BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANS & ENVIRONMENT COMMITTEE

THURSDAY 8TH DECEMBER 2016

PRESENT: Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair), and Councillors Parminder Basra, Roger Berrington, Sharon Betts, David Di Palma, Berneta Layne (Town Mayor, Ex-Officio) and Darshan Singh and Mr. John Dodd (Ex-Officio).

Officers in attendance: Darren Tilley, Executive Officer & Town Clerk and Pauline Snow, Deputy Executive Officer & Community Services Manager

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

92. Apologies

No apologies for absence were received.

93 Disclosures of Interest

Councillor Roger Berrington declared a Non-Pecuniary Interest in relation to planning application 16/1572/FUL 506 Braunstone Lane in being a trustee of the Braunstone West Social Club.

94. 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 present.

95. Minutes of the Meeting held 10th November 2016

The Minutes of the Meeting held on 10th November 2016 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 10th November 2016 be approved and signed by the Chairperson as a correct record.

96. Planning Applications dealt with under Delegated Authority

The Committee received and noted responses to planning applications taken under Delegated Authority (item 5 on the agenda).

RESOLVED that the action taken by the Executive Officer & Town Clerk under delegated authority in forwarding the following observations to Blaby District Council be noted:

1. Application No: 16/1486/HH

Description: Erection of porch to front

Location: 81 Grass Acres Braunstone Town Leicestershire LE3 2UR

Response: *Braunstone Town Council has no objections to this application.*

Reasons: *The porch was in keeping with the property and area since it would be built from the same materials as the main property and there was no impact upon the availability of on-site parking.*

2. Application No: 16/1497/HH

Description: Two storey and single storey rear extensions

Location: 2 Lakin Drive Thorpe Astley Braunstone Town Leicestershire

Response: *Braunstone Town Council wishes to make the following comment: in accordance with Local Plan Policy T7 an additional (third) on-site parking space should be provided.*

Reasons: *The proposals resulted in an additional (fourth) bedroom being added to the property, which had provision for two on-site parking spaces. The property was located on a busy access road to Thorpe Astley Community Centre and Thorpe Astley Pharmacy, on a roundabout and on the main road through Thorpe Astley, therefore on-street parking in the area would further impede access and traffic flows.*

97. Planning Applications

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

RESOLVED that the following responses be forwarded to Blaby District Council:

1. Application No: 16/1477/HH

Description: Creation of lowered kerb for vehicular access

Location: 59 Braunstone Lane Leicester LE3 2RS

Response: *Braunstone Town Council does not object to the application.*

Reason: *There was already off-road parking at this site, which had not hindered local amenity.*

2. Application No: 16/1556/HHPD

Description: Single storey rear extension which would extend beyond the rear wall of the original house by 3.81m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.1m

Location: 41 Gavin Close Thorpe Astley Braunstone Town Leicestershire LE3 3UG

Response: *Braunstone Town Council does not object to the application, subject to the conservatory not being built onto the boundary of the neighbouring property.*

Reason: *The proposed conservatory was located to the rear of the property with no overbearing effect on neighbouring properties. It was important however, to ensure that the boundary fence between the conservatory and neighbouring property was retained to avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of noise.*

3. Application No: 16/1557/NMAT

Description: Application for non-material amendment to planning permission 15/0799

Location: Land To The East Of Beggars Lane Leicester Forest East Leicestershire

Response: *Braunstone Town Council does not object to the non-material amendment, subject building control approval of the detailed elevations, including the location of windows.*

Reason: *The proposals were a change to house design and colour and did not impact upon the number of units, type of units, layout of the street and access nor the availability of parking.*

4. Application No: 16/1572/FUL

Description: Demolition of existing garage and erection of new self-contained 'granny annexe' in rear garden

Location: 506 Braunstone Lane Braunstone Town Leicestershire LE3 3DH

Response:

a) Braunstone Town Council requests that the Neighbouring Properties on St Mary's Avenue were made fully aware of the proposals; and.

b) Braunstone Town Council objects to the application on the following grounds:

i. unsatisfactory relationship with nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of neighbouring properties due to disturbance and noise;

ii. insufficient information concerning off-street parking arrangements; and

iii. potential to result in "tandem development".

Reasons:

a) To enable Chandlers and Braunstone West Social Centre to be fully aware of the implications of an additional residential unit close to the boundary of their properties.

b) The proposals would have an unsatisfactory relationship with other nearby uses and would be detrimental to the amenities enjoyed by the occupiers of those properties:

i. the unit would be residential and was adjacent to the property boundary in close proximity to neighbouring properties;

ii. the proposals resulted in provision of an additional bedroom at the property, there was insufficient information about the existing number of bedrooms or parking availability to judge the application against parking requirements; and

iii. the unit was separate living accommodation and there was no guarantee that this would remain part of the existing property in the future.

