

**BRAUNSTONE TOWN COUNCIL**

**MINUTES OF PLANNING & ENVIRONMENT COMMITTEE**

**THURSDAY 7TH FEBRUARY 2019**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Parminder Basra, Roger Berrington, Sharon Betts (substituting for Councillor Berneta Layne), Phil Moitt, Satindra Sangha 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 was one member of the public present at the meeting.

**115. Apologies**

Apologies for absence were received from Councillors Anthea Ambrose and Berneta Layne.

**116. Disclosures of Interest**

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

**117. 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.

**118. Minutes of the Meeting held 17th January 2019**

The Minutes of the Meeting held on 17th January 2019 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 17th January 2019 be approved and signed by the Chairperson as a correct record.

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

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

## 120. Planning Applications and Licensing Applications

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

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

### Planning Applications

- 1. Application No:** 19/0024/NMAT

**Description:** Non-Material Amendment to planning application 17/1509/RM - Change of kerb material

**Location:** Public Square Tay Road Lubbesthorpe Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the non-material amendment.*

**Reason:** *The proposals were in keeping with the design and character of the Public Square.*
- 2. Application No:** 19/0026/DOC

**Description:** Discharge of conditions 9 and 12 attached to Reserved Matters 17/0576/RM relating to drainage details and cycle stands

**Location:** Primary School 1 Tay Road Lubbesthorpe Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the discharging of conditions 9 and 12 attached to 17/0576/RM relating to drainage details and cycle stands.*

**Reason:** *The documents submitted provided information on drainage and cycle stands as required by the condition.*
- 3. Application No:** 19/0067/HH

**Description:** First floor side extension

**Location:** 34 Valley Drive Braunstone Town Leicestershire LE3 3EE

**Response:** *Braunstone Town Council does not object to the application, subject to the on-site parking for 3 vehicles, as shown in the plans, being of hardbound material and*

*provided prior to work commencing on the extension and thereafter remaining permanently available for parking.*

**Reason:** *To avoid over parking on a section of the highway which is close to a junction and access road and therefore could present safety concerns to highway users.*

**4. Application No:** 19/0072/NMAT

**Description:** Non-Material amendment to 15/0799/RM - Change in surface material to the private shared driveway which serves plots 286 and 287 on Parcel R8(2)

**Location:** Plots 286 And 287 Parcel R8(2) Beggars Lane Lubbesthorpe Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the non-material amendment; subject to plans for the installation of suitable drainage/soakaways around the perimeter of the driveway and additional drainage where the private driveway meets the public highway being submitted to and approved by the District Planning Authority.*

**Reason:** *Brindle Block paving was not permeable and therefore, the risk of localised flooding of the area and highway as the result of heavy or consistent rain or snow melt needed to be mitigated.*

**5. Application No:** 19/0075/HH

**Description:** Retention of outbuilding (garden-play room) in rear garden

**Location:** 49 Shottery Avenue Braunstone Town Leicestershire LE3 2ST

**Response:** *Braunstone Town Council does not object to the application, subject to the Garden Room only being used in connection with the domestic use of the main dwelling, it must not be used as sleeping accommodation; it must not be used for any business activity, and must not be sold, let or otherwise disposed of.*

**Reason:** *To avoid noise and nuisance caused by additional living accommodation and business activity in a residential area and to avoid overdevelopment of the site.*

**6. Application No:** 19/0069/CLASSC

**Description:** Prior approval for change of use of shop from A1 to A3 classification (Restaurants and Cafes)

- Location:** 7 Sun Way Braunstone Town Leicestershire LE3 3DS
- Response:** *Braunstone Town Council does not object to the change of use application from A1 (Shop) to A3 (Restaurant and Café).*
- Reason:** *The Sun Way neighbourhood parade was already mixed use of shops and food outlets and the addition of a café would make it attractive and sustainable as a neighbourhood parade.*
7. **Application No:** 19/0082/HH
- Description:** Erection of porch and alterations to existing roof
- Location:** 35 Narborough Road South Braunstone Town Leicestershire LE3 2HA
- Response:** *Braunstone Town Council does not object to the application.*
- Reason:** *The porch would not impact on the onsite parking arrangements, which there was sufficient for the additional bedroom in the proposals, and the roof was being added to an existing side extension, which would improve the visual appearance of the property.*
8. **Application No:** 18/1711/FUL
- Description:** Erection of one detached bungalow
- Location:** 51 Holmfield Avenue East Braunstone Town Leicestershire LE3 3FD
- Response:** *Braunstone Town Council objects to the proposals since it would result in overdevelopment of the site.*
- Reason:** *The proposals would result in the loss of most of the rear garden and garage space for 51 Holmfield Avenue East, with no replacement parking identified within the remaining curtilage of 51 for onsite parking. The proposed bungalow would have limited garden space within its curtilage. The scale and mass of the proposals would be detrimental to the amenity enjoyed by the occupiers of both properties due to considerations of noise, light and privacy.*

