

BRAUNSTONE TOWN COUNCIL

REPORT OF THE PLANS & ENVIRONMENT COMMITTEE

10TH APRIL 2014 AT 7.30PM

Present: Mr G Sanders (In the Chair), Miss A Ambrose, Mr R Berrington.

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

Apologies: Miss S Betts, Mr J Dodd, Mr S Maxwell, Mrs I Whailing, Mr W Wright, 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.

There was one person of the public present at the meeting.

3. Report of the Meetings held 20th March 2014

The Report of the Meeting held 20th March 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:-

14/0130/1/PX FP (North) Ltd Installation of mezzanine floor (unit C2). Unit C Fosse Park South, Enderby. *Policy CS13 requires improvements to the wider transport network resulting from overdevelopment. The Highways Agency has identified a need for improvements to M1 Junction 21 and the A46 which has arisen through the cumulative impact of all the developments proposed and that need for improvements must be recognised. Mechanisms must be introduced to support the delivery of mitigation measures (both traffic congestion and air pollution) through developer contributions.*

We note that the applicants Transport Statement states that the development will result in a minimal increase (0.6%) in vehicle trips compared to the existing Fosse Park Shopping Area and it is claimed there will be no adverse material impact on the operation of the access junctions, the surrounding highway network and parking capacity. Braunstone Town Council expresses concern however that the cumulative impact of similar developments (Sainsbury's etc.) has not been taken into account.

Any Planning Consent should therefore be conditional upon the developers providing funding for appropriate mitigation measures including:-

- Mitigation measures on the wider highway network in the Junction 21 area;*
- Green Travel Plan/Supporting Public Transport in improved links to Braunstone Town;*
- The purchase, installation, operation and maintenance of air quality monitoring equipment to help assess the impact of the development (and any future proposals) on local Air Quality Management Areas.*

5. Planning Applications

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

14/0230/1/HPX Mr & Mrs Daniels, 10 Beech Drive. Single storey rear extensions. Includes in-fill extension and access to the front elevation connecting the house to the garage. *The proposed development could 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 loss of light. The occupiers of the neighbouring properties should be fully consulted in connection with the proposals.*

14/0224/1/HPX Mr C Shaw, 81 Lubbethorpe Road. Single storey side and rear extensions. *No observations.*

14/0222/1/HPX Mr P Rye, 24 Beech Drive. Two storey side extension, single storey rear extension and single storey detached out-building to rear (includes demolition of existing garage and glass house). *Braunstone Town Council objects to the application for the following reason:- the proposed development would result in the over-development of the site due to factors including scale and mass. The single storey detached outbuilding must only be used for storage and non-business use and not as a separate residential unit. In accordance with the 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.*

14/0059/1/PX Mr I Muddimer, Unit 3 Vitruvius Way, Meridian Business Park. Erection of 4 vertical extraction flues. *No machinery shall be installed or operated nor shall any processes be undertaken which are likely to be detrimental to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit. No paint spraying shall be carried out on the site (in the interests of the amenities of the nearby occupiers).*

14/0183/1/AY Royal Mail Group, Leicester Mail Centre, Centurion Way. Erection of illuminated and non-illuminated signage. *The height of the illuminated signs, hours of use and level of lighting should be in accordance with the District Council's Lighting Policy and restricted so as not to (a) be of nuisance to nearby residents and/or road users in terms of glare or (b) create unnecessary levels of lighting or light spillage.*

14/0276/1/HPX Mr A Fryer, 24 Holmfield Avenue East. Two storey side extension, two storey and single storey rear extensions to include balcony to rear elevation, front porch and bay window. *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 loss of privacy and overbearing effect on property no. 22. Therefore a privacy screen should be provided to the balcony area. The occupiers of the neighbouring properties should be fully consulted in connection with the proposals.*

14/0307/1/HPX Mr M Rahman, 7 Wilson Close. Conversion of garage into habitable room. *In accordance with the Local Plan Policy T7 sufficient 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.*

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. Footpath – Wilson Close, Thorpe Astley

It was noted that a complaint had been received from a local resident regarding the lack of a clearly defined footpath on Wilson Close, Thorpe Astley. Correspondence had gone from the Town Council to the Highways' Authority to raise the concerns on behalf of the resident and also for clarification of the status of the highway at Wilson Close. A response was being awaited from Leicestershire County Council.

7. M1 Bridge to Growth – Site Clearance

A letter dated 17th March 2014 from Leicestershire County Council's project manager for the M1 bridge construction to advise the Town Council of site clearance work commencing week beginning 24th March, was received and noted. A public exhibition was due to be held at the beginning of May to advise residents of the phasing for the construction of the bridge with further information to be received in due course.

A copy of correspondence from the Heritage Warden, Mr J Dodd, to Blaby District Council regarding the phasing as set out in planning application 14/0263/1/WY was received.

8. Blaby District Council Planning Seminar – 20th May 2014

An invitation for two Members to attend the District Council's Planning Seminar on 20th May 2014 from 10.00am to 12noon was received.

RESOLVED

That Miss A Ambrose's attendance at the event be confirmed with the District Council and that an email be issued to the Plans & Environment Committee Members not in attendance to see if they wished to attend in the remaining place.

9. Termination of the Meeting

The meeting closed at 8.00pm.

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.