

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 10TH OCTOBER 2019

PRESENT: Councillor Phil Moitt (In the Chair) and Councillors Anthea Ambrose, Nick Brown (substituting for Councillor Robert Waterton), Amanda Hack (substituting for Councillor Marion Waterton), Satindra Sangha, Darshan Singh and Christiane Startin-Lorent.

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

There were three members of the public present at the meeting.

63. Appointment of Chair for the Meeting

In the absence of the Chair, Councillor Robert Waterton, and the Vice-Chair, Councillor Bill Wright, nominations were sought from among those present for a member of the Committee to chair the meeting.

RESOLVED that Councillor Phil Moitt be appointed to chair the meeting.

64. Apologies

Apologies for absence were received from Councillors Imran Uddin, Marion Waterton, Robert Waterton and Bill Wright.

65. Disclosures of Interest

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

66. 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 three members of the public present.

Local residents attended the meeting to raise concerns about work being undertaken to a property on Hazel Drive to convert to a HMO (House in Multiple Occupation). The residents were concerned about the parking on the road which had not been adopted and therefore was owned by the residents, and asked where an increase in cars from the HMO would park. It was noted that development could take place if the work falls within the permitted criteria but residents were concerned that work was already in progress without

planning permission. Councillors present at the meeting agreed to meet the residents to discuss their concerns, after the meeting.

67. Minutes of the Meeting held 12th September 2019

The Minutes of the Meeting held on 12th September 2019 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 12th September 2019 be approved and signed by the Chairperson as a correct record.

68. 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:** 19/1126/HH

Description: First floor side extension, two storey rear extension and single storey front extension

Location: 8 Richard Close Braunstone Town Leicestershire LE3 3FS (Winstanley Ward)

Response: *Braunstone Town Council does not object to the application; subject to:*
a) *onsite parking for three vehicles being provided prior to the development and remaining permanently available; and*
b) *no windows in the side elevation, without the explicit consent of the local planning authority.*

Reasons: a) *The proposals would result in an additional bedroom and any additional parking could have a negative impact on the safety of highway users.*
b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
- 2. Application No:** 19/1111/HHPD

Description: The erection of a single storey rear extension which would extend beyond the rear wall of the

original dwellinghouse by 3.6m, for which the maximum height would be 3.7m and the height to the eaves would be 2.5m

Location: 29 Radford Drive Braunstone Town Leicestershire LE3 3DR (Winstanley Ward)

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

Reason: *The extension was single storey, at the rear of the property and on a similar footprint to an existing conservatory; therefore, there was unlikely to be a detrimental impact on the amenity enjoyed by neighbouring properties.*

3. **Application No:** 19/1105/HH

Description: Proposed single storey front and side extension with canopy to the existing garage

Location: 77 Narborough Road South Braunstone Town Leicestershire LE3 2HD (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council does not object to the application, subject to the existing on-site parking remaining permanently available for parking.*

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

4. **Application No:** 19/1156/HH

Description: First floor side extension, and single storey front and rear extensions

Location: 90 Turnbull Drive Braunstone Town Leicestershire LE3 2JU (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council does not object to the application; subject to:*
a) *onsite parking for three vehicles being provided prior to the development and remaining permanently available; and*
b) *no windows in the side elevation, without the explicit consent of the local planning authority.*

- Reasons:**
- a) *The proposals would result in an additional bedroom and any additional parking could have a negative impact on the safety of highway users.*
 - b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

69. Planning Applications and Licensing Applications

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

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

Planning Applications

- 1. Application No:** 19/1152/FUL

Description: Change of use from dwelling (class C3) to residential institution (class C2) including conversion of garage and external alterations

Location: 59 Jewsbury Way Thorpe Astley Braunstone Town Leicestershire

Response: *Braunstone Town Council does not object to the application to change the use of this dwellinghouse into a residential institution, including the alterations; subject to there being no more than three 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.*
- 2. Application No:** 19/1199/HH

Description: Single storey rear and side extension

Location: 11 Kirkland Road Braunstone Town Leicestershire LE3 2JQ

Response: *Braunstone Town Council does not object to the proposal; subject to the on-site parking 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: *The extension was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties. Onsite parking needed to be sufficient for the size, type and location of the property in order to prevent additional parking on a thoroughfare which could compromise the safety of highway users.*

3. Application No: 19/1241/HH

Description: Single storey outbuilding with pitched roof (part retrospective)

Location: 3 Shottery Avenue Braunstone Town
Leicestershire LE3 2ST

Response: *Braunstone Town Council recommends that the following conditions be applied to any approval of the Outbuilding:*

- a) being used for normal domestic uses related to the residential use of the dwelling;*
- b) not being used to create a separate residential unit; and*
- c) not being separately sold, let or otherwise disposed of.*

Reasons:

- a) To avoid noise and disturbance impacting on the amenity enjoyed by the neighbouring properties;*
- b) the outbuilding's layout would provide cramped living conditions and had no internal amenities or separate external amenity space; and*
- c) to avoid overdevelopment of the site/tandem development.*

70. Additional Planning and Licensing Applications

The Committee noted there were no planning nor licensing applications received since the publication of the agenda.

71. Lubbesthorpe

The Committee received feedback and dealt with any matters arising from the meeting of local Parishes concerning Lubbesthorpe, held on 9th October 2019.

It was confirmed that representatives from Braunstone Town Council and Leicester Forest East attended a meeting to discuss issues with the Lubbesthorpe Development. It was noted that no confirmation of the number of builds completed had been received and that traffic calming was an issue in the area with the large number of speed humps leading up to the bridge over the motorway. It was suggested that a letter be sent to Blaby District Council in order to receive answers to these queries with a copy being sent to the chair of the Lubbesthorpe Parish Council. A date for the next meeting had not yet been confirmed.

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: _____