the size of the park 1 bin would result in additional accumulations of litter adversely affecting the local environment and the visual amenity of the facility.* |

1. **Additional Planning and Licensing Applications**

The Committee received details of a planning application received since the publication of the agenda (item 7 on the agenda). The Committee noted that there were no additional licensing applications.

**RESOLVED** that the following response be forwarded to Blaby District Council:

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| **7.** | **Application No:** | 22/0237/HH |
|  | **Description:** | Conversion of existing garage, erection of single storey side extension for garage and erection of rear canopy |
|  | **Location:** | 21 Attenborough Close, Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley) |
|  | **Response:** | *Braunstone Town Council does not object to the proposals.* |
|  | **Reasons:** | *The conversion of the existing garage space could be accommodated with a replacement garage on the site, with no immediate neighbours there was unlikely to be any adverse impact.* |

1. **Planning Decisions**

The Committee received and noted planning decisions made by Blaby District Council (item 8 on the agenda).

**RESOLVED** that the decisions be noted.

*Reason for Decision*

*To keep a watching brief on the decisions and to review the impact of Town Council comments upon the decision making process.*

1. **Feedback on Planning Application Decisions**

The Committee received feedback concerning planning application decisions by Blaby District Council where the Committee had queried the decision; as follows:

1. 21/1158/HH, First floor side extension, at 2 Pits Avenue; Councillor Leanne Lee reported that the Planning Case Officer had advised that dropped kerbs were a County Highways matter and could not be dealt with through planning conditions;
2. Councillor Phil Moitt advised that he had not yet contacted the Planning Case Officers in respect of the following decisions:

a) 21/1298/HH, Single storey side extension, at 1A Amy Street;

b) 21/1398/HH, Single storey front and side/rear extensions

(to include demolition of existing rear garage structure), at 21 Turnbull Drive; and

c) 21/1439/HH, two storey side and single storey rear extensions and rendering of existing property, at 7 Edward Avenue;

3. 21/1395/HH, 2 storey side extension, dormer window to rear and 2 and single storey rear extension and associated alterations, at 332 Braunstone Lane; Councillor Robert Waterton referred to the delegated report (enclosed at item 9 (3) on the agenda), the Planning Case Officer had advised that restricting dormer windows presented problems since often the developer applied to subsequently change the design using permitted development regulations; therefore, consideration was limited to assessing the angles to ensure views were not directly looking into the windows of neighbouring properties.

**RESOLVED**

1. that the feedback on 21/1158/HH, First floor side extension, at 2 Pits Avenue; and 21/1395/HH, 2 storey side extension, dormer window to rear and 2 and single storey rear extension and associated alterations, at 332 Braunstone Lane; be received and noted; and
2. that the remaining decisions, listed in part 2 above, be considered at the next scheduled meeting.

*Reason for Decision*

1. *To note the responses given.*
2. *To keep a watching brief on the decisions and to review the impact of Town Council comments upon the decision making process.*
3. **Proposed Conservation Area for Braunstone Village**

The Committee received a proposed timetable for the next stages of the process to consider whether to designate the area of Braunstone Village to the South of Braunstone Lane as a conservation area, to coincide with the already designated conservation area within the Leicester City boundary (item 10 on the agenda).

**RESOLVED**

1. that the *Proposed Work Programme*, as set out in the table in the relevant section of the report, be approved; and

2. that delegated authority be given to the Chief Executive & Town Clerk, in consultation with the Chair of Planning & Environment Committee, to approve and amend specific dates dependent upon the achievement of the milestones set out in the *Proposed Work Programme* (in 1 above)

*Reasons for Decision*

1. *To provide timescales for engagement, review and amendment in order to shape proposals and enable a decision to be made on whether or not to finalise proposals for Blaby District Council to determine whether to designate the Town/District side of Braunstone Village as a Conservation Area, and if so in what form.*
2. *To progress detailed arrangements for further consultation, review and engagement, along with obtaining professional support.*
3. **Leicestershire County Council Members’ Highways Fund – Proposals**

The Committee received an update with proposals for Highways Improvements under the County Council Members' Highways Fund and considered whether to adopt proposed planters at three locations around Braunstone Town (item 11 on the agenda).

**RESOLVED**

* 1. that the installation of “SLOW” carriageway markings on Meridian Way extension approaching Murby Way roundabout be endorsed;
  2. that the request for the Town Council to adopt and maintain three planters, installed at two gateway locations to Braunstone Town off Narborough Road South, as set out at Appendix 1, be accepted in principle, subject to consideration of the legal agreements and detailed terms and conditions;
  3. that delegated authority be given to the Chief Executive & Town Clerk, in consultation with the Chair of Planning & Environment Committee, to determine the terms and conditions and legal arrangements under which the Town Council could adopt and maintain the proposed planters (as detailed at Appendix 1); and
  4. that, in the event that the County Council operates a Members’ Highways Fund this year, the criteria be presented to the Committee and the County Councillors invited to attend a subsequent meeting.

*Reasons for Decision*

* 1. *To provide advice to drivers on an open section of road to slow down as they approach a road junction and residential area.*
  2. *To improve the visual amenity of gateways to Braunstone Town.*
  3. *To enable the detailed arrangements and legal terms to be fully considered ensuring that there would be no significant legal or financial implications for the Town Council.*
  4. *To enable the Committee to consider the remit of the scheme and identify highway improvements for the Town. To liaise with the County Councillors on the identified highway improvements.*

1. **Lubbesthorpe**

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development and to report on the recent meeting of local Parishes.

The Chair, Councillor Robert Waterton, updated the Committee as follows:

1. a meeting was held on 13th March 2022 when the Group considered the response to the recent highway’s presentation and the number of occupations;
2. occupations on 31st December 2021 were 660; on 31st January occupations were 664; and
3. the next meeting was scheduled for 18th May 2022 when the Group was due to investigate travel questions and the application of the Section 106 funds used for monitoring.

**RESOLVED** that the update be noted.

*Reason for Decision*

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

1. **Financial Comparisons**

The Committee received Financial Comparisons for the period 1st April 2021 to 31st March 2022 (item 13 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 2021/2022.*

1. **Approval of Accounts**

The Committee received payments 1st March 2022 until 31st March 2022 (item 14 on the agenda).

**RESOLVED** that the list of Approved Expenditure Transactions for the Period 1st March 2022 until 31st March 2022 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 9.25pm.

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 on 9th June 2022.*

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_