

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

MONDAY 9TH DECEMBER 2019

PRESENT: Councillor Robert Waterton (Chair) and Councillors Anthea Ambrose, Sohan Johal, Sam Maxwell (substituting for Councillor Imran Uddin), Phil Moitt, Satindra Sangha, Christiane Startin-Lorent, Marion Waterton 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 eight members of the public present at the meeting.

87. Apologies

An apology for absence was received from Councillors Imran Uddin and Darshan Singh.

88. Disclosures of Interest

A disclosure of Non-Pecuniary Interest was made by Councillors Christiane Startin-Lorent, Marion Waterton and Robert Waterton in agenda item 6, Planning and Licensing Applications dealt with under Delegated Authority, planning application 19/1452/HH, Erection of a single storey rear extension and box dormer to roof at 15 Little Masons Close, since the applicant was a colleague on the Thorpe Astley Community Safety/Speed Watch Group.

89. Appointment of Interim Vice-Chair

Following a resolution of Council on 21st November 2019 (Council Minute 5805, resolution 30, the Committee considered appointing an interim Vice-Chair, subject to consideration by a future meeting of Council, since the position was vacant.

It was proposed by Councillor Robert Waterton and seconded by Councillor Satindra Sangha and

RESOLVED that Councillor Phil Moitt be appointed as interim Vice-Chair, subject to consideration by a future meeting of Council.

90. 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 eight members of the public present.

Members of the public raised the following issues in relation to item 7 on the agenda, Planning and Licensing Applications, application 19/1508/OUT, Erection of a detached dwelling (Outline with all matters reserved) at 268 Braunstone Lane:

- (a) that the only access to the property was by either reversing onto or off the driveway onto a busy main road that was already an area for traffic accidents due to bends in the road;
- (b) that parking in the area was already a problem with a large number of cars parked on the road and in the adjacent layby and this application would potentially increase the number of parked vehicles; and
- (c) that the development was adjacent to an existing conservation area for the old Braunstone village.

91. Minutes of the Meeting held 7th November 2019

The Minutes of the Meeting held on 7th November 2019 were circulated (item 5 on the agenda).

RESOLVED that the Minutes of the meeting held on 7th November 2019 be approved and signed by the Chairperson as a correct record.

92. Planning and Licensing Applications dealt with under Delegated Authority

The Committee received and noted responses to planning applications taken under Delegated Authority (item 6 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: 19/1430/VAR

Description: Variation of Condition 4 of planning permission 19/1152/FUL (Change of use from dwelling (class C3) to residential institution (class C2) including conversion of garage and external alterations) to extend the age range to 8 to 16 years

Location: 59 Jewsbury Way Thorpe Astley Braunstone Town Leicestershire LE3 3RR (Thorpe Astley Ward)

Response: *Braunstone Town Council has no objections to the application to vary Condition 4 of planning permission 19/1152/FUL to extend the age range to 8 to 16 years.*

Reason: *Braunstone Town Council's response to planning application 19/1152/FUL concerned the number of children at the property, not the age range. While it was understood that the core age would be children aged 10 – 12, it would seem unreasonable to restrict a child's referral to the home who was 9 or eject a child because they had reached their 13th birthday, especially given Ofsted licence for the 8-16 age range.*

2. Application No: 19/1452/HH

Description: Erection of a single storey rear extension and box dormer to roof

Location: 15 Little Masons Close Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)

Response:

1. *Braunstone Town Council does not object to the single storey rear extension, nor the loft conversion; subject to:*
 - (a) *provision of on-site parking in accordance with Development Management Policy 8, and*
 - (b) *the side window in the loft conversion being of opaque glass, non-opening and remaining so; and*
2. *Braunstone Town Council objects to the dormer window in the loft conversion.*

Reasons:

1. *The single storey rear extension could be accommodated within the curtilage of the property:*
 - (a) *the loft conversion would result in an additional bedroom at the property, Little Masons Close and the access to the property were narrow and any additional parking on the highway could cause obstruction and present safety issues to highway users;*
 - (b) *the side window in the loft conversion could provide a vantage point adversely impacting upon the amenity enjoyed by residents at neighbouring properties in terms of privacy.*
2. *The dormer window in the loft conversion gave a viewpoint over neighbouring properties, which could result in an adverse impact on the amenity enjoyed by residents at*

these properties in terms of privacy.

93. Planning Applications and Licensing Applications

The Committee received details of planning applications to be considered by Blaby District Council (item 7 on the agenda). The Committee noted that there were no licensing applications.

