

## **BRAUNSTONE TOWN COUNCIL**

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

**THURSDAY 13TH DECEMBER 2018**

**PRESENT:** Councillor Robert Waterton (Chair) and Councillors Anthea Ambrose, Ajmer Basra (substituting for Councillor Parminder Basra), Roger Berrington, Berneta Layne, 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.

**89. Apologies**

Apologies for absence were received from Councillors Parminder Basra, David Di Palma and Bill Wright and Mr John Dodd (Ex-Officio).

**90. Disclosures of Interest**

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

**91. 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.

**92. Minutes of the Meeting held 8th November 2018**

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

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

**93. 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:** 18/1475/HH

- Description:** Single storey side and rear extensions and the erection of a canopy roof to the front elevation
- Location:** 150 Lubbesthorpe Road Braunstone Town  
Leicestershire LE3 2XF
- Response:** *Braunstone Town Council does not object to the application, subject to floor levels not being lower than existing levels and details of flood proofing / resilience being submitted for approval by the local planning authority.*
- Reasons:** *The proposals were single storey on a large sized plot, neighbouring properties had side extensions and there was unlikely to be an adverse impact on the amenity enjoyed by the neighbouring properties. However, the property was located in a in a flood zone, therefore flood protection measures to mitigate against flooding should be installed in accordance with guidance issued by DCLG in 2007 "Improving the flood performance of new dwellings".*
- 2. Application No:** 18/1393/HH
- Description:** The following amendments have been made to this application:  
1 Submission of revised plans altering the size and location of proposed annexe
- Location:** 26 Gwencole Crescent Braunstone Town Leicestershire  
LE3 2FH
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- i. onsite parking being provided for three vehicles; and*
  - ii. the annexe only being used in connection with the domestic use of the main dwelling, it must not be used for any business activity, and must not be sold, let or otherwise disposed of.*
- Reason:**
- i. The proposals would result in an additional bedroom, at the property.*
  - ii. To avoid noise and nuisance caused by business activity in a residential area and to avoid overdevelopment of the site.*
- 3. Application No:** 18/1431/CLASSC
- Description:** Prior approval for change of use of shop from A1 to A3 classification (Restaurants and Cafes).

**Location:** 14 Ayston Road Braunstone Town Leicestershire LE3 2GA

**Response:** *Braunstone Town Council does not object to the change of use application; subject to the following being submitted to and approved by the Local Planning Authority prior to the change of use being implemented:*

- i. plans showing the onsite parking layout and vehicle access from the highway and details of the surface to be used for the parking area;*
- ii. details of the location and specification of any fans and/or extraction equipment to be installed; and*
- iii. details of the café/restaurant's opening hours and the number of staff due to be employed.*

**Reasons:** *Use of the premise as a café/restaurant was in keeping with the designation of the area as a local shopping centre and would contribute to the ongoing sustainability of the businesses/services provided:*

- i. to ensure the safety of highway users, including pedestrians;*
- ii. to avoid an adverse impact upon the uses of neighbouring properties in terms of noise and vibration; and*
- iii. to enable a judgement to be made on the size and scale of the proposed use in terms of impact on the amenity of the neighbouring properties and local area.*

**4. Application No:** 18/1263/FUL

**Description:** The following amendments have been made to this application:  
Additional and amended information has been received and a road safety audit undertaken

**Location:** New House Farm Beggars Lane Lubbesthorpe 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.*

#### 94. 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:** 18/1414/VAR

**Description:** Variation of conditions 4 and 5 attached to planning permission 02/0892/1/PX with respect to parking provision and fenestration

**Location:** 9 Fieldhurst Avenue Braunstone Town Leicestershire LE3 2UY

**Response:** *Braunstone Town Council recommends that determination of the application be deferred pending clarification of the status of the existing car port for future parking.*

**Reason:** *The application was to vary conditions, but it was unclear if the car port was enclosed whether it would remain available for on-site parking provision.*
- 2. Application No:** 18/1547/HH

**Description:** Single storey rear extension

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

**Response:** *Braunstone Town Council does not object to the proposed single storey rear extension.*

**Reason:** *The rear extension was single storey on a large sized plot and therefore was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties.*
- 3. Application No:** 18/1349/DOC

**Description:** Discharge of conditions 31 and 33 attached to planning permission 11/0100/1/OX relating to disposal of foul drainage and design strategy for the provision of Sustainable Drainage Systems (SuDS) – Parcels R5(1), R5(2), R6(1), R6(2), R9(1), R9(2) and District Centre 2

**Location:** New Lubbethorpe Lubbethorpe Beggars Lane Lubbethorpe

**Response:** *Braunstone Town Council does not object to the discharging of the conditions; 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.*

**4. Application No:** 18/1447/FUL

**Description:** Alterations to the rear elevation to facilitate the use of part of unit 7a as a security suite for Fosse Park as a whole (part retrospective)

**Location:** Unit 7A Fosse Park Avenue Fosse Park Enderby LE19 1HX

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

**Reason:** *The proposals were considered in keeping with the design and designation of the area as a retail park.*

#### **95. 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:

**5. Application No:** 18/1415/HH

**Description:** The following amendments have been made to this application:

- 1 Reduction of rear dormer
- 2 Alterations to roof from gable to hipped
- 3 Reduction in width of side extension

**Location:** 474 Braunstone Lane Braunstone Town Leicestershire LE3 3DG

**Response:** *Braunstone Town Council does not object to the two storey side extension, nor the loft conversion; however, Braunstone Town Council objects to the opening dormer in the loft conversion.*

