

**BRAUNSTONE TOWN COUNCIL**

**REPORT of the PLANS & ENVIRONMENT MEETING**  
**THURSDAY 18<sup>th</sup> SEPTEMBER 2014**

**PRESENT:** Miss S Betts (In the Chair), Miss A Ambrose, Mr R Berrington, Mr S Maxwell, Mr P Moitt, Mrs I Wailing, Mr B Wright

**OFFICERS IN ATTENDANCE:** Mr D Tilley, Executive Officer & Town Clerk, Mrs P Hurd, Community Development & Centres Manager

**Apologies:** Apologies were received from Mr G Sanders, 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 four members of the public present. The members of the public raised concerns about planning application 14/0823/1/PX – Land to East of 24-34 Evelyn Road, Braunstone Town. This application concerned the erection of a pair of semi-detached dormer bungalows with associated parking and access. Concerns were raised about the access and safety issues, the loss of privacy due to the dormer windows and disturbance during the construction.

**3. Report of the Meeting held on 14<sup>th</sup> August 2014**

The Report of the Meeting held on 14<sup>th</sup> August 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:-

**14/0759/1/HPX** – 468 Braunstone Lane, Braunstone Town, LE3 3DG – Single story extensions to front and rear with a two story side extension – *Parking: In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided – dwellings with more than 4 bedrooms – 3 spaces. Neighbours: The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

NOTE: The above application's deadline was prior to Committee and a response was provided under delegated powers in accordance with Standing Order No.71 (c). Subsequently the consultation period has been extended due to the application being registered to the wrong house number – 468 instead of 486 (see first application under 5 below).

**14/0776/1/AY** – Asda Stores Ltd, Narborough Road South – Display of illuminated and non-illuminated signage – *No observations.*

**14/0781/1/CX** – Lubbethorpe Sewage Pumping Station, Lubbethorpe Way, Braunstone Town – Installation of 1 chemical dosing rig – *No Comment.*

## **5. Planning Applications**

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

**14/0759/1/HPX** – 486 Braunstone Lane, Braunstone Town, LE3 3DG – Single story extensions to front and rear with a two story side extension. *Braunstone Town Council wishes to make the following comments: Parking: In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided – dwellings with more than 4 bedrooms – 3 spaces. Neighbours: The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

NOTE: Concerning the above application, see note in respect of the first application under 4 above.

**14/0785/1/HPX** – 4 Cooke Close, Thorpe Astley, Braunstone Town – Two storey and single story front extensions, single storey rear extension and conversion of roof space to form habitable accommodation. *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 more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces; the occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

**14/0810/1/PX** – Land North of 8 Bidford Road, Braunstone Town – Erection of a pair of semi-detached dormer bungalows with associated parking and access. *Braunstone Town Council wishes to make the following comments: the proposed development 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, with particular reference to dormer windows; the occupiers of neighbouring properties should be fully consulted in connection with the proposals. In accordance with Policy CS15 Braunstone Town Council requests that the following commuted sums to improve the quality and/or access to existing open spaces:*

- 1 Bedroom - £1,461.33
- 2 Bedroom - £2,435.55
- 3 Bedroom - £3,896.88
- 4+ bedroom - £4,871.10

*The Open Spaces and Recreational improvements required are highlighted in Braunstone Town Council's 'Proposals and Priorities for Improvements' Report adopted on 11th April 2013. The Town Council requests that any commuted sums in connection with the application be specifically allocated to improvements to facilities at Shakespeare Park.*

**14/0823/1/PX** – Land to East of 24-34 Evelyn Road, Braunstone Town – Erection of two pairs of semi-detached dormer bungalows with associated parking and access.

*Braunstone Town Council objects to this application for the reasons set out below:*

1. *The proposed development 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 vibration, privacy and overbearing effect, in reference to the latter two, particular reference to the design including dormer windows.*

- 2. The access to the site from Evelyn Road presents safety issues since it is narrow and there is no provision for a footway. This access point is only 3 metres wide and will cause problems for access for emergency, delivery and waste-collection vehicles. This would also cause considerable disruption to local residents, during the period of construction works.*
- 3. 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. The Town Council is concerned about the lack of parking and turning space for vehicles, which could lead to an overspill of vehicles being parked on Evelyn Road.*
- 4. In accordance with Section CE25 of the Blaby District Local Plan the following crime prevention measures should be incorporated:- Adequate boundary fences provided.*

*Braunstone Town Council, however, without prejudice to the above objection, requests that should the Planning Authority grant the application that in accordance with Policy CS15 Braunstone Town Council requests that the following commuted sums to improve the quality and/or access to existing open spaces:*

- 1 Bedroom - £1,461.33*
- 2 Bedroom - £2,435.55*
- 3 Bedroom - £3,896.88*
- 4+ bedroom - £4,871.10*

*The Open Spaces and Recreational improvements required are highlighted in Braunstone Town Council's 'Proposals and Priorities for Improvements' Report adopted on 11th April 2013. The Town Council requests that any commuted sums in connection with the application be specifically allocated to improvements to facilities at Shakespeare Park.*

Mr P Moitt took no part in the discussion nor the voting on the application above.

