



# BRAUNSTONE TOWN COUNCIL

[www.braunstonetowncouncil.org.uk](http://www.braunstonetowncouncil.org.uk)

*Darren Tilley – Executive Officer & Town Clerk*

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## PLANNING APPLICATIONS

### PUBLIC INSPECTION OF PLANS AND PARTICIPATION

1. The Planning Applications can be inspected at the offices of Blaby District Council to whom representations should be made and they are also available Blaby District Council's website at [www.blaby.gov.uk](http://www.blaby.gov.uk) under Planning Application Search
2. A list of the applications to be considered by the Town Council's Plans & Environment Committee are listed on the Town Council's website [www.braunstonetowncouncil.org.uk](http://www.braunstonetowncouncil.org.uk) under Planning & Environment Services, Inspection of Local Planning Applications.
3. The applications will be considered by the Braunstone Town Council's Plans and Environment Committee, which may make its own observations and forward them to the relevant Planning Authority.
4. Braunstone Town Council and Blaby District Council have introduced procedures to enable applicants, objectors and supporters to speak on applications brought before their relevant Committees.

17th May 2017

*To: Councillor Robert Waterton (Chair), Councillor Sharon Betts (Vice-Chair) and Councillors Parminder Basra, Roger Berrington, David Di Palma, Dinesh Joshi, Berneta Layne, Phil Moitt, Tracey Shepherd, Darshan Singh and Mr John Dodd (Ex-Officio).*

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the Fosse Room at Braunstone Civic Centre on **Thursday, 25th May 2017** commencing at **7.00pm**, for the transaction of the business as set out below.

Yours sincerely,

Executive Officer & Town Clerk

## AGENDA

1. **Apologies**  
To receive apologies for absence.
2. **Disclosures of Interest**  
To receive disclosures of Interest in respect of items on this agenda:
  - a) Disclosable Pecuniary Interests,
  - b) Other Interests (Non-Pecuniary).

**3. Public Participation**

Members of the public may make representations, give evidence or answer questions in respect of any item of business included on the agenda. At the discretion of the Chairperson the meeting may be adjourned to give members of the public present an opportunity to raise other matters of public interest.

**4. Minutes of the Meeting held 6th April 2017**

To confirm the accuracy of the Minutes of the Meeting held on 6th April 2017 to be signed by the Chairperson (**Enclosed**).

**5. Planning and Licensing Applications dealt with under Delegated Authority**

To receive and note responses to planning and licensing applications taken under Delegated Authority (**Enclosed**).

**6. Planning and Licensing Applications**

To agree observations on planning and licensing applications received (**Enclosed**).

**7. Additional Planning and Licensing Applications**

To agree observations on planning and licensing applications received since the publication of the agenda (if any).

**8. Planning Appeal – Garage At Rear of 91 Narborough Road South**

To consider whether to make representations in respect of a Planning Appeal against the decision of the District Planning Authority to refuse an application to alter a detached garage and change its use to a dwelling house, at the rear of 91 Narborough Road (**Enclosed**).

**9. District Planning Authority – Determination Process**

To receive an update on recommended changes to the Call-in of planning applications at Blaby District Council.

**10. Lubbesthorpe Strategic Consultative Board**

To consider any items for the next meeting of the Lubbesthorpe Strategic Consultative Board scheduled for 24th May 2017.

**11. Termination of the Meeting**



**NOTE:**

*CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime and 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.*

**BRAUNSTONE TOWN COUNCIL**

**MINUTES OF PLANS & ENVIRONMENT COMMITTEE**

**THURSDAY 6TH APRIL 2017**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair), and Councillors Parminder Basra, Roger Berrington, David Di Palma, Dinesh Joshi, Phil Moitt, Tracey Shepherd and Darshan Singh.

**Officers in attendance:** Darren Tilley, Executive Officer & Town Clerk.

There was one member of the public present at the meeting.

