

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 12TH SEPTEMBER 2019

PRESENT: Councillor Robert Waterton (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.

There was one member of the public present at the meeting.

48. Apologies

An apology for absence was received from Councillor Bill Wright.

49. Disclosures of Interest

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

50. 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.

51. Minutes of the Meeting held 8th August 2019

The Minutes of the Meeting held on 8th August 2019 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 8th August 2019 be approved and signed by the Chairperson as a correct record.

52. Arriva Click

The Executive Officer & Town Clerk advised the Committee that having initially agreed to attend, unfortunately Arriva were no longer able to do so. It had been agreed that they attend the meeting of the Committee on 7th November 2019. Since Air Quality was also scheduled for the same meeting, it was recommended the start time be moved to 7pm.

The Executive Officer & Town Clerk stated that the Local Area Coordinator had been informed that it was possible to use a bus pass on Arriva Click provided the passenger had registered their bus pass. Once registered, the

passenger would be issued with an access code to use on the website when booking the service.

RESOLVED that the start time for the Planning & Environment Committee scheduled for Thursday 7th November 2019 be brought forward to 7.00pm.

Reason for Decision

To ensure that the Committee has time to receive items on Arriva Click and Air Quality in addition to its regular and scheduled business.

53. 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:** 19/0940/HH
- Description:** Single storey annexe at rear of garden
- Location:** 68 Narborough Road South Braunstone Town Leicestershire LE3 2FP (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council objects to the proposals since:*
- i. it would have an unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties, and*
 - ii. it would result in overdevelopment of the site.*
- Reasons:**
- i. Due to considerations of noise and privacy on neighbouring properties and overbearing effect from neighbouring properties.*
 - ii. The property would be located in a small confined area at the rear of existing properties, resulting in tandem development and overdevelopment of the site due to factors including scale and mass.*

- 2. Application No:** 19/0957/HHPD
- Description:** Single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 4.0m, for which the maximum height would be 3.488m and the height to the eaves would be 2.765m
- Location:** 18 Hadley Road Braunstone Town Leicestershire LE3 2PJ (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the proposed single storey rear extension.*
- Reasons:** *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.*
- 3. Application No:** 19/0992/HH
- Description:** Single storey side and rear extensions
- Location:** 9 Kingsway Braunstone Town Leicestershire LE3 2JL (Ravenhurst & Fosse Ward)
- 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.*
- Reasons:** *There was an existing building at the rear on a similar footprint and 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 the highway close to a junction and a bend which could compromise the safety of highway users.*
- 4. Application No:** 19/0975/HH
- Description:** Two storey side extension with single storey and two storey rear extension

- Location:** 23 Shakespeare Drive Braunstone Town
Leicestershire LE3 2SR (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 first floor side elevation of the extension, without the explicit consent of the local planning authority.*
- Reasons:**
- a) *The proposals would result in an additional bedroom, any additional parking on the highway (including the footway) close to junctions and on a route to schools would have a negative impact on the safety of highway (including footpath) users.*
 - b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
5. **Application No:** 19/0693/HH
- Description:** Single storey garage
- Location:** 32 Claybrook Avenue Braunstone Town
Leicestershire LE3 2GX (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the application, subject to:*
- (a) the existing boundary between number 32 and number 43 being retained,*
 - (b) the garage being built at least 1 metre from the existing boundary as shown in the plans, and*
 - (c) no reduction in on-site parking provision.*
- Reasons:**
- (a) To retain the character and appearance of the street scene.*
 - (b) To ensure that the existing boundaries were retained and maintained to avoid any adverse impact upon neighbouring properties.*
 - (c) To avoid additional parking on the highway where there was limited space due to the number of access points to the neighbouring properties.*

- 6. Application No:** 19/1010/HH
- Description:** Two storey rear extension
- Location:** 15 Percy Street Braunstone Town Leicestershire LE3 2FL (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the application, subject to:*
- (a) on-site parking, as shown in the submitted plans, being of a porous hardbound material, provided prior to the occupation of the two storey rear extension and being permanently available for parking, and*
 - (b) the first floor side elevation window being of opaque glass and there being no additional windows in the roof or any elevation without the explicit consent of the local planning authority.*
- Reasons:**
- (a) To reduce the likelihood of additional parking on a highway, which already has a significant amount of on-street parking, since this 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.*

54. 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:

Licensing Application

- 1. Application No:** Burger World
- Description:** Application Renewal
- Location:** Meridian West 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.*

55. Additional Planning and Licensing Applications

The Committee received details of planning applications received since the publication of the agenda (item 8 on the agenda). The Committee noted that there were no licensing applications.

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

- 2. Application No:** 19/1086/HH
- Description:** First floor side extension and single storey rear extension
- Location:** 14 Smart Close Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley 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, there was already on street parking at this location close to a junction and any additional parking would 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.*
- 3. Application No:** 19/1082/HH
- Description:** Single storey annexe to rear of garden
- Location:** 6 Balmoral Drive Braunstone Town Leicestershire LE3 3AD (Winstanley Ward)

Response: *Braunstone Town Council does not object to the application, subject to 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 separate external amenity space; and*
c) *to avoid overdevelopment of the site/tandem development.*

4. Application No: 19/1093/HH

Description: Single storey side and rear extensions, including garage conversion and construction of detached single garage

Location: 88 Watergate Lane Braunstone Town Leicestershire LE3 2XP (Millfield Ward)

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

Reason: *The extension was single storey on a reasonable sized end 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. The proposed location of the single garage while protruding the building line on Watergate Lane was unlikely to be visually intrusive since it was located at the end of the housing and on a large plot.*

56. Planning Decisions

The Committee received and noted planning decisions made by Blaby District Council (item 9 on the agenda).

