

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 21ST JUNE 2018

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

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

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

11. Apologies

Apologies for absence were received from Councillor Parminder Basra and Mr John Dodd (Ex-Officio).

12. Disclosures of Interest

A disclosure of Non-Pecuniary Interest was made by Councillor Robert Waterton in agenda item 5, Planning and Licensing Applications dealt with under Delegated Authority, since application 18/0615/HH, 46 Impey Close, was Councillor Waterton's planning application for his home address.

13. 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.

14. Minutes of the Meeting held 24th May 2018

The Minutes of the Meeting held on 24th May 2018 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 24th May 2018 be approved and signed by the Chairperson as a correct record.

15. 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.

Having made a disclosure of Non-Pecuniary Interest, Councillor Robert Waterton vacated the chair and left the room during consideration of this item. The Vice-Chair, Councillor Bill Wright, took the chair for this item.

The Executive Officer & Town Clerk confirmed that when determining application 18/0615/HH, 46 Impey Close, he had only consulted with the Vice-Chair, Councillor Bill Wright.

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:** 18/0642/HH

Description: Single storey rear extension, first floor side extension and internal works

Location: 13 Rosamund Avenue Braunstone Town Leicestershire LE3 2GP

Response: *Braunstone Town Council does not object to the application, subject to on-site parking (including the garage space) being provided for a minimum of 3 vehicles prior to the occupation of the extensions and to be retained for use in perpetuity.*

Reasons: *To avoid over parking on the street, the extended property would have 4 bedrooms and in accordance with Local Plan Policy T7, 3 on-site parking spaces should be provided.*
- 2. Application No:** 18/0615/HH

Description: Single storey front and rear extensions and part conversion of garage

Location: 46 Impey Close Thorpe Astley Braunstone Town Leicestershire

Response: *Braunstone Town Council does not object to the application, subject to on-site parking being provided for a minimum of 3 vehicles prior to the part conversion of the garage and to be retained for use in perpetuity.*

Reason: *To avoid over parking on the street, the property has 4 bedrooms and in accordance with Local Plan Policy T7, 3 on-site parking spaces should be provided.*

16. 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:** 18/0660/HHPD

Description: The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 4 metres, for which the maximum height would be 3.2 metres and for which the height to eaves would be 2.2 metres

Location: 14 Evelyn Road Braunstone Town Leicestershire LE3 3BA

Response: *Braunstone Town Council has no objections to the proposals set out in the Notification for Prior Approval for a Proposed Larger Home Extension.*

Reason: *The proposals were to build a single-storey rear extension greater than three metres up to six metres at a semi-detached property and were in accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A.*
- 2. Application No:** 18/0663/DOC

Description: Discharge of condition 26 attached to 15/0577/FUL relating to drainage plans for the disposal of foul sewage

Location: Former Everards Brewery And Adjoining Land Everard Way Enderby Leicestershire

Response: *Braunstone Town Council does not object to the discharge of the condition.*

Reason: *Technical information had been supplied in accordance with the condition principles, such as Management Strategy, Management and Maintenance, Drawings and Microdrainage Calculations.*
- 3. Application No:** 18/0665/DOC

Description: Discharge of condition 24 attached to 15/0577/FUL relating to the management of surface water

Location: Former Everards Brewery And Adjoining Land Everard Way Enderby Leicestershire

Response: *Braunstone Town Council objects to the discharging of the condition until an interceptor to separate the oil from the water was included in the Sustainable Urban Drainage System.*

Reason: *The surface was not permeable, the water from the run-*

off would be reused through a Sustainable Urban Drainage System; given the number of vehicles using the site, an interceptor would be required to separate the oil from the water in order for the water to be reused.

- 4. Application No:** 18/0700/ADV
- Description:** Signage
- Location:** Toyota Meridian West Meridian Business Park
Braunstone Town Leicester Leicestershire
- Response:** *Braunstone Town Council does not object to the application, subject to the 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, and where applicable the 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.*
- 5. Application No:** 18/0702/CLP
- Description:** Application for a Lawful Development Certificate for a proposed change of use from A1 retail to A2 financial and professional services.
- Location:** Unit 1 The Food Court Fosse Park Avenue Enderby
Leicestershire LE19 1HY
- Response:** *Braunstone Town Council does not object to the change of use.*
- Reasons** *The unit would be similar in appearance and was unlikely to have an adverse impact upon the retail use of the site.*
- 6. Application No:** 18/0693/FUL
- Description:** Demolition of existing garage and lean-to shed and construction of 2 timber outbuildings for use as home office (Class B1), together with replacement and new boundary fencing, trellising and gate maximum height of 2.3m
- Location:** 25 Larch Grove Braunstone Town Leicestershire LE3
3FG

