

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANS & ENVIRONMENT COMMITTEE

THURSDAY 9th JULY 2015 AT 7.00PM

PRESENT: Councillor Phil Moitt (in the Chair) and Councillors Muhammad Aslam, Roger Berrington and Sam Maxwell (substituting for Stuart Maxwell) and Mr John Dodd (ex-officio).

Officers in attendance: Darren Tilley, Executive Officer & Town Clerk, and Pauline Hurd, Community Development & Centres Manager.

There were no members of the public present at the meeting.

22. Election of Chair for the Meeting

In the absence of the Chair and Vice-Chair it was proposed by Councillor Berrington and seconded by Councillor Sam Maxwell and

RESOLVED that Councillor Phil Moitt be elected Chair for the duration of the meeting.

23. Apologies

Apologies for absence were received from Councillors Bernetta Layne, Stuart Maxwell, Gary Sanders, Robert Waterton and Bill Wright.

24. Disclosures of Interest

There were no disclosures of any Disclosable Pecuniary or Non-Pecuniary Interests by Members.

25. Public Participation

In accordance with Standing Order 3.6, members of the public may attend the meeting for the purpose of making representations, giving evidence or answering questions in respect of any item of business included on the agenda.

There were no members of the public at the meeting.

26. Minutes of the Meeting held 4th June 2015

The Minutes of the Meeting held on 4th June 2015 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 4th June 2015 be approved and signed by the Chairperson as a correct record.

27. Planning Applications dealt with under Delegated Authority

The Committee noted that there had been no responses to planning applications taken under Delegated Authority.

28. Planning Applications

The Committee received details of planning applications to be considered by Blaby District Council (item 6 on the agenda).

RESOLVED

1. that in respect of the following applications, delegated authority be given to the Executive Officer and Town Clerk, in consultation with the Chair, Vice-Chair and Ex-officio member, Mr John Dodd, to respond to the consultation on behalf of the Town Council:

Application No: 15/0633/DOC
Description: Discharge of condition 6, construction of haul road; discharge of condition 56, Public Transport Strategy; discharge of condition 69, Framework Travel Plan.
Location: North And South Of M69 Motorway, West Of M1 Motorway And East Of Beggars Lane Lubbesthorpe Leicester

Application No: 15/0745/RM
Description: Phase one infrastructure roads and drainage / SUDS
Location: North And South Of The M69 Motorway, West Of The M1 Motorway And East Of Beggars Lane Lubbesthorpe Leicester

Reason: There was a meeting of the Lubbesthorpe Strategic Consultative Board on 16th July 2015 where a "Presentation on the construction of the development" was being given, information from the presentation may assist with consideration of the proposals. The deadline for responses to the consultation was prior to the next scheduled meeting of the Committee.

2. that the following responses be forwarded to Blaby District Council:

Application No: 15/0630/HH
Description: First floor side extension
Location: 21 Pits Avenue Braunstone Town Leicestershire LE3 2XL

Response: *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.*

Reason: To ensure adequate car parking would be provided for the size of property and that given the size of the extension, that there would be no detrimental effect on the amenity of neighbouring properties.

Application No: 15/0735/HH
Description: Two storey side and single storey rear extensions and front canopy
Location: 73 Cleveleys Avenue Braunstone Town
Leicestershire LE3 2GH

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

Reason: To ensure adequate car parking would be provided for the size of property.

Application No: 15/0582/FUL
Description: Demolition of building and erection of drive through coffee shop building (Use Class A5) and associated access
Location: M1 Southbound Service Area Baines Lane
Leicester Forest East Leicestershire

Response: *Braunstone Town Council wishes to make the following comment that access to onsite parking upon existing the drive through coffee shop should be provided.*

Reason: The plans indicate that upon exiting the drive through coffee shop there was no access to parking and that drivers had no option to exit to the petrol station and the Motorway. It was important to allow drivers to park to consume their purchased goods.

29. Additional Planning Applications

The Committee received details of planning applications received since the publication of the agenda (item 7 on the agenda)

RESOLVED

1. that in respect of the following applications, delegated authority be given to the Executive Officer and Town Clerk, in consultation with the Chair, Vice-Chair and Ex-officio member, Mr John Dodd, to respond to the consultation on behalf of the Town Council:

Application No: 15/0743/DOC
Description: Discharge of conditions
21 construction Environmental Management Plan,
22 Geo-Environmental,
5816

Location: 27 Noise Assessment Primary School,
28 Noise Assessment Residential Plots.
North & South Of The M69 Motorway, West Of
The M1 Motorway And East Of Beggars Lane
Lubbesthorpe Leicester

Application No: 15/0799/RM
Description: Reserved Matters Application for the construction
of 317 dwellings associated highways and public
open space.

Location: Land To The North And South Of The M69
Motorway, West Of The M1 Motorway And East
Of Beggars Lane, Lubbesthorpe

Reason: There was a meeting of the Lubbesthorpe Strategic Consultative Board on 16th July 2015 where a "Presentation on the construction of the development" was being given, information from the presentation may assist with consideration of the proposals. The deadline for responses to the consultation was prior to the next scheduled meeting of the Committee.

2. that the following responses be forwarded to Blaby District Council:

Application No: 15/0804/HH
Description: Conversion of garage to habitable
accommodation.
Location: 24 Priestman Road Thorpe Astley Braunstone
Town Leicestershire

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

Reason: There was no indication from the plans how many bedrooms there were at the property and the conversion of the garage into habitable accommodation would result in the reduction of a parking space.

Application No: 15/0577/FUL
Description: Demolition of existing buildings and erection of a
non-food shopping park (Class A1) and
complementary A3, A4 and A5 uses together with
access and servicing arrangements, car parking
and landscaping and associated works including
closure of Everard Way to create new pedestrian
link into Fosse Shopping Park.
Location: Everards Brewery And Adjoining Land Everard
Way Enderby Leicestershire

Response: Braunstone Town Council wishes to make the following comments:

1. *Retail Impact Assessments should be provided for all retail and leisure developments over 2,500 square metres of gross floorspace.*
2. *Local Plan Policy S12 requires that no individual shop unit should have a floorspace of less than 929m² (10,000 square feet)*
3. *Policy CS13 requires improvements to the wider transport network resulting from development. Mechanisms must be introduced to support the delivery of mitigation measures (both traffic congestion and air pollution) through developer contributions. 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.*
4. *The layout of the site needs amendment to lengthen the northern entrance road from Soar Valley Way into the car park, to avoid traffic queuing from the car park onto Soar Valley Way and onto the Narborough Road South Roundabout.*

Reasons:

1. *The Braunstone Town Parish Plan published in November 2003 aims to secure the adoption, as Supplementary Planning Guidance and in the review of the Local Plan, measures identified by the community to improve and endorse the quality of the built environment. One of the aims of the Parish Plan is to maintain the viability of the local shopping centres to meet the needs of the local community.*
2. *To ensure that the development was in keeping with designation for the Motorway Retail Area.*
3. *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. The area currently suffers from poor air quality.*
4. *The length of the northern access road was short and was located close to the Soar Valley Way/Narborough Road South junction, at busy times it was likely that queuing traffic will back up onto the main road and onto the Roundabout causing wider knock on effects on the road network.*

30. Termination of the Meeting

The meeting closed at 7.37pm

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 _____