

BRAUNSTONE TOWN COUNCIL

REPORT of the PLANS & ENVIRONMENT MEETING

THURSDAY 5TH FEBRUARY 2015 AT 7.00PM

PRESENT: Mr G Sanders (In the Chair), Mr R Berrington, Miss S Betts, Mrs S Maxwell, Mr P Moitt, 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 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 18th December 2014

The Report of the Meeting held on 18th December 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:-

14/1098/1/HPY 20 Wilnicott Road. Single storey extension to form conservatory. *No observations.*

14/1106/1/PX 84 Cleveleys Avenue. Erection of detached store (retrospective). *The outbuilding must only be used for normal domestic uses related to the residential use of the main property, ie storage, summerhouse, hobby room, etc providing that it is used in conjunction with the main house. The outbuilding should not be used to create a separate residential unit which could lead to noise and disturbance and overdevelopment of the site/tandem development. The property should be retained as non-business use.*

14/1115/1/HPX 1 Arden Avenue. Two storey and single storey rear extension. *The occupiers of the neighbouring properties should be fully consulted in connection with the proposals.*

14/1102/1/CX Severn Trent Water Ltd. Lubbethorpe Sewage Pumping Station Meridian Way. Non-material amendment to application reference number 2014/0781/01 for the installation of x1 chemical dosing rig. *No observations.*

14/1122/1/HPX 32 Woodcote Road. Single storey front extension. *No observations.*

14/1127/1/HPX 90 Kingsway. First floor side and two storey and single storey rear extensions. *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. 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 the neighbouring properties should be fully consulted in connection with the proposals.*

14/1125/1/HPX 47 Watergate Lane. Single storey rear extension. *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 the neighbouring properties should be fully consulted in connection with the proposals.*

5. Planning Applications

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

15/0087/1/HH M Kelly, 1 Evelyn Road. Two storey side and single storey rear extension. *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.*

15/0108/HH Mr A Assi, 8 Wilson Close. Conversion of existing garage into habitable accommodation. *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.*

15/0111/1HPD Mr D Sharman, 45 Cleveleys Avenue. Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.7m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.5m. *Blaby District Council's Planning Committee should undertake a site visit. The occupiers of the neighbouring properties should be fully consulted in connection with the proposals. There is insufficient information in the plans for the Town Council to make any further comment.*

Members noted that Mr W Wright would call-in the planning application under his capacity as a Blaby District Councillor owing to the lack of information provided by the application.

15/0054/1/DOC Lubbesthorpe Development. Discharge of conditions 10,11,12,13,18,22,29,31,33,34,32 and 43 attached to the planning permission 11/0100/1/OX (Phase 1).

DISCHARGE OF CONDITION 10 and 11

HIGHWAYS

No more than 301 dwellings shall be occupied until the M1 over-bridge has been constructed (Condition 46 – Planning Consent 11/0100/1/OX)

Until the construction of the M1 bridge, all construction traffic shall access the site via the A47 and either Beggars Lane or Baines Lane. Once the bridge has been completed all construction traffic shall access the site from the Bridge. (Para. 1a Section 106 Agreement dated 13/1/2014).

It is noted that not more than 300 Dwellings shall be occupied until the Developer has submitted and had approved by the County Council a Highways Delivery Strategy. (Page 44, Para 1.3 - Section 106 Agreement dated 13/1/2014). Braunstone Town Council requests that the following Highway Works are completed during the early stages of the development:-

Meridian South/A563 roundabout signalisation. (Page 54 Item 14. Section 106 Agreement dated 13/1/2014)

Withers Way/A563 Improvement – A scheme to help development traffic merge with traffic on Lubbesthorpe Way. (Page 55 Item 16 - 106 Agreement dated 13/1/2014)

MURBY WAY & FOXON WAY

A Scheme of Works including improvements to existing crossing points between Murby Way and Foxon Way shall be submitted to and approved in writing with the District Planning Authority. The agreed scheme shall be implemented in accordance with the site wide Phasing Programme. (Condition 60 – Planning Consent 11/0100/1/OX)

Braunstone Town Council requests that the District Planning Authority ensure that there are safe crossing provisions for the disabled, including pedestrian controlled crossings, giving access to the existing bus stop on the south side of Meridian Way.

