

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 12TH JULY 2018

PRESENT: Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Anthea Ambrose, Roger Berrington, Phil Moitt, Satindra Sangha, Darshan Singh and Mr John Dodd (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.

24. Apologies

Apologies for absence were received from Councillors Parminder Basra, David Di Palma and Berneta Layne.

25. Disclosures of Interest

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

26. 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.

27. Minutes of the Meeting held 21st June 2018

The Minutes of the Meeting held on 21st June 2018 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 21st June 2018 be approved and signed by the Chairperson as a correct record.

28. Planning and Licensing Applications dealt with under Delegated Authority

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

29. 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:** 18/0772/HH

Description: Two storey rear extension

Location: 21 Dunstall Avenue Braunstone Town Leicestershire LE3 3DP

Response: *Braunstone Town Council does not object to the application, subject to the condition that there be no windows in the side elevations without the explicit consent of the planning authority.*

Reason: *To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
- 2. Application No:** 18/0788/NMAT

Description: Non-Material Amendment to 15/0799/RM Parcel R8 (2) - House type change from full render to half render - plots 266, 281, 297, 309 and 317

Location: Tay Road Lubbethorpe Enderby Leicestershire

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

Reason: *The proposed change was to house design and the plot already had a variance of designs and house types.*
- 3. Application No:** 18/0791/VAR

Description: Variation of condition 7 (restricting further extensions or buildings) attached to planning permission 17/1582/FUL (Extensions and alterations to dwellinghouse in order to form 2 separate dwellings including new dropped kerb)

Location: 32 The Glade Braunstone Town Leicestershire LE3 2WB

Response: *Braunstone Town Council does not object to the proposed variation to condition 7, nor to the proposed new condition 8.*

Reason: *The plots were of sufficient size that creation of small outbuildings under the permitted development rights would not have an adverse impact upon the amenity of the neighbouring properties.*
- 4. Application No:** 18/0803/HH

Description: Proposed garage conversion and extended vehicle

access and parking area

Location: 3 Tillett Road Braunstone Town Leicestershire LE3 3RD

Response: *Braunstone Town Council has no objections to the application, subject to the on-site parking for 3 vehicles being provided prior to the garage conversion and to remain in use in perpetuity.*

Reason: *The proposal was to convert a garage into a bedroom, which increased the number of bedrooms at the property, and resulted in the loss of a parking space, therefore, replacement on-site parking facilities should be provided.*

30. 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:

5. Application No: 18/0787/DOC

Description: Discharge of conditions 2 (Materials), 5 (Lighting), 6 (Boundary Treatment) and 7 (Traffic Management) attached to permission 17/0576/RM

Location: Primary School 1 Tay Road Lubbesthorpe Enderby Leicestershire

Response: *Braunstone Town Council has no objections to the discharging of conditions 2 (Materials), 5 (Lighting), 6 (Boundary Treatment) and 7 (Traffic Management) attached to permission 17/0576/RM, subject to the proposals meeting the requirements of the relevant regulating bodies.*

Reason: *The documentation submitted appeared to be in compliance with the conditions, however, it was important to ensure that the proposals complied with the relevant technical specifications.*

6. Application No: 18/0724/HH

Description: Single storey side and rear extensions

Location: 26A Colbert Drive Braunstone Town Leicestershire LE3 2JB

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

Reason: *The proposals were for a single storey extension located on a large plot and there was unlikely to be any overbearing effect; therefore the proposals were unlikely to have any impact on the amenity enjoyed by the neighbouring properties.*

7. Application No: 18/0860/HH

Description: Two storey and single storey rear extensions and single storey front extension

Location: 22 Welcombe Avenue Braunstone Town Leicestershire LE3 2TB

Response: *Braunstone Town Council does not object to the application, subject to the following conditions:*

- a) there being no reduction in the existing off-road parking provision; the front extension should not result in a loss of space whereby vehicles parked on the front curtilage would overhang the highway (including the footway); and*
- b) the first floor window in the side elevation being of opaque glass and remaining so.*

NOTE: There appeared to be limited side access to the rear of the property from the highway. There is no right of access (for builders/materials) from the rear of the property (i.e. via the Braunstone Civic Centre car park) without the explicit consent of the landowner (Braunstone Town Council).

Reasons:

- a) To avoid overparking close to road junctions and a neighbourhood shopping parade and to avoid any adverse impact on the safety of users of the highway (including the footway).*
- b) To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

31. The Licensing Act 2003 – Review of Licensing Policy Consultation

The Committee determined whether to respond to the consultation on the reviewed Blaby District Council Licensing Policy (item 8 on the agenda).

RESOLVED that the following response be submitted to the consultation on the review of Licensing Policy:

- a) Section 7, Promotion of the Licensing Objectives, the responsible authority “Leicestershire Primary Care Trust” should read “East Leicestershire & Rutland Clinical Commissioning Group”; and
- b) Section 15, Promotion of Equality, the protected characteristics defined in paragraph 15.2 do not correspond with those set out in the Equality Act 2010 and the paragraph should be amended to align with these, which were as

follows “age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation”.

Reasons for Decision

- a) *Primary Care Trusts had been replaced by Clinical Commissioning Groups.*
- b) *Disability and marriage & civil partnership were also protected characteristics which the Licensing Authority has a duty to recognise under the Public Sector Equality Duty.*

32. Lubbesthorpe Strategic Consultative Forum

The Committee considered any items for the next meeting of the Lubbesthorpe Strategic Consultative Forum scheduled for 8th August 2018 (item 9 on the agenda).

RESOLVED that an updated position be sought on the current issues as follows:

- i. number of housing units built,
- ii. position in relation to the number of houses and the triggers, including Section 106 funding, and
- iii. progress with delivering social/affordable housing units.

Reason for Decision

To ensure that an update was provided on the phasing and timescales for Lubbesthorpe and the wider impact of any delays and to ensure that delivery of infrastructure improvements from Section 106 was being maximised.

33. Termination of the Meeting

The meeting closed at 7.40pm.

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 _____