

BRAUNSTONE TOWN COUNCIL

REPORT OF THE PLANS & ENVIRONMENT COMMITTEE

6TH FEBRUARY 2014 AT 7.00PM

Present: Mr G Sanders (In the Chair), Miss A Ambrose (from item 6), Mr R Berrington, Miss S Betts, Mr S Maxwell (from item 7), Mr W Wright.

Officers in Attendance: Mr I Laughton, Executive Officer & Town Clerk. Miss J Leech, Assistant Executive Officer – Admin.

Apologies: Mrs I Whailing, Mr D Widdowson.

1. Disclosures 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.

3. Report of the Meetings held 19th December 2013

The Report of the Meeting held 19th December 2013 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:-

13/0967/1/PY Winstanley Community College. Formation and laying out of hard play area/evening car park. *No observations.*

13/0985/1/HPX Mr M K Manzoor, 10 Amy Street. Single storey extension to rear and side of bungalow. *No observations.*

13/0948/1/HPX Mrs M Raouf, 19 Foxon Way. Single storey front extension. *No observations.*

5. Planning Applications

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

14/0021/1/PX Winstanley Community College. Erection of single storey detached reception building. *The Braunstone Town Parish Plan survey revealed that 54% of residents thought that parked vehicles caused problems in this area, particularly for people with disabilities or with pushchairs. It is particularly important therefore that adequate onsite parking facilities should be provided. The accessible car parking area has been reduced from 82 to 27 spaces. Braunstone Town Council is concerned that the possible visual impact of the extensive 2.4m high fence which will be visible from nearby residential properties. The gates and fencing should be finished in green and extensive landscaping undertaken to soften the visual impact of the fence.*

RESOLVED

That a letter be sent to Blaby District Council expressing the Council's concern about the above application being determined by the District Council prior to the closing date for the consultation process.

14/0057/1/HPX Mr J Billan, 109 Braunstone Close. Two storey side and rear extensions, single storey rear extension and detached store to rear (revised scheme). *Braunstone Town Council objects to the application for the reasons set out below:- 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 and overbearing effect. The proposed development would result in the over development of the site due to factors including scale and mass and would result in tandem development. The proposed outbuilding should be for general storage purposes only.*

14/0042/1/AY Sytner BMW, Meridian East, Meridian Business Park. Display of internally illuminated freestanding LED sign (revised scheme). *The Town Council notes that the application states that the display is static. Braunstone Town Council would object, however, to the sign if it is proposed to have an intermittent or moving display projected onto the screen, due to considerations of detrimental impact on public safety due to possible distraction of drivers, cyclists and pedestrians.*

NOTES:

LOCALISM ACT 2011 - SECTION 25

It was noted that in considering the above Planning Applications Town Councillors' could not be judged to have had a closed mind just because they had previously done anything that directly or indirectly indicated what view he/she took, or would or might take, in relation to a decision. Councillors who are also Members of Blaby District Council participated on the basis that they would keep an 'open mind' and reserved their final views until they were in full possession of all the relevant arguments for and against.

CRIME & DISORDER ACT 1998

When making observations in connection with the above applications, members considered crime reduction opportunities and the use of any appropriate 'planning gain'.

6. Lubbesthorpe Development – Planning Decision

a) Planning Approval Notice

11/0100/1/OX Hallam Land Management, – North and South of The M69 Motorway, west of the M1 Motorway and East of Beggars Lane, Lubbesthorpe. Outline application for 4,250 dwellings, a mixed use district centre and two mixed use local centres featuring a supermarket, retail, commercial, employment, leisure, health community and residential uses, non-residential institutions including a secondary school, primary schools and nurseries, an employment site of 21 hectares, open spaces, woodlands, new access points and associated facilities and infrastructure, and detailed proposals for two new road bridges over the M1 motorway and M69 motorway, and two road access points from Beggars Lane and new accesses from Meridian Way, Chapel Green/Baines Lane and Leicester Lane.

The planning approval notice from Blaby District Council dated 14th January 2014 was received and noted, along with the associated Appendices to the Notice. Members were disappointed to note that the conditions were vague in relation to the treatment of Watergate Lane as part of the development. At the meeting of the Development Control Committee meeting at which the application was determined, Officers had stated that Watergate Lane would be open to buses, pedestrians and cyclists only by controlled access. No details of the controlled access were included in the conditions.

b) It was noted that a Section 106 legal agreement for the Lubbesthorpe Development had been signed by Blaby District Council.

7. Severn Trent Water – Lubbeshorpe Road Flood Alleviation

A notice dated 14th January 2014 from Severn Trent Water setting out details of the flood alleviation works to take place on Lubbeshorpe Road and Watergate Lane, scheduled to commence during January 2014, was received and noted. Lubbeshorpe Road would be closed for seven weeks between Grass Acres and Watergate Lane.

8. Arriva Bus Services

A letter dated 18th December 2013 from Arriva in response to the Town Council's concerns about the 104 and 52 bus services was received. The response only included reference to the delays caused by the roadworks around Fosse Park resulting in delays in the 52 service, and did not respond in any way to the longer term problems including that of the 104 service.

9. Termination of the Meeting

The meeting closed at 7.30pm.

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.