



BRAUNSTONE TOWN COUNCIL

www.braunstonetowncouncil.org.uk

Darren Tilley – Executive Officer & Town Clerk

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PLANNING APPLICATIONS

PUBLIC INSPECTION OF PLANS AND PARTICIPATION

1. The Planning Applications can be inspected at the offices of Blaby District Council to whom representations should be made and they are also available Blaby District Council's website at www.blaby.gov.uk under Planning Application Search
2. A list of the applications to be considered by the Town Council's Planning & Environment Committee are listed on the Town Council's website www.braunstonetowncouncil.org.uk
3. The applications will be considered by the Braunstone Town Council's Planning and Environment Committee, which may make its own observations and forward them to the relevant Planning Authority.
4. Braunstone Town Council and Blaby District Council have introduced procedures to enable applicants, objectors and supporters to speak on applications brought before their relevant Committees.

14th May 2019

To: Committee Members (to be determined at the Annual Council meeting on Thursday 16th May 2019).

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the Fosse Room at Braunstone Civic Centre on **Wednesday, 22nd May 2019** commencing at **7.00pm**, for the transaction of the business as set out below.

Yours sincerely,

Executive Officer & Town Clerk

AGENDA

1. **Apologies**
To receive apologies for absence.
2. **Disclosures of Interest**
To receive disclosures of Interest in respect of items on this agenda:
 - a) Disclosable Pecuniary Interests,
 - b) Other Interests (Non-Pecuniary).

3. Public Participation

Members of the public may make representations, give evidence or answer questions in respect of any item of business included on the agenda. At the discretion of the Chairperson the meeting may be adjourned to give members of the public present an opportunity to raise other matters of public interest.

4. Minutes of the Meeting held 4th April 2019

To confirm the accuracy of the Minutes of the Meeting held on 4th April 2019 to be signed by the Chairperson (**Enclosed**).

5. Planning and Licensing Applications dealt with under Delegated Authority

To receive and note responses to planning and licensing applications taken under Delegated Authority (**Enclosed**).

6. Planning and Licensing Applications

To agree observations on planning and licensing applications received (**Enclosed**).

7. Additional Planning and Licensing Applications

To agree observations on planning and licensing applications received since the publication of the agenda (if any).

8. Category of Planning Applications for consideration

To review the type of planning applications to be considered by the Town Council (**Enclosed**).

9. Financial Comparisons

To receive Financial Comparisons for the period 1st April 2018 to 31st March 2019 (**Enclosed**).

10. Approval of Accounts

To note that there were no payments between 27th February 2019 and 31st March 2019.

Next Scheduled Meeting: 7.30pm, Thursday 21st June 2019.



NOTE:

*CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime and 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.

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 4TH APRIL 2019

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

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

There were no members of the public present at the meeting.

138. Apologies

An apology for absence was received from Mr John Dodd (Ex-Officio).

139. Disclosures of Interest

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

140. 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.

141. Minutes of the Meeting held 7th March 2019

The Minutes of the Meeting held on 7th March 2019 were circulated (item 4 on the agenda).

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

142. 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:** 19/0226/HH
- Description:** Proposed single storey front and side extension and detached store to the rear
- Location:** 77 Narborough Road South Braunstone Town Leicestershire LE3 2HD
- Response:** *Braunstone Town Council does not object to the application, subject to:*
- a) *on-site parking for 3 vehicles being provided prior to the garage conversion and remaining permanently available for parking; and*
 - b) *the detached store to the rear should only be used in connection with the domestic use of the main dwelling, must not be used for any business activity, and must not be sold or otherwise disposed of.*
- Reasons:**
- a) *The proposals would result in an additional bedroom, with the loss of the existing Garage parking provision. 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.*
 - b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of noise and nuisance caused by business activity in a residential area and to avoid overdevelopment of the site.*

143. Planning Applications and Licensing Applications

The Committee received details of planning and licensing 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:

Planning Applications

1. **Application No:** 19/0283/FUL
- Description:** The resurfacing of existing car parking and public realm and change of use for car parking and placement of temporary structures for one Class A1

unit, and up to five Class A3 / A5 pop ups with associated seating areas and fencing.

