

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 8TH AUGUST 2019

PRESENT: Councillor Robert Waterton (Chair) and Councillors Anthea Ambrose, Phil Moitt, Darshan Singh, Christiane Startin-Lorent Imran Uddin, and Marion Waterton and Mr John Dodd (Ex-Officio).

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

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

33. Apologies

An apology for absence was received from Councillor Bill Wright.

34. Disclosures of Interest

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

35. 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.

36. Minutes of the Meeting held 11th July 2019

The Minutes of the Meeting held on 11th July 2019 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 11th July 2019 be approved and signed by the Chairperson as a correct record.

37. Planning and Licensing Applications dealt with under Delegated Authority

The Committee received and noted responses to planning applications taken under Delegated Authority (item 5 on the agenda). No licensing applications were received.

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:** 19/0855/HH
- Description:** Conversion of integral garage into habitable room
- Location:** 23 Hilcot Green Braunstone Town Leicestershire LE3 3SX (Thorpe Astley Ward).
- Response:** *Braunstone Town Council has no objections to the proposed garage conversion.*
- Reasons:** *The property was at the end of a shared drive where there was sufficient on-site parking.*

38. **Planning Applications and Licensing Applications**

The Committee received details of planning applications to be considered by Blaby District Council (item 6 on the agenda). The Committee noted that there were no licensing applications.

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

1. **Application No:** 19/0866/FUL
- Description:** Demolition of garage and erection of a 2 storey building with room in the roof to create 2.no apartments (1x 1bed and 1x 2bed), including change of use of land to residential use.
- Location:** 440 Braunstone Lane Braunstone Town Leicestershire LE3 3DG (Winstanley Ward).
- Response:** *Braunstone Town Council does not object to the application; subject to the internal layout, including the size of the rooms, meeting the relevant standards for the type of accommodation.*
- Reason:** *Beech Drive contained similar infill developments and a mixture of detached and semi-detached properties; therefore, the proposal would be in keeping with the character of the area.*
2. **Application No:** 19/0909/CLP
- Description:** Single storey side, single storey rear and porch extensions
- Location:** 35 Hazel Drive Braunstone Town Leicestershire LE3 2JE (Ravenhurst & Fosse Ward).

Response: *Braunstone Town Council has no objections to the proposal, subject to the porch extension not reducing the availability of on-site parking.*

Reason: *The extensions were single storey on a reasonable sized plot; therefore, there was unlikely to be a detrimental impact on the local amenity. It was important to ensure there was sufficient on-site parking for the size and location of the property, given Hazel Drive was mixed residential and commercial.*

3. Application No: 19/0908/HH

Description: Conversion of double garage to habitable room

Location: 5 Tressell Way Braunstone Town Leicestershire LE3 3RA (Thorpe Astley Ward)

Response: *Braunstone Town Council has no objections to the conversion of the double garage into a habitable room.*

Reason: *The property had its own on-site parking and was serviced by a shared access drive, therefore, it was unlikely to result in any additional parking on the highway.*

4. Application No: 19/0922/HH

Description: Single storey side extension (revised scheme)

Location: 26 Pits Avenue Braunstone Town Leicestershire LE3 2XL (Millfield Ward)

Response: *Braunstone Town Council does not object to the proposed single storey side extension.*

Reason: *There was an existing building on a similar footprint and the extension and conversion was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties.*

39. 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:

- 5. Application No:** 19/0536/FUL
- Description:** Change of use from dwelling house (Use Class C3) to residential children's home for up to 2 children (C2)
- Location:** 192 Narborough Road South Braunstone Town Leicestershire LE3 2LD (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the application to change the use of this dwellinghouse into a residential children's home; subject to there being no more than two children at any one time being accommodated at the property without explicit consent being sought from and granted by the local planning authority.*
- Reason:** *The scheme would create support for children in a residential rather than institutional setting; however, any expansion may result in undue noise and disturbance.*
- 6. Application No:** 19/0954/HH
- Description:** Single storey side and rear extension with canopy and raised platform
- Location:** 172 Kingsway Braunstone Town Leicestershire LE3 2TU (Ravenhurst & Fosse Ward).
- Response:** *Braunstone Town Council does not object to the proposal; subject to the on-site parking shown in the plans being sufficient for the size, type and location of the property and being made available prior to the work being carried out and thereafter permanently being available for use.*
- Reason:** *There was an existing building on a similar footprint and the extension and conversion was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties. The parking shown in the plans needed to be sufficient for the size, type and location of the property since Kingsway was a busy thoroughfare and any additional parking on the highway could compromise the safety of highway*

users.