98. <u>Additional Planning Applications</u>

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

RESOLVED that the following responses be forwarded to Blaby District Council:

1. Application No: 16/1587/HH

Description: Two storey side and rear extension.

Location: 10 Woodcote Road Braunstone Town Leicestershire LE3 2WD

Response: *Braunstone Town Council does not object to this application, subject to the following conditions:*

i. no windows to be added to the side elevations without the explicit consent of the local planning authority; and

ii. the occupiers of the neighbouring property, No. 8, being fully consulted in respect of the wall.

Reasons: *The plans provided for extending existing bedrooms, there was no impact upon on-site parking, however:*

i. it was important to protect the amenity enjoyed by neighbours in terms of privacy; and

ii. it was important to ensure that the demolition of the existing boundary wall to make way for the extension would not have any adverse impact on number 8 in terms of their property and security.

2. Application No: *16/1601/HH*

Description: *Two storey side and rear extensions.*

Location: *23 Darien Way Thorpe Astley Braunstone Town Leicestershire*

Response: *Braunstone Town Council objects to the application on the following grounds:*

i. the proposed development would result in overdevelopment of the site due to factors of scale and mass; and

ii. the design and layout of the proposed development would result in the loss of an existing car parking space, reducing the availability from three to two on-site parking spaces, while increasing the number of bedrooms from two to four.

Reasons:

i. The development would take up a significant area of the garden and double the size of the property, being significantly out of keeping with the character and appearance of the area and adversely impacting upon the amenity enjoyed by neighbours in terms of overbearing effect; and

ii. the proposals provided for two additional bedrooms (four in total), and the design and layout of the proposals reduced the availability on-site parking, it was important to note that due to the size and width of the properties most of the kerb line was dropped for access meaning there was limited on-street parking available; therefore, in accordance with Local Plan Policy T7, 3 on-site parking spaces should be provided.

99. <u>Licensing Applications dealt with under Delegated Authority</u>

The Committee noted that there had been no licensing applications dealt with under delegated authority.

100. Narborough Road South West Service Road Traffic Calming

The Committee received an update from Leicestershire County Council concerning the Town Council's request to make improvements to the traffic calming scheme on the Narborough Road South West Service Road (item 9 on the agenda).

It was noted that Leicestershire County Council would not be making improvements to the traffic calming at this location as the road had a good accident record and no personal injury accidents had been recorded at this site.

RESOLVED that an article be forwarded to the Braunstone Life advising residents of the outcome of the meeting with Leicestershire County Council.

Reason for Decision

To inform local residents of progress and outcome of discussions with Leicestershire County Council regarding the traffic calming on Narborough Road South

101. Planning & Environment Objectives

The Committee considered the Planning & Environment Objectives, which had originally been developed in 2011, and determine whether they were relevant to address current and emerging issues faced by the Council and the community (item 10 on the agenda).

RESOLVED that it be recommended to Policy & Resources Committee that it be recommended to Council that the following be adopted as the Council's Planning and Environment Objectives:

1. To ensure sustainable development, which meets the needs of the present generation without prejudicing the needs of future generations.
2. To improve the environment, in pursuit of which, objectives 3 to 7 below are contributors.
3. To seek high standards of design and construction within planning applications for and to ensure all developments are consistent with environmental objectives.
4. To inform and consult local residents about major planning proposals, Development Plans and other planning initiatives by central and local government.
5. To work with others to minimise traffic, air, light and other pollutants.
6. To promote responsible dog ownership and waste disposal.
7. To provide and maintain street seats and notice boards at key locations.
8. To monitor the New Lubbesthorpe development and to respond to any implications of that development for the environment of the Town.

Reason for Decision

To ensure that the objectives of the Plans & Environment Committee were relevant and reflected changing issues within the community

102. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2016 to 28th November 2016 (item 11 on the agenda).

RESOLVED that the report be noted.

Reason for Decision

There were no issues identified with income and expenditure to date.

103. Capital Plan and Budget Estimates 2017/2018

The Committee considered a Statement of Expenditure for 1st April 2015 to 31st March 2016, a list of capital projects for 2017/2018 and beyond and a proposed budget for 2017/2018 for recommendation to Policy & Resources Committee (item 12 on the agenda). It was suggested that the budget for Notice Boards and Street Seats be increased to allow for replacement street furniture to be installed when required.

RESOLVED that it be recommended to Policy & Resources Committee that it be recommended to Council that the budget for Notice Boards/Street Seats be increased to £1000.

Reason for Decision

To ensure sufficient funds would be available in order to purchase replacement notice boards/street seats when required

104. Termination of the Meeting

The meeting closed at 7.40pm.

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)

DATE _____