Location: Fosse Park North Fosse Park Avenue Enderby Leicestershire

Response: *Braunstone Town Council does not object to the application in principle; however, either the specific design should be revised prior to approval to ensure permanent pedestrian connectivity from the main pedestrian footway (to the south east) or a restriction on opening imposed on any units, including the EE (Ref K1) unit, when the 8 part-time (referred to as temporary) car parking spaces were in use.*

Reason: *The proposals were in keeping with the retail designation, design and appearance of the site. However, the existence of the 8 part-time (referred to as temporary) car parking spaces would block pedestrian access from the main pedestrian footway (to the south east) meaning if units were trading on the remaining part of the proposed site pedestrians would have to walk round the parking spaces on the access road presenting safety issues.*

2. Application No: 19/0263/HH

Description: Single storey rear extension with canopy

Location: 172 Kingsway Braunstone Town Leicestershire LE3 2TU

Response: *Braunstone Town Council has no objections to the proposal.*

Reason: *The proposal was single storey on a reasonable sized plot, garage space was provided and the rear extension wouldn't overlook neighbouring properties. The proposals were unlikely to have an adverse impact on the amenity enjoyed by neighbouring properties.*

144. 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: 19/0319/HH

Description: Single storey rear extension

Location: 53 Braunstone Close Braunstone Town
Leicestershire LE3 2GU

Response: *Braunstone Town Council has no objections to the proposal.*

Reason: *The proposal was single storey on a reasonable sized plot and the rear extension wouldn't overlook neighbouring properties. The proposals were unlikely to have an adverse impact on the amenity enjoyed by neighbouring properties.*

145. Lubbesthorpe Strategic Consultative Forum

The Committee considered future arrangements following the end of the Lubbesthorpe Strategic Consultative Forum (item 8 on the agenda).

RESOLVED

1. that the offer by Leicester Forest East Parish Council to meet with them on a bi-monthly basis to discuss matters relating to the impact that New Lubbesthorpe was having on the surrounding parishes be accepted and that the Chair and Vice-Chair of the Planning & Environment Committee attend on behalf of the Town Council;
2. that the Planning & Environment Committee continue to schedule an item prior to and subsequent to the meetings (referred to in 1 above); and
3. that in the absence of a suitable response from Blaby District Council Planning Department to the letter attached at Appendix 1, the Council write to the Chief Executive of Blaby District Council pointing out that it had not received a response and setting out its objections to the ending of the Lubbesthorpe Strategic Consultative Forum and requesting that the decision be reviewed.

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.*

3. *The Forum had been an opportunity to discuss the wider issues relating to the Lubbethorpe development and there were few alternative opportunities to do this and attempts should be made to restore opportunities for dialogue and information sharing.*

146. Termination of the Meeting

The meeting closed at 7.25pm.

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.

These minutes are a draft and are subject to consideration for approval at the next meeting scheduled for 23rd May 2019.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 22ND MAY 2019

Item 5 – Planning and Licensing Applications dealt with under Delegated Authority

Purpose

To receive and note responses to planning and licensing applications taken under Delegated Authority.

Planning Application

- 1. Application No:** 19/0332/NMAT

Description: Non-Material amendments to Reserved Matters 17/0576/RM relating to kerb specification, omission of pond, rationalisation of in pavement and raingarden uplighters, change in shape and size to sprinkler tank base and increase in size of external play / teaching area

Location: Primary School 1 Tay Road Lubbesthorpe Enderby Leicestershire

Response: *Braunstone Town Council has no objections to the non-material amendment.*

Reason: *The proposed changes were to on-site design and layout and were not considered significantly material to change the overall nature of the scheme.*

- 2. Application No:** 19/0379/FUL

Description: Erection of detached three bed bungalow with double garage

Location: 68 Narborough Road South Braunstone Town Leicestershire LE3 2FP

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.

- 3. Application No:** 19/0427/ADV
- Description:** Erection of 3no. Internally illuminated fascia signs and 4no. wall mounted signs
- Location:** Asda Stores Ltd Narborough Road South Braunstone Town Leicestershire LE3 2LL
- Response:** *Braunstone Town Council has no objections to the application, subject to the signs not obstructing users of the site (including vehicles and pedestrians), signage or security and surveillance equipment.*
- Reason:** *To ensure the safety of users of the site and security of the site and surrounding area.*
- 4. Application No:** 19/0428/FUL
- Description:** Erection of a retail pod
- Location:** Asda Stores Ltd Narborough Road South Braunstone Town Leicestershire LE3 2LL
- Response:** *Braunstone Town Council has no objections to the application, subject to the pod not obstructing users of the site (including vehicles and pedestrians), signage or security and surveillance equipment.*
- Reason:** *To ensure the safety of users of the site and security of the site and surrounding area.*

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 22ND MAY 2019

Item 6 – Planning and Licensing Applications

Purpose

To agree observations on planning and licensing applications received.

Planning Applications

1. Application No: 19/0462/NMAT

Description: Non Material Amendments to planning application 17/0461/RM - amendments to approved cycle centre and cafe comprising elevational amendments resulting from internal layout changes, external materials amendments to the buildings, external enclosure changes, wider landscape amendments around buildings and adjustments to approved cycle paths due to existing levels and ponding

Location: Everards Meadow Narborough Road South Enderby
Leicestershire

2. Application No: 19/0491/DOC

Description: Discharge of Conditions attached to planning Application 15/0888/VAR. Condition 13 (External Lighting Scheme), Condition 17 (External Plant and Noise Levels), Condition 20 (Archaeology), Condition 31 (Safety Audit for Narborough Road site access), Condition 32 (Safety Audit for Soar Valley Way site access), Condition 34 (Car Park Management Plan), Condition 35 (Cycle Parking Provision), Condition 36 (Framework Travel Plan).