**14/0782/1/PX** – Land North of 68 Radford Drive, Braunstone Town, LE3 3DR – Erection of 4 bungalows with associated parking and amenity space (revised scheme). *In accordance with Policy CS15 Braunstone Town Council requests that the following commuted sums to improve the quality and/or access to existing open spaces:*

- 1 Bedroom - £1,461.33*
- 2 Bedroom - £2,435.55*
- 3 Bedroom - £3,896.88*
- 4+ bedroom - £4,871.10*

*The Open Spaces and Recreational improvements required are highlighted in Braunstone Town Council's 'Proposals and Priorities for Improvements' Report adopted on 11th April 2013. The Town Council requests that any commuted sums in connection with the application be specifically allocated to improvements to facilities at Holmfield Park.*

**14/0783/1/PX** – Land North of 10 Radford Drive, Braunstone Town, LE3 3DR – Erection of 4 bungalows with associated parking and amenity space (revised scheme). *Braunstone Town Council wishes to make the following comments: the proposed development would result in the over-development of the site due to factors including scale and mass, in particular the buildings on Radford Drive are immediately adjacent to*

*the access; the access to the site from Radford Drive presents safety issues since it is narrow and there is no provision for a footway.*

*In accordance with Policy CS15 Braunstone Town Council requests that the following commuted sums to improve the quality and/or access to existing open spaces:*

- 1 Bedroom - £1,461.33
- 2 Bedroom - £2,435.55
- 3 Bedroom - £3,896.88
- 4+ bedroom - £4,871.10

*The Open Spaces and Recreational improvements required are highlighted in Braunstone Town Council's 'Proposals and Priorities for Improvements' Report adopted on 11th April 2013. The Town Council requests that any commuted sums in connection with the application be specifically allocated to improvements to facilities at Holmfield Park.*

**14/0844/1/HPX** – 23 Home Avenue, Thorpe Astley, Braunstone Town, LE3 3UR - Conversion of garage to habitable accommodation. *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 more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces; the occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

## **6. Planning Applications received since the Distribution of the Agenda**

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

**14/0804/1/AY** – Pizza Hut, Grove Farm Triangle, Enderby – Erection of 2 x roof mounted fascia signs, 1 x over door entrance fascia sign, 1 x illuminated fascia sign, 1 x pole sign, 1 x menu box unit, 1 x internal takeaway sign and 1 x awning. *Braunstone Town Council wishes to make the following comment: Please refer to Local Policy Plan CE26 to check the proposal is compliant in respect of glare upon nearby road users and that the proposal doesn't create unnecessary levels of lighting and light spillage.*

**14/0822/1/PY** – 9 Cyril Street, Braunstone Town, LE3 2FF – Change of use from retail (Use Class A1) to tattoo studio (sui generis). *Braunstone Town Council has no observations to make on this application.*

## **7. Planning Decisions**

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

- a) **14/0527/1/PX** – Asda Stores Ltd, Narborough Road South, refurbishment of petrol filling station. It was noted that the application had been approved subject to conditions.
- b) **14/0676/1/AY** – Bella Italia, Unit 2 Meridian Leisure Park, display of illuminated and non-illuminated signage. It was noted that the application had been approved subject to conditions.
- c) **14/0620/1/HPX** – 66 Tuffleys Way, conversion of existing garage into habitable accommodation. It was noted that the application had been approved subject to conditions.
- d) **14/0654/1/HPX** – 11 Murby Way, conversion of existing garage into habitable accommodation. It was noted that the application had been approved subject to conditions.

e) **14/0570/1/HPX** – 22 Percy Street, side and rear extension to bungalow. It was noted that the application had been approved subject to conditions.

**8. Footpath W13 (Part), Colbert Drive, Public Path Diversion Order 2014**

A Public Path Diversion Order 2014 in respect of Footpath W13, Colbert Drive had been received and any representations or objections should be made by 19<sup>th</sup> September 2014.

**RESOLVED**

*That no representation or objection was necessary.*

**9. Termination of Meeting**

The meeting closed at 7.40pm.