

BRAUNSTONE TOWN COUNCIL

REPORT of the PLANS & ENVIRONMENT MEETING

THURSDAY 23RD APRIL 2015 AT 7.30PM

PRESENT: Mr G Sanders (In the Chair), Mr R Berrington, Miss S Betts, Mr J Dodd (Ex-officio), Mr W Wright.

OFFICERS IN ATTENDANCE: Mr D Tilley, Executive Officer & Town Clerk.

APOLOGIES: None.

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 19th March 2015

The Report of the Meeting held on 19th March 2015 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:-

15/0300/FUL. Land rear of 23 Valley Drive. Erection of a pair of semi-detached houses. *Braunstone Town Council wishes to make the following observations:-* 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 privacy and overbearing effect.* 2. *The access to the site from the Valley Drive presents safety issues since it is narrow and there is no provision for a footway. This access point is only 3.4 metres wide and will cause problems for access for emergency, delivery vehicles. This would also cause considerable disruption to local residents during the period of construction works.* 3. *In accordance with Section Ce25 of the Blaby District Local Plan the following crime prevention measures should be incorporated:- adequate boundary fences provided.*

15/0301/HH. 32 Una Avenue. Two storey side/rear and single storey rear extensions. *Braunstone Town Council wishes to make the following comments:-* 1. *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.* 2. *The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

15/0334/HH. 7 Westover Road. Two story side and single story rear extensions.

Braunstone Town Council wishes to make the following comments:

1. *In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces.*
2. *The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

15/0352/HH. 26 Kirkland Road. Two story side and single story rear extension.

Braunstone Town Council wishes to make the following comments:

1. *In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces.*
2. *The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

15/0369/HH. 35 Grass Acres. Single story front, side and rear extensions.

Braunstone Town Council wishes to make the following comments:

1. *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*
2. *The occupiers of 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:-

15/0393/HH. 46 Rosamund Avenue. Two storey side and single storey rear extensions (including demolition of existing garage).

Braunstone Town Council wishes to make the following comment: In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces.

15/0417/HH. 10 Avon Road. Two story side/rear and single story rear extensions (including demolition of existing garage, kitchen extension and lean to).

Braunstone Town Council wishes to make the following comments:

1. *In accordance with Local Plan Policy T7 replacement of on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces.*
2. *The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

15/0343/DOC. North & South of the M69 Motorway, West of the M1 Motorway and East of Beggars Lane, Lubbethorpe. Discharge of Conditions 16 (Energy Statement) Part Sub-Phase 1 Residential and 17 (Sustainability Statement) Part Sub-Phase 1 Residential attached to planning permission 11/0100/1/0X.

Braunstone Town Council wishes to make the following comments:

1. *The report of the developer in respect of discharging condition 16 (Energy Statement) has been noted and the District Council should keep a watching brief to ensure that the promise of over 10% reduction on average energy usage is delivered; and*
2. *the report of the developer in respect of discharging condition 17 (Sustainability statement) has been noted and the District Council should keep a watching brief to ensure that the measures contained in the report, reflecting the relevant measures in the condition, are delivered.*

15/0355/DOC. North & South of the M69 Motorway, West of the M1 Motorway and East of Beggars Lane, Lubbethorpe. Discharge of Condition 2 (part access landscape details) attached to planning permission 11/0100/1/0X.

Braunstone Town Council wishes to make the following comments:

1. *Compliance with the requirement of condition 2 is noted; and*
2. *there are concerns that there is no overflow from the pond in the park, this pond, which collects run-off water may flood in heavy storm conditions and consistent and long periods of heavy rain, with no overflow, the slope of the land and the design of the park is likely to result in flooding water being channelled along the pathway to the south and into the cottages on Beggars Lane.*

15/0432/HH. 47 Farmway. Single storey rear extension (including demolition of existing conservatory).

Braunstone Town Council wishes to make the following comment: The occupiers of neighbouring properties should be fully consulted in connection with the proposals.

6. Planning Decisions

The following decision notes were received and noted:

- i) 15/0087/HH 1 Evelyn Road, Two storey side and single storey rear extension.
- ii) 14/0785/1/HPX 4 Cooke Close, Thorpe Astley. Two storey and single storey front extensions, single storey rear extension and conversion of roof space to form habitable accommodation.
- iii) 14/0822/1/PY 9 Cyril Street. Change of use from retail (Use Class A1) to tattoo studio (sui generis)

7. Footpath W13 (Part) Colbert Drive – Public Path Diversion Order 2014

The Committee received confirmation dated 20th February 2015 from Leicestershire County Council that the Diversion Order to the Public Path from Colbert Drive had been introduced.

8. Cemetery Provision within Blaby District

The Executive Officer and Town Clerk advised the Committee of Blaby District Council's assessment of cemetery provision across the District. The first stage was to undertake an audit of the provision, after which existing and future demand would be assessed which would provide evidence for future strategic planning.

9. Lubbethorpe Strategic Consultative Board

A specially convened meeting was held on 24th March 2015 to discuss the Design and Movement Codes. It was noted with disappointment that the meeting had not been able to collectively discuss key questions set out by planning officers concerning aspects of the codes. A scheduled meeting was held on 16th April 2015, which had provided an update on cemetery provision, construction and planning consent given to amend access to the site from Beggars Lane.

10. Termination of Meeting

The meeting closed at 8.20pm.

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 favourable 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.

SIGNED _____ (CHAIR)

DATED _____