



BRAUNSTONE TOWN COUNCIL

www.braunstonetowncouncil.org.uk

Darren Tilley – Executive Officer & Town Clerk

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PLANNING APPLICATIONS

PUBLIC INSPECTION OF PLANS AND PARTICIPATION

1. The Planning Applications can be inspected at the offices of Blaby District Council to whom representations should be made and they are also available Blaby District Council's website at www.blaby.gov.uk under Planning Application Search
2. A list of the applications to be considered by the Town Council's Planning & Environment Committee are listed on the Town Council's website www.braunstonetowncouncil.org.uk
3. The applications will be considered by the Braunstone Town Council's Planning and Environment Committee, which may make its own observations and forward them to the relevant Planning Authority.
4. Braunstone Town Council and Blaby District Council have introduced procedures to enable applicants, objectors and supporters to speak on applications brought before their relevant Committees.

13th June 2018

To: Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Anthea Ambrose, Parminder Basra, Roger Berrington, David Di Palma, Berneta Layne, Phil Moitt, Satindra Sangha, Darshan Singh and Mr John Dodd (Ex-Officio).

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the Fosse Room at Braunstone Civic Centre on **Thursday, 21st June 2018** commencing at **7.30pm**, for the transaction of the business as set out below.

Yours sincerely,

Executive Officer & Town Clerk

AGENDA

1. **Apologies**
To receive apologies for absence.
2. **Disclosures of Interest**
To receive disclosures of Interest in respect of items on this agenda:
 - a) Disclosable Pecuniary Interests,
 - b) Other Interests (Non-Pecuniary).

3. **Public Participation**
Members of the public may make representations, give evidence or answer questions in respect of any item of business included on the agenda. At the discretion of the Chairperson the meeting may be adjourned to give members of the public present an opportunity to raise other matters of public interest.
4. **Minutes of the Meeting held 24th May 2018**
To confirm the accuracy of the Minutes of the Meeting held on 24th May 2018 to be signed by the Chairperson (**Enclosed**).
5. **Planning and Licensing Applications dealt with under Delegated Authority**
To receive and note responses to planning and licensing applications taken under Delegated Authority (**Enclosed**).
6. **Planning and Licensing Applications**
To agree observations on planning and licensing applications received (**Enclosed**).
7. **Additional Planning and Licensing Applications**
To agree observations on planning and licensing applications received since the publication of the agenda (if any).
8. **Planning Decisions**
To receive and note planning decisions made by Blaby District Council (**Enclosed**).
9. **Feedback on Planning Application Decisions**
To receive feedback concerning planning application decisions by Blaby District Council where the Committee has queried the decision.
10. **Planning Issues: Houses in Multiple Occupation and cumulative developments**
To consider the impact of Houses in Multiple Occupation and cumulative developments upon the local amenity and how these issues could be addressed. (**Enclosed**).
11. **Financial Comparisons**
To receive Financial Comparisons for the period 1st April 2018 to 31st May 2018 (**Enclosed**).
12. **Approval of Accounts**
To consider payments from 1st April 2018 until 12th June 2018 (**Enclosed**).
13. **Termination of the Meeting**

NOTE:

CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime and 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.

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 24TH MAY 2018

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

155. Apologies

Apologies for absence were received from Councillors Parminder Basra and David Di Palma and John Dodd (ex-officio).

156. Disclosures of Interest

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

157. 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.

158. Minutes of the Meeting held 12th April 2018

The Minutes of the Meeting held on 12th April 2018 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 12th April 2018 be approved and signed by the Chairperson as a correct record.