**146. Apologies**

Apologies for absence were received from Councillor Sharon Betts and Mr John Dodd (Ex-Officio).

**147. Disclosures of Interest**

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

**148. 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 was one member of the public present.

**149. Minutes of the Meeting held 9th March 2017**

The Minutes of the Meeting held on 9th March 2017 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 9th March 2017 be approved and signed by the Chairperson as a correct record.

**150. 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:** 17/0262/HH

**Description:** Replacement of existing roofs, increase in height of roof and porch to Front

**Location:** 3 The Crossway Braunstone Town Leicestershire LE3 2GR

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

- i. on site hard standing parking should be provided for 3 vehicles and remain in use in perpetuity; and*
- ii. the roof lights in the side elevations should be of opaque glass and to remain so without the explicit consent of the local planning authority.*

**Reasons:** *The street contained a mixture of houses and bungalows and the curtilages of the properties was sufficient to avoid overbearing effect:*

- i. the proposals involved converting the attic space into a usable bedroom increasing the number of bedrooms from 3 to 4, therefore, in accordance with Local Plan Policy T7 replacement on-site parking facilities should be provided; and*
- ii. it was important to protect the amenity enjoyed by neighbours in terms of privacy.*

**2. Application No:** 17/0263/HH

**Description:** Single storey rear extension

**Location:** 32 Arden Avenue Braunstone Town Leicestershire LE3 2SF

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

- i. on site hard standing parking should be provided in accordance with Local Plan Policy T7 and remain in use in perpetuity; and*
- ii. the property and extension to be used only in connection with normal domestic uses relating to a private dwelling house.*

**Reasons:** *The proposed single storey extension was to the rear of the property which had sufficient curtilage to avoid impacting on the amenity enjoyed by the neighbouring properties:*

- i. the proposals included two bedrooms in addition to any bedrooms upstairs, therefore, in accordance with Local Plan Policy T7 replacement on-site parking facilities should be provided: dwellings with more*

*than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces;*

- ii. *To ensure that the property could not be used as a house in multiple occupation or for a care home, which would adversely impact upon the amenity enjoyed by neighbouring properties in terms of noise and disturbance.*

- 3. Application No:** 17/0265/CLP
- Description:** Application for Certificate of Lawfulness in respect of a proposed outbuilding
- Location:** 32 Arden Avenue Braunstone Town Leicestershire LE3 2SF
- Response:** *Braunstone Town Council does not object to the application for Certificate of Lawfulness, subject to the following condition: the outbuilding must only be used for normal domestic uses related to the residential use of the main property, e.g. storage, summerhouse, hobby room.*
- Reasons:** *To prevent the outbuilding being used to create a separate residential unit, which could lead to noise and disturbance and overdevelopment of the site/tandem development.*
- 4. Application No:** 17/0281/HH
- Description:** Single storey front and side extension
- Location:** 7 Darwin Close Thorpe Astley Braunstone Town Leicestershire
- Response:** *Braunstone Town Council does not object to the application.*
- Reasons:** *The extension was within the curtilage of the property, there was no neighbouring dwelling adjacent to the extension and car parking was sufficient given there was no increase in the number of bedrooms.*

## **151. 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:** 17/0318/DOC
- Description:** Discharge of conditions 2 (materials) & 4 (finished floor levels) imposed on planning permission 14/0783/1/PX

**Location:** Land To North Of 10 Radford Drive Braunstone Town Leicestershire LE3 3DR

**Response:** *No comments, given it was noted that Blaby District Council had already determined the application.*

**Reason:** *The application was for approval of the materials and finished floor levels and were considered to be technical matters.*

## 152. Additional Planning Applications

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:** 17/0366/FUL

**Description:** Creation of 6 additional car parking spaces

**Location:** Unit 2 Meridian West Braunstone Town Leicestershire

**Response:** *Braunstone Town Council supports the proposal and recommends approval.*

**Reason:** *There were existing car parking issues across Meridian Business Park due to insufficient parking availability generally and there was a knock on effect impacting on residential areas of Thorpe Astley; on-street parking in Meridian Business Park and Thorpe Astley was impacting on the safety of highway users. The proposed extension of the car park at Unit 2 Meridian West was within the site curtilage and did not result in the loss of any of the site's landscaping.*
- 2. Application No:** 17/0344/HHPD

