

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 8TH MARCH 2018

PRESENT: Councillor Robert Waterton (Chair), Councillor Sharon Betts (Vice-Chair) and Councillors Roger Berrington, Sam Fox-Kennedy (substituting for Councillor Parminder Basra) and Phil Moitt.

Officers in attendance: Darren Tilley, Executive Officer & Town Clerk.

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

130. Apologies

Apologies for absence were received from Councillors Parminder Basra, Berneta Layne, Tracey Shepherd, Darshan Singh and Bill Wright (Town Mayor ex-officio) and from Mr John Dodd (Ex-Officio).

131. Disclosures of Interest

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

132. 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.

133. Minutes of the Meeting held 8th February 2018

The Minutes of the Meeting held on 8th February 2018 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 8th February 2018 be approved and signed by the Chairperson as a correct record.

134. Planning and Licensing Applications dealt with under Delegated Authority

The Committee received and noted responses to planning and licensing applications taken under Delegated Authority (item 5 on the agenda).

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:

Planning Applications

- 1. Application No:** 18/0110/RM
- Description:** Erection of one detached dwelling with associated parking (Reserved Matters relating to 17/1052/OUT)
- Location:** 61 Braunstone Close Braunstone Town Leicestershire LE3 2GU
- Response:** *Braunstone Town Council has the following comments:*
- a) *no objections to the discharging of conditions 4 to 8; and*
 - b) *objects to the discharging of conditions 2 & 3 in respect of the internal layout of the proposed dwelling; since the ground floor would be open plan, including the kitchen, and with the stairwell located in the centre of the open plan area, there was a risk that the first floor could not be evacuated in the event of a fire.*
- Reasons:**
- a) *The submitted plans appeared to comply with the relevant conditions.*
 - b) *The original layout submitted with the outline planning permission enabled the kitchen to be shut off from the living space and the stair well providing means of escape in the event of a fire in the kitchen.*
- 2. Application No:** 18/0105/NMAT
- Description:** Non-Material Amendments to 15/0799/RM Parcels R1, R3 part 2, R3 part 3, R4 and R8 part 2 - improved bin storage provision and amendments to house type elevations and plot configuration to plots 230-234
- Location:** Land East Of Beggars Lane Lubbesthorpe Enderby Leicestershire
- Response:** *Braunstone Town Council has no comments.*
- Reasons:** *The amendments proposed would not have made any material difference to Braunstone Town Council's response to application 15/0799/RM.*
- 3. Application No:** 18/0129/FUL
- Description:** 2 storey side extension and change of use from flat to HMO (with 5 bedrooms)
- Location:** 1 Cleveleys Avenue Braunstone Town Leicestershire LE3 2GG

Response: *Braunstone Town Council objects to the change of use, from flat to HMO, on the following grounds:*

- a) impact on the amenity enjoyed by the neighbouring residential properties; and*
- b) insufficient on-site parking and safety concerns around access to the premises and ground floor retail units.*

Reasons:

- a) The proposal would result in significant increased levels of noise and disturbance to the occupiers of neighbouring dwellings.*
- b) There were five bedrooms at the property and since this would be a house in multiple occupation, the requirements of Local Plan Policy T7 in relation to bedsits should be applied – i.e. 5 parking spaces should be provided, otherwise there would be additional parking on this short section of street between two road junctions, which contains a retail unit and has limited availability for parking on the highway without any adverse impact on highway safety.*

Licensing Applications

4. Application No: Brunch and Munch

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 and applicants (Sandwich Chef) being applied to the new applicants (Brunch & Munch).*

Reason: *The Town Council was not aware of any public safety, health or environmental issues in relation to the original trader; however, it was important that any conditions currently applied continued to be applied to the new trader in order to meet these objectives.*

135. 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 Executive Officer & Town Clerk advised that Blaby District Council had determined that Planning Application 6, 18/0162/NMAT, Non-material amendment

to planning application 17/0431/FUL to part replace approved cladding with a vertical green strip at Leicester Commercial Park, Lubbethorpe Strategic Employment Site, North Of Leicester Lane, Enderby, did not warrant the submission of a fresh planning application.

