

## **BRAUNSTONE TOWN COUNCIL**

### **MINUTES OF PLANNING & ENVIRONMENT COMMITTEE**

**THURSDAY 11TH OCTOBER 2018**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Anthea Ambrose, Ajmer Basra (substituting for Councillor Parminder Basra), Roger Berrington, 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.

#### **62. Apologies**

Apologies for absence were received from Councillors Parminder Basra, Berneta Layne and Phil Moitt and Mr John Dodd (Ex-Officio).

#### **63. Disclosures of Interest**

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

#### **64. 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.

#### **65. Minutes of the Meeting held 13th September 2018**

The Minutes of the Meeting held on 13th September 2018 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 13th September 2018 be approved and signed by the Chairperson as a correct record.

#### **66. 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:** 18/1211/HH
- Description:** First Floor Side Extension
- Location:** 176 Kingsway Braunstone Town Leicestershire LE3 2TU
- Response:** *Braunstone Town Council does not object to the application, subject to:*
- a) *no windows in the first floor side elevation without the explicit consent of the planning authority; and*
  - b) *three on-site parking spaces (including the garage space) being provided prior to the extension being occupied and to remain in use in perpetuity.*
- Reasons:**
- a) *To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
  - b) *Kingsway was a busy thoroughfare and an additional (fourth) bedroom was being provided at the property, any additional parking on the highway would present additional danger and obstruction to highway users.*
- 2. Application No:** 18/1233/HH
- Description:** First floor rear extension
- Location:** 30 Amy Street Braunstone Town Leicestershire LE3 2FB
- Response:** *Braunstone Town Council does not object to the application, subject to:*
- a) *no windows in the first floor side elevation without the explicit consent of the planning authority; and*
  - b) *the on-site parking shown in the submitted plan being provided prior to the extension being occupied and to remain in use in perpetuity.*
- Reasons:**
- a) *To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
  - b) *To avoid additional parking on the Highway, which may present obstruction to highway users.*
- 3. Application No:** 18/1255/FUL
- Description:** Unit 2 Fosse Park Avenue Enderby Leicestershire LE19 1HJ
- Location:** Installation of 1no. External AC condenser unit at the

**Response:** rear of the property  
*Braunstone Town Council has no objections to the application; subject to the specification, noise levels and hours of operation of the condenser meeting the requirements of the Environmental Health Authority.*

**Reason:** *To prevent unnecessary or unreasonable noise levels, particularly at night.*

## **67. 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:** 18/1244/HH

**Description:** First floor side and single storey rear extensions and detached outbuilding to rear

**Location:** 23 Foxon Way Thorpe Astley Braunstone Town Leicestershire

**Response:** *Braunstone Town Council does not object to the application; subject to the following condition: the outbuilding must only be used for normal domestic uses related to the residential use of the main property; it should be for non-business use and should not be separately sold or otherwise disposed of.*

**Reason:** *To avoid an adverse impact on neighbouring properties in terms of noise and disturbance; to avoid overdevelopment of the site and tandem development.*
- 2. Application No:** 18/1263/FUL

**Description:** Formation of new vehicular access road

**Location:** New House Farm Beggars Lane Lubbethorpe Enderby

**Response:** *Braunstone Town Council does not object to the application; subject to the following condition: that no ground works take place until an archaeological survey has been commissioned and any report recommendations implemented.*

**Reason:** *The area covered by this proposal has not yet been archaeologically investigated; the area adjacent to the stream could have evidence of an early, medieval mill or earlier signs of occupation.*

- 3. Application No:** 18/1156/HH
- Description:** Single storey side and rear extension
- Location:** 62 Lubbethorpe Road Braunstone Town Leicestershire LE3 2XE
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- i. onsite parking being provided for three vehicles;*
  - ii. no windows in the side elevation of the extension facing no.60, without the explicit consent of the local planning authority; and*
  - iii. the extension should only being 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:**
- i. The proposals would result in an additional bedroom, with the loss of the existing Garage parking provision.*
  - ii. To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
  - iii. To avoid noise and nuisance caused by business activity in a residential area and to avoid overdevelopment of the site.*
- 4. Application No:** 18/1287/HH
- Description:** Two storey & single storey rear extension
- Location:** 23 Woodland Drive Braunstone Town Leicestershire LE3 3EA
- Response:** *Braunstone Town Council does not object to the application; subject to no first floor widows in the side elevation of the extension, without the explicit consent of the local planning authority.*
- Reason:** *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
- 5. Application No:** 18/1269/HHPD
- Description:** 24 Rosamund Avenue Braunstone Town Leicestershire LE3 2GN
- Location:** Single storey rear extension which would extend beyond the rear wall of the original house by 4m, height to eaves 2.6m and maximum height of 3.7m