**Description:** The erection of a single storey wooden extension with a flat roof which would extend 6m beyond the rear wall of the original dwelling, for which the maximum height and height to eaves would be 2.5m

**Location:** 34 Stratford Road Braunstone Town Leicestershire LE3 2SU

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

**Reason:** *The proposed extension was single storey and located to the rear of the property, away from the site*

*boundary. Similar sized extensions had been built at neighbouring properties. The curtilage of the property was sufficient, therefore there was no overbearing effect and the proposed extension was unlikely to have any impact on the amenity enjoyed by the neighbouring properties.*

### **153. Licensing Applications**

The Committee received details of licensing applications to be considered by Blaby District Council (item 8 on the agenda).

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

- Application No:** Noorjahan's Kitchen T/A Rice & Spice  
**Description:** Application Renewal  
**Location:** Centurion Way  
**Response:** *Braunstone Town Council does not object to the renewal of this street trading application, subject to any conditions applied to the original consent being applied to the renewal consent.*  
**Reason:** *The Town Council was not aware of any public safety, health or environmental issues in relation to this trader; however, it was important that any conditions currently applied continued to be applied in order to meet these objectives.*

### **153. Licensing Applications dealt with under Delegated Authority**

The Committee received and noted responses to licensing applications taken under Delegated Authority (item 9 on the agenda).

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

- Application No:** Sandwich Chef  
**Description:** Application Renewal  
**Location:** Meridian Business Park, Meridian North  
**Response:** *Braunstone Town Council does not object to the renewal of this street trading application, subject to any conditions applied to the original consent being applied to the renewal consent.*

**Reasons:** *The Town Council was not aware of any public safety, health or environmental issues in relation to this trader; however, it was important that any conditions currently applied continued to be applied in order to meet these objectives.*

#### **154. Financial Comparisons**

The Committee received Financial Comparisons for the period 1<sup>st</sup> April 2016 to 28<sup>th</sup> February 2017 (item 10 on the agenda).

**RESOLVED** that the report be noted.

*Reason for Decision*

*There were no issues identified with income and expenditure for the financial year 2016/2017.*

#### **155. Approval of Accounts**

The Committee considered payments from 1<sup>st</sup> March 2017 until 28<sup>th</sup> March 2017 (item 11 on the agenda).

**RESOLVED** that the list of Approved Expenditure Transactions for the Period 11<sup>th</sup> March 2017 until 28<sup>th</sup> March 2017 be approved.

*Reason for Decision*

*To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations.*

#### **156. Termination of the 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 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.

*These minutes are a draft and are subject to consideration for approval at the next meeting, scheduled for 18<sup>th</sup> May 2017.*

## BRAUNSTONE TOWN COUNCIL

### PLANNING & ENVIRONMENT COMMITTEE – 25th MAY 2017

#### Item 5 – Planning and Licensing Applications dealt with under Delegated Authority

##### Purpose

To receive and note responses to planning and licensing applications taken under Delegated Authority.

##### Planning Applications

- 1. Application No:** 17/0419/FUL

**Description:** Change of use from Light Industrial/storage use (B1/B8) to a Garage with MOT Testing (B2)

**Location:** The Manor Printing Co Ltd 36 Narborough Road South Braunstone Town Leicestershire

**Response:** *Braunstone Town Council does not object to the application for change of use.*

**Reason:** *There were no external alterations and the site would remain in use as a small business.*
- 2. Application No:** 17/0239/HH

**Description:** Single storey side & rear extension (including demolition of existing garage)

**Location:** 64 Turnbull Drive Braunstone Town Leicestershire LE3 2JU

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

**Reason:** *There was an existing garage and while the footprint of the new extension was slightly larger, the design, with a sloping roof, would be more in keeping with the visual amenity of the area and there would be no impact upon privacy or car parking.*
- 3. Application No:** 17/0400/HH

**Description:** Two storey and single storey rear extensions, single storey front extension and erection of 2.4 metre boundary wall to side.