159. 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: 18/0231/HH

Description: Two storey side extension

The following amendments have been made to this application:

1 Alteration to change roof from gable to hipped

Location: 16 Evelyn Road Braunstone Town Leicestershire LE3 3BA

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

- a) on-site parking being provided for a minimum of 3 vehicles prior to the occupation of the extensions and to be retained for use in perpetuity; and*
- b) no first floor windows in the side elevation without the explicit consent of the local planning authority.*

Reasons:

- a) To avoid over parking on the street, the extended property would potentially have 5 bedrooms and in accordance with Local Plan Policy T7, 3 on-site parking spaces should be provided.*
- b) To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

2. Application No: 18/0385/NMAT

Description: Non-Material Amendments to 15/0799/RM Parcel R8 plots 277 and 278 - change of garage type

Location: Parcel R8 Part 2 Plots 277 And 278 Land East Of Beggars Lane Lubbesthorpe Enderby Leicestershire

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

Reason: *The amendments proposed would not have made any material difference to Braunstone Town Council's response to application 15/0799/RM.*

3. Application No: 18/0370/HH

Description: Single storey rear extension

Location: 34 Colbert Drive Braunstone Town Leicestershire LE3 2JB

Response: *Braunstone Town Council has no objections to the application, subject to the number of on-site parking spaces being in accordance with local plan policy T7 and remaining permanently available.*

Reason: *To ensure that sufficient parking was provided on the front curtilage, with the resulting loss of the side driveway and access.*

4. **Application No:** 18/0414/HH

Description: Retention of two storey & first floor side and single storey rear extensions, alterations to roof to provide additional habitable accommodation including raising the ridge height, and repositioning of first floor side window

Location: 14 Riddington Road Braunstone Town Leicestershire LE3 2JS

Response: *Braunstone Town Council objects to the application due to the proposed dormer windows.*

Reason: *The proposed development would be significantly out of keeping with the character / appearance of the area and would have an unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties, due to considerations of privacy and overbearing effect.*

5. **Application No:** 18/0430/HH

Description: Retention of single storey front, side and rear extensions

Location: 64 Kingsway Braunstone Town Leicestershire LE3 2JJ

Response: *Braunstone Town Council has no objections to the application, subject to the number of on-site parking spaces being in accordance with local plan policy T7 and remaining permanently available.*

Reason: *To ensure that sufficient parking was provided on the front curtilage, with the resulting loss of the side driveway and access.*

6. **Application No:** 18/0438/HH
- Description:** Single storey side and rear extensions
- Location:** 37 Pits Avenue Braunstone Town Leicestershire LE3 2XL
- Response:** *Braunstone Town Council has no objections to the application.*
- Reason:** *The proposed extensions were single storey, within the curtilage of the property and unlikely to have an adverse impact upon neighbouring properties.*
7. **Application No:** 18/0440/DOC
- Description:** Discharge of condition 38 attached to planning permission 17/0431/FUL - Public Transport Strategy
- Location:** Lubbethorpe Strategic Employment Site Land To The North Of Leicester Lane Enderby Leicestershire
- Response:** *Braunstone Town Council has no objections to the discharging of the condition.*
- Reason:** *The Strategy identified current public transport and awaits the opening of the bridge over M69 in order to create a public transport link to the SUE.*
8. **Application No:** 18/0477/HH
- Description:** Retention of single storey rear extension (revised scheme)
- Location:** 31 Bramble Way Braunstone Town Leicestershire LE3 2GY
- Response:** *Braunstone Town Council has no objections to this application.*
- Reason:** *The proposals were for a single storey extension located to the rear of the property, which would have no overbearing effect and the proposals were unlikely to have any impact on the amenity enjoyed by the neighbouring properties.*
9. **Application No:** 18/0449/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 2.9 metres and for which the height to eaves would be 2.1 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.*

10. Application No: 18/0433/RM

Description: Extension to Lubbesthorpe Road 2 to provide links to parcels R8 pt 2 and R9 pt 1. Creation of 2 detention basins and swale (Reserved Matters).

Location: Road 2 Lubbesthorpe Enderby Leicestershire

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

Reason: *The road extension, detention basins and swale appeared to be in accordance with the overall framework and design for the development.*

160. 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: 18/0518/HH

Description: Existing garage demolition replaced with a two storey side extension, single storey rear extension and retention of outbuilding (Revised Scheme)

Location: 160 Kingsway Braunstone Town Leicestershire LE3 2TU

Response: *Braunstone Town Council does not object to the application, subject to the following conditions:*
a) no windows in the side elevation without the explicit consent of the local planning authority; and

b) *the outbuilding must only be used for normal domestic uses related to the residential use of the main property, e.g. storage, summerhouse, hobby room.*