WATERGATE LANE

There must be no access whatsoever for construction vehicles via. Watergate Lane. In accordance with Condition No 68 – Planning Consent 11/0100/1/OX, where vehicular access becomes redundant as a result of the proposal a scheme to secure the closure of the relevant highway shall be submitted and approved in writing. The agreed scheme shall be implemented within one month of the new access being brought into use.

PEDESTRIAN & CYCLE STRATEGY

No more than 50 dwellings will be occupied until the developer has submitted a Pedestrian and cycle strategy and has had it approved by the County Council. This shall include:-

Route 1 - 3m wide footway cycleway surfaced track from the existing M1 footbridge to Meridian Way

Route 3 - Improvements to Footpath W7 from site boundary to existing cycle way on Withers Way

Route 4 - Improvements to Bridleway W5 between Watergate Lane and Centurian Way

Route 5 - Provision of 3m wide footway/cycleway surfaced track from Watergate Lane to surfaced section of W5

Route 6 - Provision of 3m wide footway/cycleway surfaced track from Watergate Lane to south of the Watergate Lane Bridge over Lubbesthorpe Way

(Page 46 Para 6.1 - Section 106 Agreement dated 13/1/2014).

PUBLIC FOOTPATHS

Public footpaths/bridleways must not be obstructed or diverted without obtaining separate consent from Leicestershire County Council. (Note 7 Planning Consent 11/0100/1/OX).

DISCHARGE OF CONDITION 13

The District Council should ensure the following conditions are met:-

PRIMARY SCHOOL 1

Premises for the first form of entry of Primary School 1 providing a pupil capacity of 210 will be available for use by the first day of term in the September prior to the occupation of the 300th dwelling. (Page 38 Para 1.7(b)(i) - Section 106 Agreement dated 13/1/2014).

A sum of £5.35M shall be shall be paid to the County Council for the provision of premises for Primary School 1. Phase 1 – parcel of land 1.93 hectares will also be provided. (Pages 15 & 16 - Section 106 Agreement dated 13/1/2014).

PRIMARY SCHOOL 2

Premises for the first form of entry of Primary School 2 providing a pupil capacity of 210 will be available for use by the first day of term in the September prior to the occupation of the 1,650th dwelling. (Page 40 Para 1.17(b)(i) - Section 106 Agreement dated 13/1/2014).

SECONDARY SCHOOL

Premises for the first phase of the Secondary School 1 providing a pupil capacity of 500 will be available for use by the first day of term in the September prior to the occupation of the 2000th dwelling. (Page 42 Para 2.10(b)(i) - Section 106 Agreement dated 13/1/2014).

DISCHARGE OF CONDITION 18

HEDGEROWS

In accordance with the Wildlife and Countryside Act 1981 nesting birds and bats, their roosts and their access to these roosts are protected. Any consent must therefore be conditional upon comprehensive inspections for the presence of bats and nesting birds by a trained operative before the works commence. Should bats or nesting birds be discovered in the trees/hedgerows, Natural England must be informed immediately and no works permitted until necessary mitigation measures have been put in place.

The application covers most of the issues raised under this section but with one major exception. The mechanics of maintaining the Green Infrastructure are not clearly defined bearing in mind the recommendations of English Heritage's Submission dated 4th July 2012 ref No P00100733:

c) We have particular concerns as to the long term grassland management of the scheduled monument and more broadly the realistic delivery of environmental management through the construction and permanent occupation of the development. We recommend that the delivery of these environmental goods both for wildlife habitat and the preservation and enhancement of the historic environment are secured through an environmentally and economically sustainable grazing based farm business. Whilst such a business might not be economic on its own feet we do not consider this an obstacle to its implementation since it is the developer's responsibility to secure the delivery of these long term environmental goods and therefore to set in place such supplementary funding measures as may be necessary (for instance through an endowed trust) to ensure delivery. Contract or local authority based mowing and grounds maintenance solutions will we believe be manifestly less secure and deliver lower quality and less environmental outcomes than a sensitively managed and environmentally orientated grazing business.

