

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 11TH JULY 2019

PRESENT: Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair), and Councillors Anthea Ambrose, Phil Moitt, Satindra Sangha, Darshan Singh, Christiane Startin-Lorent and Marion Waterton.

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

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

24. Apologies

An apology for absence was received from Councillors Imran Uddin.

25. Disclosures of Interest

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

26. 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 four members of the public present.

All members of the public in attendance were concerned about application 19/0553/HH, 28 Holmfield Avenue East. The residents objected to the application for the following reasons:

- (a) Insufficient Parking: the proposal was for 5 bedrooms but only 2 parking spaces were being provided. National Planning Guidance stated that 3 spaces should be available for a property of 5 bedrooms.
- (b) Poor parking design: the plans showed two spaces on the front curtilage; however, a second car would be parked at an angle. This was because of the proposed front extension, would reduce the available area for parking, which could result in parked vehicles overhanging the footpath, presenting safety concerns.
- (c) Development Size: the proposals would increase the size of the property by half, amounting to a rebuild rather than an extension. With two neighbouring bungalows, the proposals would have a dominant and over bearing effect and would be out of keeping with the character of the street.

27. Minutes of the Meeting held 20th June 2019

The Minutes of the Meeting held on 20th June 2019 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 20th June 2019 be approved and signed by the Chairperson as a correct record.

28. Planning and Licensing Applications dealt with under Delegated Authority

There had been no responses to planning and licensing applications taken under Delegated Authority.

29. 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:** 19/0729/HH

Description: Single storey rear extension, garage conversion and front porch

Location: 51 Shakespeare Drive Braunstone Town Leicestershire LE3 2SR (Winstanley Ward)

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

Reason: *The extension was single storey on a reasonable sized plot and there was sufficient on-site parking for the size and location of the property; therefore, there was unlikely to be a detrimental impact on the local amenity.*
- 2. Application No:** 19/0746/HH

Description: Proposed two storey side and rear extension with balcony, single storey rear extension and demolish existing garage and sun room

Location: 103 Kingsway Braunstone Town Leicestershire LE3 2PL (Ravenhurst & Fosse Ward)

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

- a) *replacement on-site parking for the loss of the garage parking provision, which should be of a porous material, provided prior to the garage conversion and remain permanently available; and*
- b) *the extension roof area not to be used as a balcony, roof garden or similar amenity.*

Reasons:

- a) *To reduce the likelihood of additional parking on a narrow section of highway, which would have a negative impact on the safety of highway users and to avoid additional surface water run-off.*
- b) *To protect the amenity enjoyed by the occupants of the surrounding properties on both Kingsway and Edward Avenue in terms of privacy.*

3. **Application No:** 19/0745/FUL

Description: Change of use of dwellinghouse (use class C3) to 8 bedroom house in multiple occupation (Sui Generis).

Location: 107 Westover Road Braunstone Town Leicestershire LE3 3DW (Winstanley Ward)

Response: *Braunstone Town Council strongly objects to the application to change the use of this dwellinghouse into an 8 bedroom house in multiple occupation.*

Reason: *The proposal to convert this family dwelling into an 8 bedroom house in multiple occupation would result in over-intensification of the use of the site which would be out of keeping with the character of the wider area. The scheme would also create conditions that would be detrimental to the residential amenities of neighbouring properties by increased comings and goings and activity on the site resulting in undue noise and disturbance.*

4. **Application No:** 19/0553/HH

Description: Part two storey, part single storey front, side and rear extension to include extension to hardstanding on the site frontage.

The following amendments have been made to this application:

1. The hardstanding on the site frontage has been extended to accommodate 2 offstreet car parking spaces.
2. The ground floor shower room has been moved to the family room, reducing the size of the south facing flank window which will now be obscurely glazed.
3. A utility room has been added on the ground floor, altering the size/nature of the north facing flank windows.

Location: 28 Holmfield Avenue East Braunstone Town Leicestershire LE3 3FD (Winstanley Ward)

Response: *Braunstone Town Council objects to the application; since the proposals:*

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

Reasons:

- a) *The front porch extension would protrude the front building line and add a discordant element to the street scene.*
- b) *The proposals would result in additional bedrooms; any additional parking on the narrow highway would have a negative impact on the safety of highway users.*
- c) *The proposed extension would have an unsatisfactory relationship with both the neighbouring bungalows in terms of overbearing effect and restriction of light to the side windows.*

30. 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: 19/0787/HH

Description: Single storey front extension

Location: 1 Hat Road Braunstone Town Leicestershire LE3 2WF (Millfield Ward)

- Response:** *Braunstone Town Council objects to the application on the grounds that it would be out of keeping with the character and the appearance of the area.*
- Reason:** *The proposed extension would significantly protrude the front building line on Hat Road and as such would be visually intrusive and add a discordant element to the street scene.*
6. **Application No:** 19/0606/HH
- Description:** Two storey rear extension with internal alterations including garage conversion and new hardstanding.
- The following amendments have been made to this application:
1. Reduced first floor
 2. Alteration of materials
 3. Change in rear extension roof pitch
 4. Additional car parking space to the front of the property
- Location:** 63 Shipman Road Braunstone Town Leicestershire LE3 2YB (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- a) *replacement on-site parking for the loss of the garage parking provision, which should be of a porous material, provided prior to the garage conversion and remain permanently available; and*
 - b) *the proposed new additional windows in the side elevations being of opaque glass and no further windows to be added, without the explicit consent of the local planning authority.*
- Reasons:**
- a) *To reduce the likelihood of additional parking on the highway close to a bend, which would have a negative impact on the safety of highway users and to avoid additional surface water run-off.*
 - b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring properties in terms of privacy.*

- 7. Application No:** 19/0811/HH
- Description:** Single storey rear extension
- Location:** 136 Lubbesthorpe Road Braunstone Town Leicestershire LE3 2XE (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the single storey rear extension, subject to it being built in accordance with the Supporting Flood Statement submitted by the applicant with the application.*
- Reason:** *The rear extension was single storey on a large sized plot and therefore was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties. Provided the extension was built in accordance with the Supporting Flood Statement, then the risk of flooding would be reasonably mitigated.*

31. Feedback relating to application 18/1041/FUL – Aldi

The Committee noted that the meeting with the Planning Officer to discuss the implementation of conditions and stopping up of highway in respect of planning application 18/1041/FUL at Aldi, Meridian Way had not yet been arranged and therefore, the feedback would be deferred to a future meeting of the Committee.

32. Lubbesthorpe

The Committee received an update concerning future arrangements for considering Lubbesthorpe matters. It was noted that Leicester Forest East Parish Council met on 9th July and nominated Councillors Fox and Di Palma as their representatives and suggested early September for the next meeting.

The meeting closed at 7.50pm.

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: _____