

**BRAUNSTONE TOWN COUNCIL**

**REPORT of the PLANS & ENVIRONMENT MEETING**

**THURSDAY 18<sup>TH</sup> DECEMBER 2014 AT 7.30PM**

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

**OFFICERS IN ATTENDANCE:** Mr D Tilley, Executive Officer & Town Clerk, Miss J Leech, Assistant Executive Officer (Admin)

**APOLOGIES:** Mr D Widdowson, Mr J Dodd (Ex-officio)

**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 20<sup>th</sup> November 2014**

The Report of the Meeting held on 20<sup>th</sup> November 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:-

**14/1015/1/PY** Mr C Gilbert – Gillys Sandwich Bar Ltd. 29 Watergate Lane. Change of use of existing unit to a Café/Sandwich Bar (Use Class A3). *Policy S15 of the Blaby Local Plan (September 1999) allows for non-retail uses providing it would not unacceptably reduce the ability of the centre to meet local shopping needs. It should be noted that, should the application go ahead this would lead to 5 out of the 8 outlets being Class A3 or A5 therefore the proposed development would result in an unacceptable proliferation of those classes. This also results in 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 disturbance, hours of working, noise and litter. In particular, the potential increase in vehicular activity would result in an adverse impact on neighbouring properties, again, with the proliferation of Class Use A3 potentially attracting additional custom by those travelling by vehicle.*

*The proposal would unacceptably reduce the ability of the centre to meet local shopping needs. These centres are particularly valuable to people who do not have their own transport. The Braunstone Town Parish Plan published in 2013 showed that 50.6% of respondents to its consultation visited post offices at least once a*

week, whilst an average of 33% visited other local shops at least once a week. Local residents would support alternative uses including: residential, office use (including taxi operators), providing they do not unacceptably reduce the ability of the centre to meet local shopping needs. The Survey demonstrated that there was a need in the local shopping centres for additional Grocery Store, Chemists, DIY Outlet and a Butchers.

No noise or vibration from the operation of the local exhaust ventilation system shall be perceptible in any adjoining property (In the interests of the amenities of nearby occupiers)

## 5. **Planning Applications**

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

**14/1037/1/UY** 12 – 14 Ayston Road. Application for a certificate of proposed lawful use in respect of a single storey, detached swimming pool building.

*Braunstone Town Council wishes to make the following comments as set out below:*

- i. That the property 12-14 Ayston Road is currently Class A2 Use (Financial and Professional Services) and is not a Class C3 Use (dwelling houses), therefore any permitted development must be in accordance with permitted development rights for Class A2 Use.*
- ii. Since the proposed outbuilding exceeds further than 4 metres beyond the rear wall of the property, the occupiers of neighbouring properties should be fully consulted in connection with the proposals.*
- iii. The Braunstone Town Parish Plan survey revealed that 54.7% of residents thought that parked vehicles caused problems in this area, particularly for people with disabilities or with pushchairs. The application indicates that there is no change of use as part of the application with the property currently Class A2 Use. Therefore the Town Council asks that the District Council ensures the provision of five off-street car parking spaces to accommodate the Class Use, for reasons as per the previous planning approval for application 14/0554/1/PX.*
- iv. The outbuilding must only be used in connection with the Use Class of the main property, e.g. storage and should not be used to create a separate residential unit which could lead to noise and disturbance and overdevelopment of the site/tandem development.*

**14/1047/1/HPX** 6 Morris Close, Thorpe Astley. Two storey side/rear extension and single storey rear extension. *Braunstone Town Council objects to this application for the following reasons:- 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. 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. The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

**14/1067/1/HPX** 24 Holmfield Avenue East. Two storey side extension, two storey and single storey rear extension to include balcony to rear elevation, front porch and bay window (revised scheme). *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.*

**14/1085/1/PX** Premier Inn Hotel, Meridian Way. Two storey extension to existing hotel to provide 23 additional bedrooms and alterations to car parking. *Braunstone Town Council wishes to make the following comments:- Policy CS12 of the Local Plan (Core Strategy) Development Plan (February 2013) requires developer contributions to develop the use of more sustainable forms of transport (including walking, cycling, other forms of non-motorised transport and public transport). Therefore any planning consent should therefore be conditional upon the developers providing funding for appropriate mitigation measures such as; supporting public transport, Green Travel Plan for employees, Improving walking, cycle routes, providing improved links to Braunstone Town, Tree Planting Schemes. Sufficient on site car parking must be provided, particularly as the allocation of parking also accommodates visitors to The Observatory.*