## Licensing Application

- 9. Application No:** Southam Ice
- Description:** Application Renewal
- Location:** Meridian Business Park
- 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.*

### **121. Additional Planning and Licensing Applications**

The Committee received details of planning applications received since the publication of the agenda (item 7 on the agenda). The Committee noted that there were no licensing applications.

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

- 10. Application No:** 18/1705/HH
- Description:** Alterations to bay window
- Location:** 64 Darien Way Thorpe Astley Braunstone Town Leicestershire
- Response:** *Braunstone Town Council does not object to the application.*
- Reason:** *The alterations to the bay window were in keeping with the design and character of the dwellings in the area.*
- 11. Application No:** 19/0005/HH
- Description:** First storey rear extension and dormer
- Location:** 2C Balmoral Drive Braunstone Town Leicestershire LE3 3AD
- Response:** *Braunstone Town Council objects to the proposals since it would result in overdevelopment of the site.*

**Reason:** *The proposals 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 overbearing effect and privacy. The proposals would result in an additional bedroom at the property with inadequate on-site parking, resulting in additional on street parking issues. .*

**12. Application No:** 18/1680/NMAT

**Description:** Non-Material Amendments to 15/0577/FUL - Amendments to the external appearance of Unit 1 including increase in height of the Anchor Unit 1 roof, the garden centre and loading bay

**Location:** Castle Acres Everard Way Enderby Leicestershire LE19 1BY

**Response:** *Braunstone Town Council has no objections to the non-material amendment.*

**Reason:** *The proposed change was in keeping with the design, character and designated use of the site.*

**13. Application No:** 18/1748/NMAT

**Description:** Non Material Amendment to 15/0577/FUL (Castle Acres Approval) - Including re introduction of conservatory as originally approved, raising of the parapet wall and amendments to Condition 10 (GEA clarification)

**Location:** Castle Acres Retail Development Site Grove Way Enderby Leicestershire

**Response:** *Braunstone Town Council has no objections to the non-material amendment, nor the consequential changes to condition 10.*

**Reason:** *The proposed change was in keeping with the design, character and designated use of the site and given the changes to condition 10 were added as a result of an amendment which has been superseded, it would be reasonable to make the consequential changes.*

**14. Application No:** 19/0078/DOC

**Description:** Discharge of condition 4 attached to planning application 15/0799/RM - Landscaping to Parcel R4

**Location:** Parcel R4 Tay Road Lubbesthorpe Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the discharging of condition 4 attached to 15/0799/RM relating to landscaping elements of parcel 4.*

**Reason:** *The documents submitted provided information on landscaping.*

**15. Application No:** 19/0090/DOC

**Description:** Discharge of condition 49 attached to 11/0100/1/OX - Monitoring of Traffic

**Location:** New Lubbesthorpe Beggars Lane Lubbesthorpe Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the discharging of condition 49 attached to 11/0100/1/OX relating to Monitoring of Traffic, subject to there having been no material changes to the New Lubbesthorpe Highway Delivery Strategy dated 10<sup>th</sup> July 2015.*

**Reason:** *The New Lubbesthorpe Highway Delivery Strategy dated 10<sup>th</sup> July 2015 had a section on Monitoring of Traffic as required by condition 49.*

## **122. Lubbesthorpe Strategic Consultative Forum**

The Committee considered any items for the next meeting of the Lubbesthorpe Strategic Consultative Forum scheduled for 27th February 2019 (item 8 on the agenda).

**RESOLVED** that the following issues be raised:

- a) progress with a scheme of works to improve the crossing points on Meridian Way at Foxon Way and Murby Way,
- b) provision of specialist / sheltered accommodation for elderly residents, and
- c) updated figures on housing provision and occupations.

*Reasons for Decision*

- a) *To ensure that condition 60 of the planning consent for Lubbesthorpe was fully implemented now that the bridge over the M1 had opened.*
- b) *To ensure that the housing needs of elderly residents who would need sheltered or specialist accommodation would be met.*
- c) *To keep a watching brief on progress with delivering the housing targets in accordance with the phasing programme.*

**123. 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: \_\_\_\_\_

DATE: \_\_\_\_\_