**Location:** 164 Lubbethorpe Road Braunstone Town Leicestershire

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

- i. On site hard standing parking should be provided and remain in use in perpetuity; and*
- ii. the floor levels being no lower than existing floor levels with flood proofing being incorporated or floor levels being set 300mm above the known modelled 1 in 100 annual probability river flood (1%) in any year.*

**Reasons:**

- i. the proposals included 4 upstairs rooms (bedrooms), therefore, in accordance with Local Plan Policy T7 replacement on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces;*
- ii. properties in Lubbesthorpe Road were located in a flood risk zone, therefore the development should be undertaken in accordance with the Environment Agency's flood proofing and resilience guidance.*

**4. Application No:** 17/0426/HHPD

**Description:** The erection of a conservatory at the rear of the property which would extend beyond the rear wall of the original dwellinghouse by 4.2m, for which the maximum height would be 3.4m and for which the height to the eaves would be 2.3m

**Location:** 7 Charlecote Avenue Braunstone Town Leicestershire LE3 2SJ

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

**Reason:** *The proposed conservatory was to the rear of the property and was unlikely to impact on the amenity enjoyed by the neighbouring properties.*

**5. Application No:** 17/0436/HH

**Description:** Single storey rear extension.

**Location:** 5 Rosamund Avenue Braunstone Town Leicestershire LE3 2GP

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

**Reason:** *The single storey rear extension was unlikely to impact upon the amenity enjoyed by the neighbouring properties.*

**6. Application No:** 17/0460/DOC

- Description:** Discharge of condition 5 (drainage) attached to planning application 14/0823/1/PX
- Location:** Rear Of 24-34 Evelyn Road Braunstone Town Leicestershire LE3 3BA
- Response:** *Braunstone Town Council does not object to the discharge of condition 5 (drainage), subject to building control compliance on the surfaces and Severn Trent approval of the sewer connections.*
- Reason:** *To ensure that the proposals complied with the relevant technical specifications.*
- 7. Application No:** 17/0473/HH
- Description:** Front porch, two storey side extension and single storey rear extension
- Location:** 9 Thomas Close Braunstone Town Leicestershire LE3 2FX
- Response:** *Braunstone Town Council does not object to the application, subject to the following condition: on site hard standing parking should be provided and remain in use in perpetuity.*
- Reason:** *The proposals included 5 bedrooms, therefore, in accordance with Local Plan Policy T7 replacement on-site parking facilities should be provided: dwellings with more than 4 bedrooms – 3 spaces.*
- 8. Application No:** 17/0461/RM
- Description:** Phase 1 Reserved Matters application relating to application 15/0888/VAR which granted consent for the construction of brewery, visitor centre and ancillary uses, brewery tap, restaurants and cycle hire facility, erection of footbridge over River Soar, provision for erection of temporary marquee (approx 5 times per year), construction of food & drink preparation units (with ancillary retail trade counters) associated parking & landscaping, pedestrian access and vehicular access from Soar Valley Way (A563) & Narborough Road South (B4114) - Revisions to existing Phase 1 Reserved Matters Approval 15/1524/RM including a reduction in the approved pub/cafe bar floor area to accommodate solely a restaurant bar and the accommodation of the cafe and public toilets in a separate new building located between the pub/restaurant and the cycle centre.
- Location:** Field No 4882 Narborough Road South Enderby Leicestershire

**Response:** *Braunstone Town Council has no comments on the reserved matters application, subject to the technical specifications meeting the approval of the relevant regulating body:*

- i. Building Control*
- ii. Environmental Health*
- iii. County Highways*
- iv. Environment Agency*
- v. Severn Trent Water.*

**Reason:** *To ensure that the proposals complied with the relevant technical specifications.*

#### Licensing Applications

There are currently no Licensing Applications.

