

**BRAUNSTONE TOWN COUNCIL**

**REPORT of the PLANS & ENVIRONMENT MEETING**

**THURSDAY 16<sup>TH</sup> OCTOBER 2014 AT 7.30PM**

**PRESENT:** Mr G Sanders (In the Chair), Miss A Ambrose, Mr R Berrington, Miss S Betts, Mr N. Chamberlain (substituting for Mr S Maxwell), Mrs I Whailing, Mr W Wright.

**OFFICERS IN ATTENDANCE:** Mr D Tilley, Executive Officer & Town Clerk.

**APOLOGIES:** Mr S Maxwell, Mr D Widdowson.

**1. Disclosure of Interest from Members**

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

**2. Public Participation**

In accordance with Standing Orders 16f and 70 the meeting was adjourned to give an opportunity for members of the public present to raise matters of public interest for the purpose of making representations, giving evidence or answering questions.

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

**3. Report of the Meeting held on 18<sup>th</sup> September 2014**

The Report of the Meeting held on 18<sup>th</sup> September 2014 was taken as read and signed by the Chairperson.

**4. Planning Applications – To note the Action Taken Under Delegated Powers**

**RESOLVED:** That the action taken under Standing Order No.71 (c) in forwarding the following observations to Blaby District Council be approved:-

**14/0858/1/HPX** 176 Braunstone Lane – two story side extension, single story front and rear extensions and insertion of a dormer window to create a habitable room in the roof space. *Braunstone Town Council wishes to make the following comment: in accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided:- Dwellings with more than 4 bedrooms - 3 spaces.*

**5. Planning Applications**

**RESOLVED** That the following observations be forwarded to Blaby District Council:-

**14/0864/1/AY** Sytner, Meridian East Business Park. Relocation of existing illuminated BMW pylon sign. *Braunstone Town Council has no observations to make on this application.*

**14/0863/1/PX** Unit F Tiber Way, Meridian Business Park. External alterations to existing unit and the installation of condenser units, security lighting, CCTV system, a new perimeter fence, security barrier and gates, erection of security hut and alterations to the car park. *Braunstone Town Council does not object to this application and wishes to*

*make the following comment: it is noted that CCTV Surveillance is included – there should be visible and appropriate notices indicating the existence of CCTV.*

**14/0886/1/HPX** 23 Holmfield Avenue East, demolition of garage and erection of two storey side and single storey rear extension. *Braunstone Town Council wishes to make the following comments: it is noted that the plans involve the removal of an existing garage, therefore in accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided – dwellings with 3 bedrooms – 2 spaces; the occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

**14/0877/1/PY** McDonalds, Fosse Park, Enderby. Installation of external play equipment 1.1m high fencing and 1.8m high lighting column. *Braunstone Town Council does not object to this application.*

**14/0914/1/HPX** 6 The Chase, first floor side extension. *Braunstone Town Council wishes to make the following comments: in accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided – dwellings with 4 bedrooms – 3 spaces; the occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

**14/0429/1/HPX** Mr M Lambat, 50 Narborough Road South. Conversion of garage into granny annexe. *Braunstone Town Council objects to this application for the following reasons: the proposed development could result in tandem development and set a precedent with neighbouring properties; the outbuilding should not be used to create a separate residential unit which would have an unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties, due to considerations of privacy, noise, disturbance and overbearing effect. In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces, 1 bedroom flats/bedsits – 1 space. The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

**14/0913/1/APY** M B East Midland, Unit 24 Centurion Way, Meridian Business Park. Change of use from warehouse (use Class B2 – B8 to servicing and maintenance of vehicles with ancillary offices and stores. *Braunstone Town Council does not object to this application and wishes to make the following comment: a sustainable urban drainage system should be installed on this site for the proposed usage.*

## **6. Planning Decisions**

The following planning decisions from Blaby District Council were received and noted:-

- a) 14/0776/1/AY Asda Stores Ltd, Narborough Road South. Display of illuminated and non-illuminated signage – It was noted that the application was granted planning approval.
- b) 13/0503/1/PX Land to south of 20 – 30 Valley Drive. Erection of apartment building for provision of eight 1 and 2 bedroom flats, including associated parking and amenity space – It was noted that the application had been granted planning approval.
- c) 14/0701/1/PX Asda Stores Ltd, Narborough Road South. Proposed outdoor trading unit – It was noted that the application had been granted planning approval.

- d) 14/0554/1/PX 12 – 14 Ayston Road. Extensions and alters – It was noted that the application had been granted planning approval.

**7. Lubbesthorpe Strategic Consultative Board**

The Committee considered whether mechanisms were in place as part of the planning process to enable the effective provision of public infrastructure, which would be discussed at the next meeting of the Lubbesthorpe Strategic Consultative Group on 30<sup>th</sup> October 2014.

The Committee recognised that the planning process had changed since Thorpe Astley had been developed, however, they had a general concern that while there were mechanisms in place, the correct infrastructure needed to be identified and developed at the right time and to the right specification.

**RESOLVED** that the following observations be forwarded to Blaby District Council for consideration as part of the Lubbesthorpe Strategic Consultative Board meeting on 30<sup>th</sup> October 2014:-

- a) Schools – ensuring provision was appropriate and delivered at the right time, the County Council need to ensure that schools were built to appropriate specifications and that a school operation would be established. There was a need to consider other developments close by and the impact these would have, were the feeder places sufficient and how would we know;
- b) Community Facilities, Medical Facilities, Youth Provision – ensuring provision would be appropriate and delivered at the right time. There was S106 money for a Medical Facility in Thorpe Astley, which physically exists but service provision hasn't been delivered to date; and
- c) It is important progress was reviewed and amended provision identified, along with any specific changes to the development plans and timetable.

It was noted that an answer was expected at the meeting on the 30<sup>th</sup> October 2014 to the alternative construction access, which was identified at the previous meeting of the Group in July.

**8. Blaby District Council – Planning Applications – Electronic Consultation**

A consultation from Blaby District Council on Electronic versions of Planning Applications was received.

**RESOLVED**

1. that the following response be forwarded to Blaby District Council:- Electronic consultation was successful where the plans were displayed in large scale with a small amount of detail, i.e. the plans were clear on the page. Where electronic consultation would be a problem was when the plans were small in scale and contain a significant amount of detail, the following suggestions would assist:
  - a) provide as part of the consultation the summary information and plans given to members of the Development Control Committee on site visits;
  - b) provide a clear drawing of what the development is proposed to look like;
  - c) provide as part of the consultation the information and images included in the Planning Officer's presentation to the Development Control Committee;
2. that it be noted that there was concern with the basis of the Electronic Consultation being that there was a need to cost cut, since development control income had increased significantly in recent years; and

3. that if the full implementation of electronic consultation was approved, it should be reviewed after a suitable period.

**9. Advance Notice of a Temporary Traffic Regulation Order**

A Notice of Temporary Traffic Regulation Orders for Meridian South and Kingsway, to incorporate a temporary road closure and a 'No Waiting at Anytime' order, to facilitate carriageway maintenance works was received. The duration of the TTRO was for a period not exceeding 18 months commencing 17<sup>th</sup> November 2014 and the restrictions would not be anticipated to exceed a period of 9 days.

**RESOLVED** that the temporary traffic regulation order be noted.

**10. Termination of Meeting**

The meeting closed at 8.15pm.

**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 favorable 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.