40. Planning Decisions

The Committee received and noted planning decisions made by Blaby District Council (item 8 on the agenda).

RESOLVED that Councillor Robert Waterton seek clarification from the planning officer concerning the decision relating to application 19/0553/HH, Part two storey, part single storey front, side and rear extension to include extension to hardstanding on the site frontage, at 28 Holmfield Avenue East.

Reason for Decision

To keep a watching brief on the decisions and to review the impact of Town Council comments upon the decision making process: particular concerns were that application 19/0553/HH would:

- (a) be out of keeping with the character and the appearance of the area;*
- (b) provide insufficient on-site parking; and*
- (c) have an adverse impact on the amenity enjoyed by neighbouring properties.*

41. Feedback on Planning Application Decisions

The chair updated the Committee on arrangements for meeting with the planning officer concerning the decision relating to application 18/1041/FUL, Demolition of existing food retail store (Class A1) and erection of new food retail store (Class A1) with associated car parking, servicing and landscaping, Aldi Meridian Way. The meeting had been scheduled for Thursday 15th August and any feedback would be provided to the next scheduled meeting of the Committee on 12th September 2019.

42. Consultation: Blaby District New Local Plan Issues and Options

The Committee received and considered preparing a response to a Blaby District Council Consultation on the New Local Plan Issues and Options (item 10 on the agenda).

RESOLVED that the following points and issues be considered by the Executive Officer & Town Clerk when preparing a draft response to the Blaby District New Local Plan Issues and Options consultation, to be submitted to the next meeting, scheduled for 12th September 2019:

- (a) open Spaces,
- (b) public transport: performance and cost, this was a major issue which needed serious consideration,
- (c) youth and community facilities,
- (d) environment,
- (e) relationship with the County Council to ensure strategic thinking, particularly on transport policy,

- (f) use of the railway and impact of freight terminals, the proposed freight terminal near Hinckley could have an impact of the road network,
- (g) development being spread across the District not limited to the urban areas,
- (h) better access and connections between communities in the same locality, avoiding barriers, for example Braunstone Town/Thorpe Astley, and
- (i) dealing with a growth in Houses in Multiple Occupation.

Reason for Decision

To ensure that relevant and significant issues to Braunstone Town were identified as part of proposing a response to the questions set out in the consultation document.

43. Welcome Signage – Thorpe Astley

The Committee considered the option of commissioning new highway signage at Thorpe Astley, which would welcome drivers to the parish and the community (item 11 on the agenda).

RESOLVED

1. that a formal request be submitted to Leicestershire County Council for the installation of place signs at the entrances to the Thorpe Astley estate; and
2. that delegated authority be given to the Executive Officer & Town Clerk, in consultation with the Chair of the Planning & Environment Committee, to determine the size, precise location and information to be included on the signs and to commission the Initial Scoping Phase in the event that Third Party Funding was required.

Reasons for Decision

1. *To facilitate a request for signage to inform drivers that they were entering a residential area.*
2. *It was likely that the County Council would determine that the Town Council should be responsible for the cost and installation of place signs; therefore the Town Council could explore incorporating safety messages.*

44. Planning Decision Appeal

The Committee considered whether to make representations in respect of a Planning Appeal against the decision of the District Planning Authority to refuse a planning application for the erection of a detached three bed bungalow with a double garage at 68 Narborough Road South (item 12 on the agenda).

RESOLVED that no additional representations be made.

Reason for Decision

The Town Council had nothing further to add to its original objection or the refusal by the Planning Authority. These had been forwarded to the Planning Inspectorate and the appellant and would be considered by the Inspector when determining the appeal.

45. Lubbesthorpe

The Chair had advised that detailed arrangements for the first meeting being organised by Leicester Forest East Parish Council to discuss the impact of the Lubbesthorpe development were awaited and a further update would be given at the next scheduled meeting of the Committee on 12th September 2019.

46. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2019 to 30th July 2019 (item 14 on the agenda).

RESOLVED that the report be noted

Reason for Decision

There were no issues of concern with the income and expenditure against the budget for 2018/2019.

47. Approval of Accounts

The Committee considered payments from 12th June 2019 until 30th July 2019 (item 15 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 12th June 2019 until 30th July 2019 be approved.

Reason for Decision

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

The meeting closed at 9.25pm.

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 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: _____