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

Planning Applications

- 1. Application No:** 19/1476/HH

Description: Single storey front and rear extensions and demolition of existing garage and construction of replacement single garage with covered linking walkway

Location: 19 Millfield Crescent Braunstone Town Leicestershire LE3 2XJ (Millfield Ward)

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

Reason: *The proposals were single storey on a large plot and at the rear there was an existing garage; therefore there would be limited impact on the amenity enjoyed by neighbouring properties. At the front there was ample parking space and the front building line along the street varied; therefore there was unlikely to be an adverse impact on the visual amenity or character of the street scene.*
- 2. Application No:** 19/1478/HH

Description: Single storey rear/side extension

Location: 24 Monica Road Braunstone Town Leicestershire LE3 2PR (Ravenhurst & Fosse Ward)

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

Reason: *The proposals were for a single storey building at the rear and rear of the side on an existing footprint on a large plot; therefore there would be limited impact on the amenity enjoyed by neighbouring properties.*
- 3. Application No:** 19/1508/OUT

- Description:** Erection of a detached dwelling (Outline with all matters reserved)
- Location:** 268 Braunstone Lane Braunstone Town Leicester Leicestershire (Winstanley Ward)
- Response:** *Braunstone Town Council objects to the outline application; since:*
- a) *the access to the existing and new dwellings would have an adverse impact on highway safety; and*
 - b) *the development would not be sympathetic with the wider design and character of the area.*
- Reasons:** *While the location was sustainable in terms of access to services and public transport; however:*
- a) *Braunstone Lane was a busy highway, which included significant pedestrian footfall, and the location for the was close to bends where there had been a significant number of accidents, there was also retail units and a bus stop in the area; with a narrow access to the new dwelling and an additional access for the existing property, there would be significant adverse impact on highway safety, which could not be mitigated; and*
 - b) *the development was located among historic buildings and close to the neighbouring conservation area and would be out of keeping in terms of scale and appearance.*
4. **Application No:** 19/1499/DOC
- Description:** Application to discharge condition 3 (materials) relating to permission 19/0866/FUL
- Location:** 440 Braunstone Lane Braunstone Town Leicestershire LE3 3DG (Winstanley Ward)
- Response:** *Braunstone Town Council does not object to the discharge of condition 3 (materials) relating to permission 19/0866/FUL.*
- Reason:** *Beech Drive contained a mixture of developments and styles; therefore, the proposal would be in keeping with the character of the area.*
5. **Application No:** 19/1520/HH
- Description:** Loft Conversion with new dormers to front and rear elevations

Location: 2 Southside Road Braunstone Town Leicestershire LE3 2YZ (Millfield Ward)

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

- a) *the openings on the dormer windows being restricted to top (storm) windows (i.e. not side opening or sash windows);*
- b) *no additional windows in the roof space without the explicit consent of the local planning authority; and*
- c) *the off-street parking, as shown on the plans, including the garage space, being permanently available for use.*

Reasons: *The area contained a mix of properties and designs, which included dormers; however:*

- a) *While the front dormers did not overlook private amenity space and the rear dormers overlooked the side of the property at the rear, side or sash openings would provide a vantage point overlooking neighbouring properties which could be detrimental to the amenity enjoyed by these properties in terms of privacy;*
- b) *Any additional windows in the roof space could adversely affect privacy of the neighbouring properties and be out of keeping with the design and character of the area; and*
- c) *the property was a corner plot close to a junction and any additional on-street parking could adversely affect the safety of highway users, including footway users.*

94. Additional Planning and Licensing Applications

The Committee noted that there were no additional planning or licensing applications received since the publication of the agenda.

95. Lubbesthorpe

The Committee had no further issues for consideration at the next meeting of local Parishes concerning Lubbesthorpe.

96. Planning & Environment Objectives

The Committee considered the Planning & Environment Priorities and Objectives 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 the Planning & Environment Priorities and Objectives be approved, as set out in the report.

Reason for Decision

The Council's priorities continued to be the focus for delivering a vision for local services and an environment which reached the highest possible standards. The Council's objectives were relevant and reflected changing issues within the community.

97. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2019 to 30th November 2019 (item 11 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.

98. Capital Plan and Budget Estimates 2020/2021

The Committee considered a Statement of Expenditure for 1st April 2018 to 31st March 2019, a list of capital projects for 2020/2021 and beyond and a proposed budget for 2020/2021 for recommendation to Policy & Resources Committee (item 12 on the agenda).

RESOLVED that it be recommended to Policy & Resources Committee that it be recommended to Council:

1. that the draft Estimates for the Planning and Environment Committee, as attached at Appendix 2, be included in the Budget Estimates for 2020/2021;
2. that gateway signage to the Town at the Parish Boundary with Lubbesthorpe on the new road connecting Thorpe Astley with Lubbesthorpe and at the entrances to Thorpe Astley estate be included on the 2020/21 Capital Plan; and
3. that once full costs are known, an amount is earmarked in the reserves to cover the cost of the signs, referred to in 2 above.

Reasons for Decision

1. *To ensure appropriate resources for Planning and Environment Services.*
2. *The Town Council was responsible for the Town's place signs and would be responsible for installation of such signs at the new gateway and could therefore explore incorporating speed reminders and/or safety messages.*
3. *The signs would be a capital asset, the cost was likely to exceed the amounts in the annual Planning & Environment Expenditure Revenue*

Budget; however, the life span of the signs would be approximately 30-40 years.

The meeting closed at 7.45pm.

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: _____