

BRAUNSTONE TOWN COUNCIL

REPORT of the PLANS & ENVIRONMENT MEETING

THURSDAY 26TH FEBRUARY 2015 AT 7.30PM

PRESENT: Mr G Sanders (In the Chair), Mr R Berrington, Miss S Betts, Mr J Dodd (Ex-Officio Member), 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 S Maxwell.

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 5th February 2015

The Report of the Meeting held on 5th February 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:-

There were no planning applications dealt with under delegated powers.

5. Planning Applications

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

15/0159/FUL Premier Inn, Meridian Way. Two bedroomed extension to existing hotel to provide 24 additional bedrooms associated air conditioning compounds and alterations to car parking. (Revised Scheme).

Braunstone Town Council objects to this application for the following reasons:- The application states that there are a proposed 128 car parking spaces, with a reduction of 7 spaces. The Town Council is concerned that there is no evidence submitted by the applicant to support its own parking provision standards, over those standards set by the District Council. The applicant considers the provision of car parking spaces to be adequate for the proposals however, again there is no evidence provided based on the existing usage or the projected usage for growth as a result of an increase in bedrooms. Sufficient on-site parking must be provided as there are existing car parking problems on Meridian Business Park.

Similarly, the applicant considers the trees proposed for removal as to be of low value or importance and that it would not have an adverse impact on the amenity of the local area. Braunstone Town Council requests that the developer provide evidence through a qualified arboriculturalist as to the status of the trees proposed for removal.

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). Any Planning Consent should therefore be conditional upon the developers providing funding for appropriate mitigation measures such as:- supporting public transport, Green Travel Plans for employees, improving walking, cycle routes, providing improved links to Braunstone Town, Tree Planting Schemes. The Braunstone Town Parish Plan measures identified by the community to improve and endorse the quality of the built environment. 62.7% of residents surveyed as part of the Braunstone Town Parish Plan, thought that tree planting would help offset the effects of traffic pollution.

Overall, the Town Council is concerned at the general significant inaccuracies and confusions in the figures provided throughout the application.

15/0164/HH 118 Turnbull Drive. Single storey side extension (including demolition of existing garage and store). 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.

15/0192/HH 4 Darwin Close. Part single storey, part two storey rear extension. Braunstone Town Council objects to the application for the following reason:- Whilst noting the plans and the parking statement, there is provision on the first floor of an additional room that has potential be used as a bedroom. Therefore, 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.

15/0138/FUL Unit 3 Vitruvius Way, Meridian Business Park. Erection of 3 vertical extraction flues (revised scheme). 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. In relation to spraying or bodywork, no bodywork repairs of paint spraying shall be carried out on the site (in the interests of the amenities of nearby occupiers). The Town Council supports and endorses the advice of the District Council's Environmental Health Team concerning a condition being applied for providing detailed information on the extraction equipment and a note to the applicant that any filtration system must be maintained and cleaned in accordance with the manufacturer's requirements.

15/0196/HH 34 Fernhurst Road. Two storey side 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 neighbouring properties should be fully consulted in connection with the proposals.*

15/0212/DOC Strevens Vehicles Holdings Ltd, Hazel Drive. Discharge of conditions 2, 6 and 10 attached to planning permission 13/0524/1/PX Leicester Fabrications Ltd. *Braunstone Town Council supports the proposals for the discharge of conditions 2, 6 and 10. However, it notes that no information has yet been provided in relation to conditions 4 and 8 concerning the drainage of the site to ensure that flood mitigation measures are met. The occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

6. Licensing Act 2013 – Licence Applications

- a) Jiko Grill – Meridian West, Street Trading Renewal
A Street Trading Renewal application was received from Jiko Grill to be based at Meridian West Monday to Friday between 11am to 3pm.

RESOLVED

Braunstone Town Council has no objection to the application however supports mitigation measures being put in place as follows:- in order to prevent obstruction to pedestrian or vehicular access, or traffic flows, or place pedestrians in danger by obstructing safe passage, the trading unit must be based in the place located on the site plan as part of the application, and should cause no obstruction to the footway. The unit should not interfere with sight lines for any road users such as at road junctions, or pedestrian crossing facilities. To reduce the potential for rubbish or the harbourage of vermin, a litter bin should be provided by the applicant.

7. Decision Notices

The following decision notes were received and noted:

- a) 14/0429/1/PX 50 Narborough Road, conversion of garage into granny annexe. It was noted that Blaby District Council had granted conditional approval on the application. It was noted that the conditions responded to the Town Council's concerns relating to the loss of parking and that the annex should remain ancillary to the residential occupation of the dwelling.
- b) 14/1037/1/UX 12 Ayston Road, Certificate of Lawful Use or Development – single storey detached swimming pool building. It was noted that the District Council had considered that the certificate would not be lawful as the site was of mixed use, being part A2 (financial services) with C3 (residential) and could not be considered permitted development.
- c) 14/1047/1/HPX 6 Morris Close, Two storey side/rear extension and single storey rear extension. It was noted that Blaby District Council had granted conditional approval on the application. It was noted that the conditions responded to the Town Council's concerns relating to the loss of car parking. Again, the District Council had specified that the occupation of the dwelling should remain ancillary to the residential occupation of the dwelling.

- d) 14/1015/1/PY 29 Watergate Lane, Change of use of existing unit to a Café/Sandwich Bar (Use Class A3). It was noted that Blaby District Council had granted conditional approval on the application. It was noted that the Town Council had made comment on the proliferation of food outlets in that shopping area which had potential to cause disturbance to neighbouring properties due to increased vehicular movements.
- e) 14/0946/1/AY Harvester, Meridian Leisure Park, Display of 4 internally illuminated fascias & 1 post sign and 1 non-illuminated post sign. It was noted that Blaby District Council had granted conditional approval on the application.

8. Lubbesthorpe Strategic Group - Lubbesthorpe Design Codes

Feedback on the Lubbesthorpe Design Codes' Briefing held on 12th February 2015 was received. The meeting had been primarily to receive proposed designs from the developer on the highway infrastructure for the site. The Executive Officer & Town Clerk reported that the developer highlighted an area located to the south of the site that was proposed for recreational purposes. He had highlighted at the Briefing that this area had previously been included as part of the Highway Agency's proposed scheme for linking the M1 to the M69. The developer had responded that the Highways Agency had no existing plans in place to introduce the scheme and therefore it did not need to be considered as part of the Lubbesthorpe proposals. It was considered whether the Strategic Group should submit formal comment to the proposals as there had been no opportunity at the Briefing for attendees' comments to be taken into account.

It was noted that the date of the next meeting of the Lubbesthorpe Strategic Group was scheduled for 16th April 2015.

RESOLVED

That Enderby and Leicester Forest East Parish Councils be contacted to see if they were considering submitting a response to the proposals raised by the developer.

9. Leicester City Council – Community Infrastructure Levy – Consultation on draft charging schedule – Notice of consultation

A letter dated 9th February 2015 from Leicester City Council as part of its consultation process on the introduction of its Charging Schedule for Community Infrastructure Levy was received.

RESOLVED

To note that the proposals did not have an impact on the Town, however Braunstone Town Council generally supported the proposals set out in Leicester City Council's draft Charging Schedule.

10. Termination of Meeting

The meeting closed at 8.25pm.

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.