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

**Reason:** *The extension was single storey at the rear of the property, which was on a large plot. Therefore, there was unlikely to be any adverse impact on the amenity enjoyed by the neighbouring properties.*

**6. Application No:** 18/1261/DOC

**Description:** Discharge of conditions 17 (Sustainability Scheme update) and 25 (Waste Management update) Phase 1 Sub Phase 2 - attached to planning permission 11/0100/1/OX

**Location:** New Lubbesthorpe Lubbesthorpe Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the discharging of conditions 17 (Sustainability Scheme Update) and 25 (Waste Management update); subject to the technical specifications meeting the approval of the relevant regulating body:*

- i. Building Control*
- ii. Environmental Health*
- iii. County Highways*
- iv. Environment Agency*
- v. Severn Trent Water.*

**Reason:** *To ensure that the proposals complied with the relevant technical specifications.*

## **68. 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

**7. Application No:** 18/1330/HH

**Description:** Single storey side & rear extension

**Location:** 41 The Osiers Braunstone Town Leicestershire LE3 2XN

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

- i. replacement onsite parking being provided in accordance with Local Plan Policy T7; and*
- ii. no windows in the side elevation of the extension facing no.39, without the explicit consent of the*

*local planning authority.*

- Reasons:**
- i. The proposals would result in the loss of the existing Garage and car port parking provision, which could result in over-parking on the highway (including the footway) causing obstruction to highway users (including pedestrians).*
  - ii. To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

**8. Application No:** 18/1301/HH

**Description:** Conversion and extension of Existing Garage to form Part Two Storey/Single Storey Side Extension with Canopy

**Location:** 49 Watergate Lane Braunstone Town Leicestershire LE3 2XQ

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

- i. onsite parking being provided for three vehicles prior to commencement of the extension, being hardbound surface and to remain in use in perpetuity; and*
- ii. no windows in the side elevation adjacent to no.2, Fishpools, without the explicit consent of the local planning authority.*

- Reasons:**
- i. The proposals would result in an additional bedroom, with the loss of the existing garage parking provision and could result in over parking on the highway close to a junction, impacting adversely on highway safety.*
  - ii. To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

**9. Application No:** 18/1325/HHPD

**Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 4.2m, for which the maximum height would be 2.8m and for which the height to eaves would be 2.5m

**Location:** 53 Maple Avenue Braunstone Town Leicestershire LE3 3FJ

**Response:** *Braunstone Town Council does not object to the application; subject to onsite parking being provided for*

*three vehicles prior to commencement of the extension, being a hardbound surface and to remain in use in perpetuity.*

**Reason:** *The proposals would result in an additional bedroom, which could result in over parking on the highway, impacting adversely on highway safety.*

#### Licensing Application

**10. Application No:** Burger World

**Description:** Renewal Application

**Location:** Meridian West

**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.*

#### **69. Blaby Local Plan Delivery DPD Main Modifications consultation**

The Committee considered making representations on the Blaby District Local Plan Delivery Development Plan Document Post Hearing Main Modifications Consultation (item 8 on the agenda).

**RESOLVED** that the proposed modifications to the Blaby Local Plan Delivery Development Plan Document be noted and that no further response be given to the Blaby Local Plan Delivery Development Plan Document Main Modifications consultation.

#### *Reason for Decision*

*The Council had made representations and its recommendations had not been adopted by the Examination Inspector. The process of reviewing and adopting a Local Plan is set out in Acts of Parliament and various statutory guidance and re-stating previous representations and/or raising new objections to matters not covered by the Main Modifications, would not be admissible at this stage.*

#### **70. Proposed Stopping up of Highway at 7 Sun Way**

The Committee determined whether the Town Council has any objections to a proposed Order under section 247 of the Town and Country Planning Act 1990, which would authorise the stopping up of two part-widths of Sun Way, adjoining number 7 Sun Way (item 9 on the agenda).

**RESOLVED** that an objection be raised that the Stopping Up Order for Sun Way not be confirmed until the applicant has agreed in writing with the Highways Authority suitable measures, such as bollards and/or raised kerbs, to prevent vehicles parking on the footway.

*Reason for Decision*

*The footway would be narrowed at the corner of Sunway and Woodland Drive, given the retail usage of the area and proposals for additional residential units, there was a potential for parking on the footway to increase causing obstruction and danger to highway users, including pedestrians and particularly those with mobility issues and those with young children.*

**71. Termination of the Meeting**

The meeting closed at 7.50pm.

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