- Reason:** *The dwelling was on a large plot, which was landscaped; however, the opening dormer in the loft conversion gave a viewpoint over neighbouring properties, which could result in an adverse impact on the amenity enjoyed by residents at these properties in terms of privacy.*
- 6. Application No:** 18/1500/FUL
- Description:** Retention of detached mixed use B1 Office and B8 Storage building (revised scheme)
- Location:** 2 Laversall Way Braunstone Town Leicester Leicestershire LE19 1DX
- 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.*
- 7. Application No:** 18/1599/DOC
- Description:** Discharge of conditions 7 and 8 attached to 18/1125/RM (detail for the gravel footpath and hydraulic model for the surface water drainage system)
- Location:** Everards Meadows Land Off Soar Valley Way Enderby Leicestershire
- Response:** *Braunstone Town Council has no comments on the reserved matters application, 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.*
- 8. Application No:** 18/1593/DOC
- Description:** Discharge of condition 71 attached to planning permission 11/0100/1/OX - Travel Plan for Primary School 1 Lubbesthorpe
- Location:** Primary School One New Lubbesthorpe Leicestershire

LE3 3PY

**Response:** *Braunstone Town Council supports the production of the travel plan and has no specific comments on document, subject to the proposals meeting Leicestershire County Council's requirements.*

**Reason:** *To ensure that the proposals complied with wider plans for public transport provision and with improvements to walking and cycling.*

**9. Application No:** 18/1615/ADV

**Description:** Site advertisement graphics on hoarding around site.  
87m of graphics at 1.8m in height

**Location:** Everards Meadow Narborough Road South Enderby  
Leicestershire

**Response:** *Braunstone Town Council has no objections to the application, subject to the signs not obstructing users of the highway (including pedestrians), street signage or security and surveillance equipment.*

**Reason:** *To ensure the safety of users of the highway and security of the site and surrounding area.*

**10. Application No:** 18/1607/HH

**Description:** Single storey rear and side extension and demolition of existing garage

**Location:** 10 Cranberry Close Braunstone Town Leicestershire LE3  
3DL

**Response:** *Braunstone Town Council does not object to the application, subject to the on-site parking, as shown on the submitted proposed parking plan, being permanently available for parking.*

**Reason:** *The rear and side extension was single storey on a large sized plot and therefore was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties. To avoid over parking on the highway where it was used as a turning point.*

**11. Application No:** 18/1627/ADV

**Description:** Installation of one internally illuminated fascia sign to front elevation, refurbishment of existing 'v' shape post and totem signs, re-cover existing awnings and retention of 'welcome' letters

**Location:** Harvester (Unit J) Meridian Leisure Park Braunstone Town Leicestershire

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

- a) the signs not obstructing users of the highway (including pedestrians), street signage or security and surveillance equipment, and*
- b) the height of the illuminated sign, hours of use and lighting levels being in accordance with the District Council's Lighting Policy.*

**Reasons:** *a) To ensure the safety of users of the highway and security of the site and surrounding area.*

- b) To avoid nuisance to highway users and avoid unnecessary light pollution.*

## **96. Planning & Environment Objectives**

The Committee considered the Planning & Environment Priorities and Objectives and determined whether they were relevant to address current and emerging issues faced by the Council and the community (item 8 on the agenda).

**RESOLVED** THAT IT BE RECOMMENDED TO POLICY & RESOURCES COMMITTEE that the Planning & Environment Priorities and Objectives be approved, as set out in the report.

*Reason for Decision*

*The Council's priorities continued to be the focus for delivering a vision for local services and an environment which reached the highest possible standards. The Council's objectives were relevant and reflected changing issues within the community.*

## **97. Financial Comparisons**

The Committee received Financial Comparisons for the period 1st April 2018 to 30th November 2018 (item 9 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 2018/2019.*

## **98. Capital Plan and Budget Estimates 2019/2020**

The Committee considered a Statement of Expenditure for 1st April 2017 to 31st March 2018, a list of capital projects for 2019/2020 and beyond and a proposed budget for 2019/2020 for recommendation to Policy & Resources Committee (item 10 on the agenda).



**RESOLVED** THAT IT BE RECOMMENDED TO POLICY & RESOURCES COMMITTEE THAT IT BE RECOMMENDED TO COUNCIL that the draft Estimates for the Planning and Environment Committee, as attached at Appendix 2, be included in the Budget Estimates for 2019/2020.

*Reason for Decision*

*To ensure appropriate resources for Planning and Environment Services.*

**99. Lubbesthorpe Strategic Consultative Forum**

The Committee reported on the meeting of the Lubbesthorpe Strategic Consultative Forum held on 14th November 2018 (item 11 on the agenda).

Councillor Robert Waterton reported on the following matters:

- i. Affordable Housing Units on Phase 1A was set out in the paper enclosed with the agenda, Councillor Robert Waterton had asked for a spreadsheet setting out progress, which remained to be provided;
- ii. Improvements to the crossing points on Meridian Way – an outline plan had been submitted by the developer, who would carry out the works, to Leicestershire County Council;
- iii. £250 charge to residents for the Land Trust to operate the public open space – it was confirmed that the costs of the Land Trust would be underwritten by the developers;
- iv. Tay Road – the developer had recommended tree planting to prevent drivers using the footpath to avoid the speed bumps, however, this had been rejected by Leicestershire County Council.

Councillor Waterton advised that the next meeting would be held in February.

**100. Termination of the Meeting**

The meeting closed at 7.45pm.

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