Response: *Braunstone Town Council objects to the application due to:*

- a) insufficient parking arrangements; and*
- b) the proposed height of the boundary fence.*

Reasons:

- a) The property had three bedrooms and there was currently over-parking on the street, including on the footway, close to a road junction and with a bend in the road; the proposals would result in the loss of the garage parking space and no additional on-site parking was proposed for visitors to cabin.*
- b) The proposals to increase the height of the boundary fence would be out of keeping with the design and character of the street scene.*

17. 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: 18/0717/HHPD

Description: The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 3.9 metres, for which the maximum height would be 3.6 metres and for which the height to eaves would be 2.5 metres

Location: 8 Rosamund Avenue Braunstone Town Leicestershire LE3 2GN

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

Reason: *The proposals were for a single storey extension located to the rear of the property, which was 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.*

8. Application No: 18/0712/NMAT

Description: Non-Material Amendment to 15/0832/RM Parcel R2 (1) - substitution of house type to plot 322

Location: Tay Road Lubbethorpe Enderby Leicestershire

Response: *Braunstone Town Council has no objections provided that the substitute related to the design of the building and did not substitute a house type which had less than 4 bedrooms.*

Reason: *To prevent any reduction in the rate at which affordable housing would be provided.*

9. Application No: 18/0715/FUL

Description: Change of use of unit from servicing/maintenance of vehicles to general industry, including storage and distribution (Use Class B2/B8) and installation of 3 extraction flues

Location: Unit 24B Centurion Way Meridian Business Park Braunstone Town

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

Reason: *The proposed change of use and flue installation was in keeping with the employment designation and character and design of the site and was not likely to have any adverse impact upon the amenity enjoyed by neighbouring properties*

10. Application No: 18/0756/HH

Description: Single storey rear extension

Location: 4 Vyner Close Braunstone Town Leicestershire LE3 3EJ

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

Reason: *The proposals were for a single storey extension located to the rear of the property, therefore, there was unlikely to be any overbearing effect.*

Licensing Application

11. Application No: Marriott Catering Services Ltd

Description: New Application

Location: Centurion Way, Leicester

Response: *Braunstone Town Council objects to the new street trading application on the grounds of Public Safety.*

Reasons: *The proposed location was adjacent to a roundabout, road junction and two site entrances, and the area of Centurion Way identified was regularly used for on-street parking, which caused problems in the area. The combination of these with a street trader would be detrimental to the safety of customers and highway users.*

18. Planning Decisions

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

RESOLVED that feedback on the following decision be sought from Blaby District Council: 17/1728/FUL – Rear of 2 Westover Road: Councillor Berrington to examine why a condition had not been included to provide the details of any chemicals and trade materials to be used including storage and disposal.

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: particular concerns were that the application did not detail arrangements for storage and disposal of chemicals and trade materials.

19. 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.

Councillor Wright advised that the proposed access to the new property was from The Chase and County Highways had deemed the access to be acceptable.

20. Planning Issues: Houses in Multiple Occupation and Cumulative Developments

The Committee considered the impact of Houses in Multiple Occupation and cumulative developments upon the local amenity and how these issues could be addressed (item 10 on the agenda).

RESOLVED

1. that the Scrutiny Work Programme Request form concerning the impact of Houses in Multiple Occupation and the merits of an article 4 direction, as attached at Appendix 1, be submitted to Blaby District Council scrutiny for consideration and that delegated authority be given to the Executive Officer & Town Clerk to make minor amendments to the form prior to submission; and

2. that clarity be sought from Blaby District Council's Planning Department to ascertain their powers and the systems and processes they use to address the impact of cumulative development upon the local amenity.

Reasons for Decision

1. *There were concerns about recent planning applications in Braunstone Town where residential properties were being expanded and had the potential to be converted into Houses in Multiple Occupation. If there was a proliferation of such housing in residential areas, this would have an adverse impact on the quality of life and amenity enjoyed by local residents and therefore should be controlled.*
2. *There were concerns about the impact of cumulative developments, which in themselves may not be considered to have an adverse impact upon the local amenity, but when taken together, the impact could have a significant effect.*

21. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2018 to 31st May 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 2018/2019.

22. Approval of Accounts

The Committee considered payments from 1st April 2018 until 12th June 2018 (item 12 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 1st April 2018 until 12th June 2018 be approved, subject to the Responsible Financial Officer investigating whether transactions 12829, 12959 and 12850 had been coded to the wrong budget heading and if so, recoding to the correct budget heading.

Reason for Decision

To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations and to ensure that the ledger was accurate in order that spend against the budget could be monitored effectively.

23. Termination of the Meeting

The meeting closed at 8.45pm.

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 _____