Location: Everards Meadow Narborough Road South Enderby
Leicestershire

Licensing Applications

There are no licensing applications.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 22nd MAY 2019

Item 7 – Additional Planning Applications and Licensing Applications

Purpose

To agree observations on planning and licensing applications received since the publication of the agenda:

Planning Application

- 3. Application No:** 19/0506/RM
- Description:** Reserved Matters application for the erection of 163 dwellings (details of appearance, landscaping, layout and scale)
- Location:** Parcels R6(1) And R6(2) Tay Road Lubbesthorpe Enderby Leicestershire
- 4. Application No:** 19/0515/RM
- Description:** Construction of a section of Lubbesthorpe Road 3 and associated balancing pond
- Location:** Road 3 (Part) Lubbesthorpe Beggars Lane Lubbesthorpe Enderby Leicestershire

Licensing Applications

There are no additional licensing applications.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 22ND MAY 2019

Item 8 – Category of Planning Applications for consideration

Purpose

To review the type of planning applications to be considered by the Town Council.

Background

Under the scheme of delegation to Committees, the Planning & Environment Committee has power to “*approve and/or pass, with or without comment or observation, all planning applications, Local Plans, Transport Plans, Structure, Health and Housing Plans submitted to the Council from either Blaby District Council or from any other authority*” (P&E delegation a).

In respect of planning applications, the Planning & Environment Committee receives these for:

1. the Parish of Braunstone (Braunstone Town, including Thorpe Astley & Meridian);
2. the area of the New Lubbethorpe development; and
3. the wider Motorway Retail Area (i.e. Fosse Park, Asda, Sainsburys, Grove Park, Everards and any new developments in the wider Motorway Retail Area).

In addition, the Executive Officer & Town Clerk uses discretion to include on the agenda any significant and major applications in the area, which may have an impact upon the Parish, New Lubbethorpe and/or the wider Motorway Retail Area. A recent example being the proposed Enderby Relief Road.

Review of Planning Application Consultations

With the new term for the Town Council, and in the context of the establishment of a Parish Council in Lubbethorpe, it is an opportune time to review the type of planning application consultations to be considered by the Town Council (both by the Planning & Environment Committee and by the Executive Officer & Town Clerk under delegated authority).

Attached as an Appendix is a list of Planning Application Types.

1. Parish of Braunstone

The primary purpose of the Committee is to consider planning application consultations within the Town Council’s jurisdiction. There is no proposed change to this arrangement. The Town Council is a statutory consultee on all planning applications in its area, therefore, any applications received will be considered by the Planning & Environment Committee unless it is received after

the meeting and the consultation deadline is prior to the next scheduled meeting, in which case it will be dealt with by the Executive Officer & Town Clerk, in consultation with the Chair and Vice-Chair of the Committee, under delegated authority (Delegated Power to Officers 38) and reported to the next Committee meeting for information.

2. New Lubbesthorpe development

Previously the Committee had requested that it received applications relating to the New Lubbesthorpe development. In the early stages, the applications related to the strategic nature and layout of the development, i.e. the Outline permission, the road layout, the section 106 funding, the provision of services and transport improvements.

Over time, as the development proposals move from concept to delivery stage, the number of strategic applications has decreased, while the number of other applications, such as Discharge of Conditions, Non-Material Amendments etc. has increased. These applications are often technical in nature and by virtue of the fact that outline and full permission has already been granted, have little material impact on the Town. Coupled with the establishment of a Parish Council for Lubbesthorpe in May 2019, who will be a statutory consultee for matters within their own parish boundary, it is an appropriate time to limit the applications the Town Council considers to the Outline Applications (OUT) and Full Planning Permission (FUL).

3. Wider Motorway Retail Area

Previously the Committee had requested that it received applications relating to the Wider Motorway Retail Area, since it wanted to monitor the impact of growth in this area, particularly traffic growth and its impact upon the Town. Similar to Lubbesthorpe, in the early stages, the applications related to the strategic nature and layout of the area, i.e. the Outline permission.

While there continues to be growth and development in the wider Motorway Retail Area, many parts, e.g. Fosse Park, Sainsburys and Asda are well established and the applications submitted in these areas tend to be relating to advertising, changes to layout, changes of designation etc. Changes to existing development, advertising and visual amenity most appropriately are for statutory consultees, which would include Enderby Parish Council.

Growth in this area, for example the Castle Acres and Everards developments, are significant development applications and it is important for the Town Council to continue to focus on the major development and the strategic impact.