This option allows for the continued use of Abbey Farm (and Hopyard Farm) complexes in their original and preferable agrarian use. The maintenance of the farmsteads associated with scheduled monument in integrated working and dwelling use is we believe more likely to sustain their significance and character (of the historic buildings and the ancient monument) than either a residential conversion or a works yard solution. Across the development as a whole the developer will we assume be committing to a long term environmental management of woods and water bodies as well as grassland. These obligations would we advise be best vested in a farm business model endowed through a trust."

DISCHARGE OF CONDITION 22

No comment

DISCHARGE OF CONDITION 29

Braunstone Town Council supports the proposals for the Continuous Monitoring Stations and for the information to be shared with the District Council. The Town Council objects to the District Council's observations in the Air Quality Monitoring Strategy that that there is no requirement for the monitoring of particulate matter.

DISCHARGE OF CONDITION 32, 33, 34

FLOODING - Lubbesthorpe Brook

Braunstone Town Council has longstanding concerns about the increased risk of downstream flooding particularly in the Lubbesthorpe Road/Watergate Lane area of Braunstone Town.

It is noted that no development shall commence on any Sub-Phase until there has been submitted and approved a Construction Environmental Management Plan which will include an overall strategy for the management of surface water run off etc. (Para 21 - Planning Consent 11/0100/1/OX). There does not appear to be a document with this application that refers specifically to the installation of a SUDS system.

Braunstone Town Council requests that it be consulted and kept fully informed about the Construction Environmental Management Plan and the Design Strategies for Sustainable Drainage Systems. Mitigation measures must be implemented before the commencement of each phase of the development.

The application has failed to take notice of English Heritage concerns as show in paragraph "e)" of their Submission dated 4th July 2012 ref No P00100733:

"We note with concern the proposed ponds to the south west of Hopyard Farm and associated woodland appear to be superimposed on the surviving ridge and furrow / meadowland interface which preserve in earthworks the edge between medieval plough land and meadow. This is a very important area for maintaining the legibility and coherence of the historic landscape. Ridge and furrow is a system for the drainage of the ridges into the furrows and it would seem possible for the existing earthworks to be retained, perhaps with the careful blocking of the clay under-drainage pipes which are almost certain to have been inserted in the furrows (in the 18th / 19th centuries) to create seasonal wet habitat without the loss of the landscape features. Whilst we appreciate the benefits of woodland both for habitat and noise absorption its interaction with earthworks should be closely controlled."

DISCHARGE OF CONDITION 43 and 12

No comments

DISHCARGE OF CONDITION 31

There does not appear to be a document with this application that refers specifically to a detailed sewage disposal system.

Comments on the application by the Braunstone Town Heritage Warden were received and noted and incorporated into the Town Council's observations.

6. Street Lighting Consultation

A letter dated 17th December 2014 from Leicestershire County Council with regard to its annual review of the Part Night Lighting Scheme was received. Members received the maps of the schemes across the Town for information. It was noted from the letter that the County had received no specific concerns from the police and the County Council following the introduction of the scheme.

RESOLVED

That the content of the letter be noted and that there were no further comments in relation to highways and transport matters.

7. Leicestershire County Council Highways Forums

For Members' information, reports that had been received by the meeting of the County Council's Highways Forum on 12th January 2015 were received.

- a) Report of the Director of Environment and Transport – Enforcement Policy
It was noted from the report that the County Council had identified the possible transfer of responsibility to parish councils for the enforcement of notices on the obstruction of pavements by overhanging shrubbery from private residences.
- b) Report of the Director of Environment and Transport – Lead Local Flood Authority (LLFA) Update
It was noted from the report that the responsibility for ensuring the arrangements for SuDs as part of developments would be held by the District Planning Authority.

8. Termination of 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.