## **6. Planning Decisions**

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

- a) 14/0782/1/PX Land north of 68 Radford Drive. Erection four bungalows with associated parking and amenity space (revised scheme). It was noted that the application had been granted conditional planning approval by the District Council. The Town Council had requested that commuted sums arising from the application be allocated to the Holmfield Park project. It was noted that £5485 had been obtained by the District Council, however, the monies would not be available until occupation of the premises.
- b) 14/0783/1/PX Land north of 10 Radford Drive. Erection of 4 bungalows with associated parking and amenity space (revised scheme). It was noted that the application had been granted conditional planning approval by the District Council. The Town Council had raised concerns about overdevelopment of the site and safety issues around the access to the site. The Town Council had requested that commuted sums arising from the application be allocated to the Holmfield Park project. It was noted that £5485 had been obtained by the District Council, however, the monies would not be available until occupation of the premises.

7. **Leicestershire County Council Highways Consultation**

A draft response to the National Highways and Transport (NHT) Public Satisfaction Survey regarding the service provision by Leicestershire County Council's Highways department was received.

**RESOLVED**

*That, following amendments put forward by the Committee, the response to the survey be approved and submitted.*

8. **Parish Clerks' Highways News**

A copy of the County Council's Highways News publication was received for information.

9. **Annual Report Questionnaire – Proposed Actions/responses to Survey comments 2014**

The results off the Annual Report Questionnaire relevant to the Committee, along with proposed Action/responses to the issues raised. Once the responses had been agreed by all relevant committees, these would be actioned.

10. **S106 / Developer Contributions Update**

The Executive Officer & Town Clerk reported on recent changes to the National Policy Framework affecting Section 106s. Developer Contributions could no longer be levied on planning applications of less than ten dwellings. The District Council was seeking legal advice as to the impact on applications that were currently in the planning system. Members received a list giving the latest standing of applications within the Town where developer funding had been requested/obtained.

11. **Footpath From Watergate Lane to Footpath W9 off Staplehurst Avenue**

The Executive Officer & Town Clerk reported on the progress of the Definitive Map Modification Order application. Leicestershire County Council had asked for more User Evidence forms to be submitted. Twenty four forms had now been submitted by local residents which would be forwarded to the County Council. It was noted that the County Council had also received other requests for the footpath which links the Watergate Lane/Staplehurst Avenue footpath via Lubbesthorpe Way to footpath W5 to be included as part of the application and was consulting the Town Council as to whether it would amend its application to include it. Members had some concern of the safety of that pathway as it led onto Lubbesthorpe Way. The Executive Officer & Town Clerk would establish whether, should it be included in the Town Council's application, it would impact on the existing application should the extension be refused on safety grounds. It was noted that the land owners would be objecting to the application.

**RESOLVED**

*That, subject to not impacting upon the existing application, the footpath which links the Watergate Lane/Staplehurst Avenue footpath via Lubbesthorpe Way to footpath W5 be incorporated into the Town Council's Definitive Map Modification Order request.*

12. **Update on 3 Narborough Road South**

A copy of the press released from Blaby District Council dated 3<sup>rd</sup> December 2014 was received regarding progress on 3 Narborough Road South. The property had been sold to local developers who had now completed the refurbishment and new tenants had moved into the property.

**13. Financial Comparisons**

A Financial Comparisons Report for the period 1<sup>st</sup> April 2014 to 30<sup>th</sup> November 2014 was received and noted.

**14. Estimates 2015/2016**

- a) A Comparison's Report for the period 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014 was received and noted.
- b) A list of capital projects relevant to the Committee was received. This included the installation of grasscrete to the Kingsway Central Reservation. It was noted that this land was in the ownership of Blaby District Council.

**RECOMMENDED**

*That the item for the installation of grasscrete be referred to the Policy & Resources Committee meeting on 15<sup>th</sup> January 2015 for consideration.*

- c) A draft Estimates for the Plans & Environment Committee for 2015/2016 were received and noted.

**RESOLVED**

*That the draft Estimates for the Plans & Environment Committee be forwarded to the meeting of the Policy & Resources Committee on 15<sup>th</sup> January 2015 for consideration.*

**15. Termination of Meeting**

The meeting closed at 8.30pm.

**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.