

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 8TH FEBRUARY 2018

PRESENT: Councillor Phil Moitt (Elected as Chair for the meeting), Councillor Sharon Betts (Vice-Chair) (part), Roger Berrington, Berneta Layne, Tracey Shepherd, Darshan Singh and Bill Wright (Town Mayor ex-officio).

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.

120. Election of Chair for the Meeting

The Chair of the Committee, Councillor Robert Waterton had given his apologies and the Vice-Chair, Councillor Sharon Betts, had given her apologies since she would be later for the meeting. Therefore, the Committee determined who would Chair the meeting.

It was proposed by Councillor Roger Berrington and seconded by Councillor Berneta Layne and

RESOLVED that Councillor Phil Moitt be elected as Chair for the duration of the meeting.

121. Apologies

Apologies for absence were received from Councillors Pamindar Basra, Bob Waterton and John Dodd. Councillor Sharon Betts sent her apologies since she would be late for the meeting.

122. Disclosures of Interest

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

123. 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.

124. Minutes of the Meeting held 18th January 2018

The Minutes of the Meeting held on 18th January 2018 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 18th January 2018 be approved and signed by the Chairperson as a correct record.

125. Planning and Licensing Applications dealt with under Delegated Authority

The Committee noted there had been no responses to planning or licensing applications taken under Delegated Authority.

126. 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 had been no licensing applications.

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

- 1. Application No:** 17/1731/HH

Description: Two storey side extension

Location: 16 Marriott Close Leicester Forest East Leicestershire LE3 3FY

Response: *Braunstone Town Council has no comments to make concerning this application.*

Reason: *While the property was adjacent to the Parish boundary, the proposed extension would not have any adverse impact upon the amenity of the properties or the park in Thorpe Astley due to distance and the mature landscaping along the rear boundary of the property.*

- 2. Application No:** 17/1730/FUL

Description: Change of use from Class B8 (Storage and Distribution) to a mixed use of Class B1 (Business), Class B2 (General Industrial) and Class B8 (Storage and Distribution)

Location: Woodside Centurion Way Meridian Business Park Braunstone Town

Response: *Braunstone Town Council has no objections to the change of use application.*

Reason: *The proposed usage was already Storage & Distribution and inclusion of Business and General Industrial was in keeping with the employment designation of the site and change of use would have no adverse impact upon the amenity enjoyed by neighbouring properties.*

- 3. Application No:** 17/1672/FUL
- Description:** Proposed car park extension.
- Location:** 2 Laversall Way Braunstone Town Leicester Leicestershire
- Response:** *Braunstone Town Council does not object to this application.*
- Reason:** *The site was located in an industrial area which was landscaped and woodland separated the area from nearby residential housing, therefore there would be no impact upon the amenity enjoyed by residential properties.*

127. Additional Planning and Licensing Applications

The Committee received details of planning and licensing applications received since the publication of the agenda (item 7 on the agenda).

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

Planning Applications

- 4. Application No:** 17/1717/FUL
- Description:** Single storey side extension to create an additional retail unit (Use Class A1), subdivision of the existing first floor accommodation in order to provide an additional two flats at first floor level plus a first floor single storey side extension to enable access and the erection of one dwelling with access off Chaplin Court (revised scheme).
- Location:** 5 - 7 Sun Way Braunstone Town Leicestershire LE3 3DS
- Response:** *Braunstone Town Council wishes to make the following observations:*
- a) *suitable parking should be provided for workers and customers of the new retail unit; and*
 - b) *two on-site parking facilities should be provided for the new dwelling.*
- Reasons:**
- a) *To mitigate dangerous and/or illegal parking in an area with road junctions and higher footfall.*
 - b) *The property had 3 bedrooms and two on-site parking spaces should be provided in accordance with Local Plan Policy T7.*

- 5. Application No:** 18/0065/HH
- Description:** First floor side extension
- Location:** 53 Beech Drive Braunstone Town Leicestershire LE3 3DB
- Response:** *Braunstone Town Council does not object to the application, subject to the following conditions:*
a) *the window in the existing bedroom which was due to be converted to an en-suite bathroom being of opaque glass and remaining so; and*
b) *no first floor windows in the side elevation without the explicit consent of the local planning authority.*
- Reason:** *To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
- 6. Application No:** 17/1703/FUL
- Description:** Change of use from dwellinghouse (use class C3) to children's day nursery (use class D1)
- Location:** 11 Braunstone Lane East Braunstone Town Leicestershire LE3 2FD
- Response:** *Braunstone Town Council objects to the change of use, from class C3 Dwelling house to class D1 Children's day nursery due to insufficient on-site parking and safety concerns around access to the premises from the highway.*
- Reason:** *The proposal would require 9 full-time members of staff; therefore, there would be more than 9 children's places. There was insufficient parking provision for staff, visitors and deliveries and no safe pick-up and drop off area, which would result in dangerous parking on the main road, in close proximity to a major road junction and existing school, presenting safety concerns to parents and children and highway users.*
- 7. Application No:** 18/0081/FUL
- Description:** Partial demolition of building, roof alterations to part of building to increase eaves and ridge height and internal and external alterations, including new showroom frontage
- Location:** 199 Narborough Road South Braunstone Town Leicestershire LE3 2LJ
- Response:** *Braunstone Town Council does not object to the*

application, subject to the following condition: the method statement for demolition and construction being submitted and approved by the planning authority.

Reason: *To avoid any adverse impact on the amenity enjoyed by the neighbouring properties in terms of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. To avoid any adverse impact on the operation of the highway in terms of safety to highway users, obstruction, dirt or grit.*

8. Application No: 17/1647/FUL

Description: Erection of 3 bedroom detached dwelling (the following amendments have been made to this application – 1 Revised drawing and plans had been submitted).

Location: 20 Hat Road Braunstone Town Leicestershire LE3 2WF

Response: *Braunstone Town Council objects to this application since the proposals would be:*
a) significantly out of keeping with the character and appearance of the area; and
b) would result in over-development of the site due to factors including scale and mass.

Reasons: *a) The proposed property with a first floor, albeit as part of the roof space, would be larger and of different character to the existing properties on the street introducing a discordant element to the street scene.*
b) The proposed property would impact on the amenity of the existing neighbouring bungalow in terms of privacy, noise, disturbance and overbearing effect.

Licensing Applications

9. Application No: Southam Ice

Description: Application Renewal

Location: Meridian 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.*

10. Application No: M & B Jackets

Description: Street Trading Consent

Location: Meridian 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.*

128. Lubbesthorpe Strategic Consultative Board

The Committee considered any items for the next meeting of the Lubbesthorpe Strategic Consultative Board scheduled for 28th February 2018 (item 8 on the agenda).

It was noted that at the meeting of the Committee on 18th January 2018 that Town Council representatives on the Lubbesthorpe Strategic Consultative Forum raise the Town Council's concerns that the access bridge across the M1 motorway opened in July 2017 and through traffic and construction traffic now used Meridian Way but as yet there were no proposals for mitigation measures. It had also been agreed that in the event that no progress was made, the Town Council should make a formal written request to Blaby District Council to take enforcement action for breaches of condition 60 of the planning approval 11/0100/1/OX (minute 116).

129. Termination of the Meeting

The meeting closed at 7.30pm

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: _____