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 25TH MAY 2017**

#### **Item 6 – Planning and Licensing Applications**

##### Purpose

To agree observations on planning and licensing applications received.

##### Planning Applications

- 1. Application No:** 17/0491/HHPD

**Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwelling house by 4m, for which the maximum height would be 3.26m and for which the height to the eaves would be 2.6m

**Location:** 25 Monica Road Braunstone Town Leicestershire LE3 2PR
- 2. Application No:** 17/0544/HH

**Description:** Single storey front and side extension (to include demolition of existing conservatory)

**Location:** 7 Bolus Road Thorpe Astley Braunstone Town Leicestershire
- 3. Application No:** 17/0541/HH

**Description:** Erection of 1.6m high front boundary wall, piers and fencing

**Location:** 50 Murby Way Thorpe Astley Braunstone Town Leicestershire LE3 3UH
- 4. Application No:** 17/0431/FUL

**Description:** Erection of two buildings for B2/B8 employment use with ancillary integral B1(a) office accommodation and associated parking, landscaping, drainage and infrastructure

**Location:** Lubbesthorpe Strategic Employment Site Land To The North Of Leicester Lane Enderby Leicestershire
- 5. Application No:** 17/0576/RM

**Description:** Reserved matters application for the erection of primary school one,  
Tay Road

**Location:** Tay Road North & South Of The M69 Motorway, West Of The M1 Motorway And East Of Beggars Lane Lubbesthorpe Leicester

Licensing Applications

There are currently no Licensing Applications.

## **BRAUNSTONE TOWN COUNCIL**

### **PLANS & ENVIRONMENT COMMITTEE – 25th MAY 2017**

#### **Item 7 – Additional Planning Applications and Licensing Applications**

##### Purpose

To agree observations on planning and licensing applications received since the publication of the agenda:

##### Planning Applications

6. **Application No:** 17/0600/ADV
- Description:** Display of 1externally illuminated fascia sign, 3 non-illuminated fascia signs and replacement vinyls
- Location:** Unit 29 Centurion Way Meridian Business Park Braunstone Town
7. **Application No:** 17/0632/HH
- Description:** Single storey rear extension
- Location:** 21 Hilcot Green Braunstone Town Leicestershire LE3 3SX

##### Licensing Applications

There are currently no additional Licensing Applications.

Braunstone Town Council  
Clerk To Braunstone Town Council

Date: 28 April 2017  
DC Ref: 16/1103/FUL  
Appeal Ref: 17/0008/REF  
Contact: Jane Toon  
Telephone: 0116 272 7540  
Email: [planning@blaby.gov.uk](mailto:planning@blaby.gov.uk)

Dear Mr Tilley

**Description of Development – Alterations to detached garage and change of use to dwellinghouse (Use Class C3)**  
**Site Address – Garage At Rear Of 91 Narborough Road South Braunstone Town Leicestershire**  
**Appeal Reference – APP/T2405/W/17/3173009**  
**Appeal Start Date – 26 April 2017**

Mr A Abdul has appealed to the Secretary of State against the Council's decision to refuse the planning application for the above development. The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by emailing [East2@pins.gsi.gov.uk](mailto:East2@pins.gsi.gov.uk). If you do not have access to the internet, you can send your comments to Liam Collins, Room 3N, Temple Quay House, 2 The Square, Bristol, BS1 6PN, . .

**All representations must be received by 31 May 2017.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/T2405/W/17/3173009.**



Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be inspected at the Council Offices between 8.45am and 5.15pm Monday, Tuesday and Thursday, 9.30am and 5.15pm Wednesday and 8.45am and 4.45pm Friday.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published at <https://acp.planningportal.gov.uk/>.

Yours faithfully



Planning & Economic Development  
Group Manager