RESOLVED that the decisions be noted.

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.

57. Feedback on Planning Application Decisions

The Committee received feedback concerning planning application decisions by Blaby District Council where the Committee had queried the decision, as follows:

- (a) *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 – Councillors Amanda Hack, Christiane Startin-Lorent, Marion Waterton and Robert Waterton met the Planning Case Officer on 15th August 2019. Clarification was sought on the footpath diversion, including the need for flood alleviation, and it was confirmed that full proposals would need to be submitted by Aldi and the condition discharged prior to any works on the store commencing. It was also noted that a response had not been received from Aldi concerning the letter sent by Blaby District Council requesting a pedestrian crossing be installed on the access road; the Planning Case Officer confirmed he would contact Aldi to follow this up.*
- (b) *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 – Councillor Robert Waterton, along with local residents, met the Planning Case Officer to discuss concerns raised by the Committee (see minute 40). The Planning Case Officer had confirmed that while the extension was likely to reduce light to the side windows of the neighbouring bungalow it had been decided that with the front and rear windows there would not be a significant impact on amenity. However, the Chair raised concerns about the middle bedroom, which only had a side window. In addition, two parking spaces had only been required since there was insufficient space for three in accordance with the Leicestershire Highway Design Standards. The Chair raised concerns that this was down to the fact the application itself included a front extension and that there would be an adverse impact as a result with potential additional parking on the narrow street.*

58. 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 11 on the agenda).

RESOLVED that the proposed responses to the questions included in the Issues and Options Document, attached at Appendix 1 of the report, be approved and submitted to Blaby District Council as Braunstone Town Council's response to the consultation.

Reason for Decision

To ensure that relevant and significant issues to Braunstone Town were identified in order to inform what future versions of the Local Plan should contain.

59. Blaby District Settlement Character Assessment Review – Braunstone Town

The Committee reviewed and commented on the Blaby District Settlement Character Assessment for Braunstone Town (item 12 on the agenda).

RESOLVED that the following response be given to the Settlement Character Assessment for Braunstone Town:

1. “To what extent is the Settlement Character Assessment document still valid?”
 - Public Realm and Green Space – the reference to Braunstone Park should be removed, instead reference should be made to Mosssdale Meadows providing playing fields and play and recreation facilities and Shakespeare Park providing a sports clubhouse along with playing fields, play and recreation facilities.
 - Key Urban Characteristics – Reference should be made to the large employment area, Meridian Business Park, and the leisure, entertainment and restaurant facilities, Meridian Leisure.
2. “What have the main changes within and surrounding the settlement been since 2008?”
 - Gateway features – New access route into the Settlement from a new development at Lubbesthorpe.
 - Public Realm and Green Space – Thorpe Astley Park, a new park opened in 2010 and contained a playing field, play and recreation facilities, along with a Community Centre.
3. “Does the assessment adequately reflect what is special about the settlement? If not, what needs to be added?”
 - Architectural Style, Built Form and Settlement Pattern – Thorpe Astley’s housing was different in style and layout.
 - Recommendations – need for the various parts of the settlement to be better connected.

Reasons for Decision

1. *Braunstone Park was outside the area and similar facilities existed on the Town’s parks. A significant area of the settlement was allocated to employment, leisure, entertainment and restaurant facilities.*

2. *The link to Lubbesthorpe changes the character of the Thorpe Astley/Meridian area. Thorpe Astley Park was a large area of new open space providing amenities.*
3. *Thorpe Astley consisted of a mixture of modern houses built on curved roads and at right angles, often around an area of informal open space. Area to east of Narborough Road South and Thorpe Astley/Meridian isolated from the centre of the settlement other than by pedestrian underpasses.*

60. Lubbesthorpe

The Executive Officer & Town Clerk 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 due to have been discussed at their Planning, Trees and Highways Committee on Tuesday 10th September. A response from Leicester Forest East Parish Council was awaited and a further update would be given at the next scheduled meeting of the Committee on 10th October 2019.

It was noted that the Town Council's representatives had been agreed as the Committee Chair and Vice-Chair. It was considered prudent to allow substitutions if the representatives were unable to attend for some reason.

RESOLVED that if the Chair and/or the Vice-Chair of the Committee were unable to attend meetings relating to Lubbesthorpe, that a substitute be allowed from among the other members of the Planning & Environment Committee.

Reason for Decision

To ensure that Braunstone Town Council could be represented at meetings relating to Lubbesthorpe and that feedback could be provided to the Committee.

61. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2019 to 31st August 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.

62. Approval of Accounts

The Committee considered payments from 31st July 2019 until 3rd September 2019 (item 15 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 31st July 2019 until 3rd September 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 9.10pm.

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: _____