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

Planning Applications

- 1. Application No:** 18/0106/DOC

Description: Discharge of condition 14 attached to 15/0577/FUL relating to pedestrian connectivity

Location: Former Everard Brewery Everard Way Enderby Leicestershire LE19 1BY

Response: *Braunstone Town Council has no objections to the discharging of condition 14 in respect of application 15/0577/FUL.*

Reason: *The plan submitted gave details of a scheme demonstrating pedestrian connectivity to Fosse Park in accordance with Condition 14.*
- 2. Application No:** 18/0150/HH

Description: Rear conservatory

Location: 138 Kingsway Braunstone Town Leicestershire LE3 2TU

Response: *Braunstone Town Council does not object to the application, subject to it being a condition that there should not be any windows in the north facing side elevation, as shown in the submitted plans, without the explicit consent of the local planning authority.*

Reason: *To avoid any adverse impact on the amenity enjoyed by the occupants of both 138 and 140 Kingsway in terms of privacy.*
- 3. Application No:** 18/0143/HH

Description: Single storey front extension

Location: 116 Ravenhurst Road Braunstone Town Leicestershire LE3 2PU

Response: *Braunstone Town Council does not object to the application, subject to it not resulting in the loss of the existing off-road parking provision, nor the overhang of parked vehicles on the front curtilage over the highway*

(including the footway).

Reason: *To avoid any adverse impact on the safety of users of the highway (including the footway).*

4. Application No: 18/0173/HH

Description: Two storey front extension and a single storey side rear extension

Location: 26 Colbert Drive Braunstone Town Leicestershire LE3 2JB

Response: *Braunstone Town Council has no objections to this application.*

Reason: *The property was on a large plot, the side extension was single storey and predominantly on the same footprint, therefore there was unlikely to be an impact on privacy nor any overbearing effect. The number of bedrooms remained the same and there was sufficient off-street parking.*

5. Application No: 18/0164/ADV

Description: Advertisement consent for the display of three internally illuminated sky lightboxes (two to unit 1 and one to unit 2) and three internally illuminated totem signs

Location: Leicester Commercial Park Lubbethorpe Strategic Employment Site North Of Leicester Lane Enderby

Response: *Braunstone Town Council does not object to this application, subject to the proposed sky lightboxes and totem signs:*

- a) not presenting any danger to highway users, nor obscuring visibility or hindering surveillance;*
- b) being maintained in a good condition; and*
- c) the height, hours of use and maximum luminance levels being in accordance with the District Council's Lighting Policy.*

Reasons:

- a) To avoid any adverse impact on highway users and to avoid hindrance to crime prevention measures.*
- b) To maintain the visual amenity.*
- c) To avoid adverse impact on highway users in terms of visibility and glare and unnecessary levels of light spillage.*

6. Application No: 17/1728/FUL

Description: Change of use from funeral directors (Class A1) to vehicle window replacement business (Class B1)

Location: Rear Of 2 Westover Road Braunstone Town
Leicestershire

Response: *Braunstone Town Council recommends that the following conditions be applied to any approval:*

- a) details of any machinery to be installed and operated at the site should be submitted to and approved by the District Planning Authority;*
- b) details of any flues, air conditioning and heating units to be installed should be submitted to and approved by the District Planning Authority;*
- c) all vehicles should be stored on the site and all work/repairs should be undertaken in the on-site workshop; no vehicles should be parked on or repaired on the public highway;*
- d) the hours of vehicle (and associated equipment) maintenance and repair work being restricted to Monday to Friday 9am to 5pm unless otherwise agreed by the District Planning Authority; and*
- e) details of any chemicals and trade materials to be used, including its storage and disposal must be submitted to and agreed by the District Planning Authority.*

Reasons:

- a) To prevent detriment to the amenity of the area by reason of disturbance, noise, vibration and emissions.*
- b) To prevent detriment to the amenity of the area by reason of noise, vibration, smell and fumes.*
- c) In the interests of public amenity and highway user safety.*
- d) To ensure there would be no detriment to the amenity enjoyed by neighbouring residential properties due to considerations of disturbance, noise, vibration, emissions, hours of working and vehicular activity.*
- e) To ensure the safe storage and disposal of hazardous material, to avoid any pollution to the environment or leakage into the drainage system.*

Licensing Application

7. Application No: Noorjahan's Kitchen T/A Rice & Spice

Description: Licensing Application - Renewal

Location: Centurion Way, 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.*

136. 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 additional licensing applications.

