

**BRAUNSTONE TOWN COUNCIL**

**MINUTES OF PLANNING & ENVIRONMENT COMMITTEE**

**THURSDAY 20TH JUNE 2019**

**PRESENT:** Councillor Robert Waterton (Chair) and Councillors Anthea Ambrose, Darshan Singh, Christiane Startin-Lorent, 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.

**11. Apologies**

Apologies for absence were received from Councillors Sharon Betts, Phil Moitt, Satindra Sangha, Imran Uddin and Bill Wright.

**12. Disclosures of Interest**

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

**13. 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.

**14. Minutes of the Meeting held 22nd May 2019**

The Minutes of the Meeting held on 22nd May 2019 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 22nd May 2019 be approved and signed by the Chairperson as a correct record.

**15. 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:** 19/0519/HH

**Description:** Alteration and extension to existing garage

**Location:** 64 Henley Crescent Braunstone Town  
Leicestershire LE3 2SE

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

**Reason:** *The proposals were single storey and alterations were mainly internal and to the rear of the property, which would not impact on the visual amenity of the street scene.*
- 2. Application No:** 19/0534/HHPD

**Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwelling house by 4.120m, for which the maximum height would be 3.370m and the height to the eaves would be 2.550m

**Location:** 30 Beech Drive Braunstone Town Leicestershire  
LE3 3DA

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

**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.*
- 3. Application No:** 19/0533/HHPD

**Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 5.0m, for which the maximum height would be 3.5m and the height to the eaves would be 2.7m

**Location:** 18 Turnbull Drive Braunstone Town Leicestershire  
LE3 2JT

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

**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.*

**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.

**Location:** 28 Holmfield Avenue East Braunstone Town Leicestershire LE3 3FD

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

- a) the replacement onsite parking for three vehicles, as detailed in the submitted plans, being porous, provided prior to the development and remaining permanently available; and*
- b) the proposed windows in the side elevation of the extension being of opaque glass and no additional windows in the side elevation, without the explicit consent of the local planning authority.*

- Reasons:**
- a) 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; a porous surface would reduce additional surface water run-off.*
  - b) To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

## **16. 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:** 19/0595/HH

**Description:** Part two storey, part single storey front, side and rear extension to include demolition of existing extension and conservatory.

**Location:** 7 Balmoral Drive Braunstone Town Leicestershire LE3 3AD (Winstanley Ward)

**Response:** *Braunstone Town Council objects to the application, due to insufficient on-site parking provision.*

**Reason:** *The proposals would result in an additional bedroom at the property with the reduction of existing on-site parking to one space, which was inadequate for the type of housing and public transport availability, resulting in additional on street parking issues.*
  
- 2. Application No:** 19/0606/HH

**Description:** Two storey rear extension with internal alterations including garage conversion and exterior cladding

**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.*

## 17. 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:

- 3. Application No:** 19/0708/HH
- Description:** First floor side extension
- Location:** 67 Kingsway Braunstone Town Leicestershire LE3 2JN (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 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 narrow highway close to a GP surgery and junctions 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.*
- 4. Application No:** 19/0720/HH
- Description:** Single storey rear extension
- Location:** 40 The Crossway Braunstone Town Leicestershire LE3 2GR (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the proposed single storey rear extension.*
- 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.*

## 18. **Planning Decisions**

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

**RESOLVED** that Councillors Christiane Startin-Lorent, Marion Waterton and Robert Waterton seek clarification from 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, as follows:

- (a) discharge of the conditions relating to the footpath (including how this would be applied in relation to the stopping up order and also the role of Leicestershire County Council);
- (b) lorry movements during the construction and delivery lorry movements and associated safety measures for the new store; and
- (c) protection for pedestrians on the access road from Meridian Way.

### *Reasons 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:*

- (a) impact upon the amenity of footpath users and neighbouring properties during and after the footpath realignment;*
- (b) safety of residents and users of the Aldi store and the nearby public house;*
- (c) safety of highway users with increased traffic flows to the site and increased traffic flows on Meridian Way with the opening of the route over the M1 to Lubbethorpe, which would impact on pedestrian safety, including families with young children who walk to Meridian Leisure and the public house.*

## 19. **Feedback on Planning Application Decisions**

The Committee noted that there was no outstanding feedback to be received in respect of planning application decisions by Blaby District Council where the Committee had queried the decision.

## 20. **Proposed Stopping Up of Highway at ALDI, Meridian Way**

The Committee determined whether the Town Council had any objections to a proposed Order under section 247 of the Town and Country Planning Act 1990, which would authorise the stopping up of a length and part width of a footpath adjacent to ALDI, Meridian Way (item 10 on the agenda).

## RESOLVED

1. that clarification be sought from the Department of Transport on how the Stopping Up Order worked and would be implemented in relation to the discharge of the planning authority's conditions under application 18/1041/FUL and the responsibilities of the local highway authority in respect of adoption; and
2. that subject to 1 above, delegated authority be given to the Executive Officer & Town Clerk, in consultation with the Chair of the Planning & Environment Committee, to determine whether any objection should be raised to the proposed Stopping Up Order of the footpath adjacent to ALDI, Meridian Way, as set out in the draft order at Appendix 1 and proposed plan at Appendix 2 of the report.

### *Reasons for Decision*

1. *Planning Application 18/1041/FUL set out the requirements to be met, for the diversion of the footway and the approval of the new footway, at paragraphs 6 and 17-19; it was not clear what would happen if the conditions were not discharged in line with the new route on the Stopping Up Order and/or if the local highway authority did not adopt the new route.*
2. *To ensure that once guidance was received from the Department of Transport on how the Stopping Up process worked in relation to the planning and highway adoption process, the Town Council could raise any objections it may have by the deadline.*

## 21. **Lubbesthorpe**

The Committee considered future arrangements for considering Lubbesthorpe matters (item 11 on the agenda).

## RESOLVED

1. that it be confirmed that the Chair and Vice-Chair of the Planning & Environment Committee attend the bi-monthly meetings organised by Leicester Forest East Parish Council to discuss matters relating to the impact that New Lubbesthorpe was having on the surrounding parishes; and
2. that the Planning & Environment Committee continue to schedule an item prior to and subsequent to the meetings (referred to in 1 above).

### *Reasons for Decision*

1. *To enable the Town Council to continue to effectively engage and represent residents in respect of the wider impact of the Lubbesthorpe development.*
2. *To identify issues relating to Lubbesthorpe for discussion at the bi-monthly meetings and to provide a mechanism for feedback to the Council.*

## 22. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2019 to 31st May 2019 (item 12 on the agenda).

### **RESOLVED**

1. that the report be noted; and
2. that officers be asked to review the dog poo bags the Town Council purchases and resells to ensure they were biodegradable.

#### *Reason for Decision*

1. *There were no issues of concern with the income and expenditure against the budget for 2018/2019.*
2. *To take steps to reduce plastic waste.*

## 23. Approval of Accounts

The Committee considered payments from 1st April 2019 until 11th June 2019 (item 13 on the agenda).

**RESOLVED** that the list of Approved Expenditure Transactions for the Period 1st April 2019 until 11th June 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 8.55pm.

#### **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: \_\_\_\_\_