Therefore, it is proposed that the Town Council's consideration of wider Motorway Retail Area applications is limited to major applications, i.e. Outline Applications (OUT) and Full Planning Permission (FUL).

Recommendations

1. That the following type of planning application consultations be considered by the Town Council:
 - a) Braunstone Parish – all applications; and
 - b) New Lubbesthorpe development and Wider Motorway Retail Area – Outline Applications (OUT) and Full Planning Permission (FUL); and
2. that the Executive Officer & Town Clerk uses discretion to include on the agenda of Planning & Environment Committee, or where necessary when responding under delegated authority (Officer Delegation 38), any significant and/or major applications in the area, which may have an impact upon the Parish.

Reasons

1. To ensure that the Town Council's resources would be focussed on the impact for Braunstone Town residents, workers and visitors.
2. To enable any unforeseen major applications impacting upon Braunstone Town to be considered by the Town Council where appropriate.

Application Suffixes WEF 01-01-2015

Suffix	Application Type
ADV	Advertisements
CC	County Matter Applications
BDC	District Council Applications
DOC	Discharge of Conditions
ELEC	Electricity Applications
AGR	Agricultural Prior Approval Applications
CON	Conservation Area Applications
HH	Householder Applications
LBD	Listed Building Demolition Applications
LBC	Listed Building Consents
RM	Reserved Matters Applications
DEM	Prior Notification to Demolish
NMAT	Non-Material Amendments
OUT	Outline Applications
FUL	Full Planning Permission
TEL	Telecommunications Applications
TPO	Protected Tree Applications
TC	Trees in Conservation Areas Applications
CLE	Certificate of Lawful Development – Existing
CLP	Certificate of lawful Development – Proposed
VAR	Variation of Condition
HED	Hedgerow Removal Notice
HAZ	Hazardous Substance Applications
HHPD	Householder Prior Approval Application
CLASPA	Class B1(c) Light Industrial to C3 Dwelling Houses
CLASSC	Classes A1, A2, Betting/Payday Loan Shops and Casinos to Class A3 Restaurants and Cafes
CLASSJ	Classes A1, A2, Betting/Payday Loan shops to D2 Assembly and Leisure
CLASSM	Retail and Specified Sui Generis uses (A1, A2, Betting/Payday Loan Shop & Launderette) to C3 dwelling houses and building operations reasonably necessary to convert.
CLASSN	Specified Sui Generis uses (Amusement Arcades, Casinos) to C3 Dwelling Houses
CLASSO	Class B1(a) Offices to C3 Dwelling Houses
CLASSP	Class B8 Storage to C3 Dwelling Houses
CLASSQ	Agricultural Building and any land within its curtilage to C3 Dwelling Houses
CLASSR	Agricultural Building and any land within its curtilage to Classes A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure)
CLASSS	Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to use as a state-funded school or a registered nursery.
CLASST	Class B1 (business), Class C1 (hotels), Class C2 (residential institutions), Class C2A (secure residential institutions) or Class D2 (assembly and leisure) to use as a state funded school or a registered nursery.
EIASCO	EIA Scoping Opinion
EIASCR	EIA Screening Opinion

Financial Budget Comparison

Comparison between 01/04/18 and 31/03/19 inclusive.

Excludes transactions with an invoice date prior to 01/04/18

		2018/2019	Actual Net	Balance
8. Planning & Environment				
Income				
890	Consumer Products (Sales)			
890/1	General	£0.00	£52.50	£52.50
890/2	Poop Scoops	£1,700.00	£1,383.35	-£316.65
890/3	Waste & Garden Bags	£560.00	£306.15	-£253.85
890	Total	£2,260.00	£1,742.00	-£518.00
Total Income		£2,260.00	£1,742.00	-£518.00
Expenditure				
8190	Professional Fees	£250.00	£0.00	£250.00
8440	Waste Services	£8,300.00	£7,168.04	£1,131.96
8460	Furniture	£1,000.00	£0.00	£1,000.00
8680	Grit Bins	£0.00	£0.00	£0.00
8900	Consumer Products (Purchase for resale)			
8900/1	Poop Scoops	£1,600.00	£1,529.08	£70.92
8900/2	Waste & Garden Bags	£420.00	£290.00	£130.00
8900	Total	£2,020.00	£1,819.08	£200.92
8950	Highways Grass Cutting	£0.00	£0.00	£0.00
Total Expenditure		£11,570.00	£8,987.12	£2,582.88

Financial Budget Comparison

Comparison between 01/04/18 and 31/03/19 inclusive.

Excludes transactions with an invoice date prior to 01/04/18

	2018/2019	Actual Net	Balance
Total Income	£1,769,328.00	£758,619.54	
Total Expenditure	£1,806,328.00	£790,437.86	
Total Net Balance	-£37,000.00	-£31,818.32	