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

Planning Applications

- 8. Application No:** 18/0202/HH
- Description:** Conversion of garage into habitable room
- Location:** 22 Haskell Close Thorpe Astley Braunstone Town Leicestershire
- Response:** *Braunstone Town Council has no objections to the application.*
- Reason:** *There appeared to be sufficient on-site car parking within the front curtilage for the property.*
- 9. Application No:** 18/0198/NMAT
- Description:** Non Material Amendment to Castle Acres Application - minor re-alignment of pedestrian link between development and Fosse Shopping Park
- Location:** Former Everards Brewery And Adjoining Land Everard Way Enderby Leicestershire LE19 1BY
- Response:** *Braunstone Town Council has no objections to the non-material amendment.*
- Reason:** *The plan submitted gives details of a scheme demonstrating pedestrian connectivity to Fosse Park in accordance with Condition 14 of application 15/0577/FUL.*

137. Planning Decisions

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

138. Feedback on Planning Application Decisions

The Committee received feedback concerning planning application decisions by Blaby District Council where the Committee has queried the decision.

On 18th January 2018, the Committee had raised concerns about planning approval of application 17/1290/FUL – Land Adjacent 82 Kingsway, a particular concern was over-development of the site due to factors including scale and mass (Minute 114). Councillor Wright had met with the Planning Case Officer; however, due to illness he was unable to attend the meeting to feedback to the Committee.

RESOLVED that feedback on the decision concerning planning application 17/1290/FUL – Land Adjacent 82 Kingsway, be deferred to the next available meeting.

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.

139. Lubbesthorpe Strategic Consultative Board

The Committee received a report on the meeting of the Lubbesthorpe Strategic Consultative Board held on 28th February 2018 (item 10 on the agenda).

A copy of a presentation given to the Strategic Consultative Board concerning Lubbesthorpe Affordable and Strategic Housing Overview: Progress so far and Opportunities for the future, was circulated (filed with these minutes).

The Forum had discussed the relationship between Blaby District Council and the developers concerning the timescales for building affordable houses, since initially most of the houses had been 3 and 4 bedroom houses.

The Forum also discussed the proposed road improvements to the A47 and A563, including the impact of a bus land on A47 and whether changing the A47/A563 roundabout into a signalised cross roads was required.

It was reported that condition 60 of the outline planning consent for the Lubbesthorpe Development had required that a bridge be opened over the M1 prior to the occupation of 301st dwelling and that the same number of occupied dwellings triggered funding for improvements to Meridian Way. However, the bridge had

opened prior to the 301st occupation due to timings being brought forward with the awarding of £5million of funding from Central Government.

RESOLVED that the Town Council's representatives on the Lubbethorpe Strategic Consultative Forum gather together the Town Council's concerns and those raised by residents concerning the impact on safety with through traffic and construction traffic now using Meridian Way since the access bridge across the M1 motorway opened in July 2017 and pursue options for mitigation measures to address these concerns.

Reason for Decision

To seek assistance from the District Planning Authority with addressing traffic and safety issues along Meridian Way given the access bridge across the M1 motorway opened in July 2017 and through traffic and construction traffic was now using the route.

140. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2017 to 27th February 2018 (item 11 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 2017/2018.

141. Approval of Accounts

The Committee considered payments from 10th January 2018 until 27th February 2018 (item 12 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 10th January 2018 until 27th February 2018 be approved.

Reason for Decision

To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations.

142. Termination of the Meeting

The meeting closed at 8.15pm.

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: _____