Reasons:

- a) *To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*
- b) *To prevent the outbuilding being used to create a separate residential unit, which could lead to noise and disturbance and overdevelopment of the site/tandem development.*

2. **Application No:** 18/0540/HH

Description: Proposed two storey side extension, single storey front extension, new porch and removal of bay

Location: 61 Woodland Drive Braunstone Town Leicestershire LE3 3EB

Response: *Braunstone Town Council does not object to the application, subject to the first floor window in the side elevation being of opaque glass and no more windows in the side elevation without the explicit consent of the local planning authority.*

Reason: *To avoid any adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

3. **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 four totem signs (2 internally illuminated)

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.

161. 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:

- 4. Application No:** 18/0590/HH
- Description:** Erection of a new conservatory following demolition of existing conservatory
- Location:** 98 Henley Crescent Braunstone Town Leicestershire LE3 2SE
- Response:** *Braunstone Town Council has no objections to this application.*
- Reason:** *The property was on a large plot and the proposed conservatory was in the same location as the original conservatory and appeared to be on a similar footprint and at a similar height, therefore there was unlikely to be an impact on privacy nor any overbearing effect.*
- 5. Application No:** 18/0550/FUL
- Description:** Redevelopment of existing food court including demolition of existing building and erection of new building comprising of A1 and A3 use with new management suite, pedestrian link, car parking, servicing areas, landscaping and associated works
- Location:** The Food Court Fosse Park Avenue Enderby Leicestershire
- Response:** *Braunstone Town Council has no objections to the application.*
- Reason:** *The proposals appeared to be in keeping with the retail designation and character and design of the site and was not likely to have any adverse impact upon the neighbouring properties or use of the site.*

162. Highway Issues – Thorpe Astley

The Committee received and commented on proposals from Leicestershire County Council to address parking issues outside the Royal Mail Depot on Meridian East and Foxton Way, Thorpe Astley (item 8 on the agenda).

RESOLVED

1. that the proposed waiting restriction scheme on Foxon Way and Meridian East around the Meridian Way and Legion Way junctions be welcomed and supported in principle;
2. that it be recommended that the section of Meridian East outside the Royal Mail depot (between Legion Way and Meridian Way) where there was no restriction proposed, be restricted to 20 minutes waiting between 6am & 7pm Monday – Friday;
3. that it be noted that a Resident parking scheme for the residential estate has been considered but would not meet the criteria for implementation; and
4. that the offer for a Highways Officer to speak to the Town Council about the proposals be accepted and that a site visit be proposed in order to ascertain whether further highway/signage improvements could be carried out to improve safety as part of the scheme.

Reasons for Decision

1. *To reduce inappropriate parking around junctions.*
2. *To allow for short term parking to access post boxes or pick up parcels at Royal Mail.*
3. *Most residential properties in Thorpe Astley had on-site parking; however, a Resident Parking Scheme required at least 50% of the properties affected to have no off-street parking facility.*
4. *To recognise that Condition 60 of the planning approval for Lubbesthorpe required improvements to crossing points at Meridian Way with Murby Way and Foxon Way and with the access bridge across the M1 motorway opening in July 2017, through traffic and construction traffic was now using Meridian Way but as yet there were no proposals for mitigation measures.*

163. Lubbesthorpe Strategic Consultative Board

The Committee reported on the meeting of the Lubbesthorpe Strategic Consultative Forum held on 9th May 2018 (item 8 on the agenda).

The Chair, Councillor Robert Waterton, reported on the following matters:

- i. enclosed with the agenda were further details on affordable housing, Midland Haart would manage the first tranche; 13 affordable homes were due to be provided by June, with further completions due December/January;
- ii. based on the current occupation rate, the first Primary School was due to be open by September 2019;
- iii. it was confirmed that there was no indication that the requirement to pay £250 annual management fee was affecting occupations and in 4 years a residents trust would be formed to set the management fee;
- iv. a residents' consultation had taken place concerning traffic calming for Maytree Drive and Barry Drive in Kirby Muxloe, any improvements would be financed from Lubbesthorpe Section 106, although there were currently confirmation nor timescales for any work; this left the question as to why there had been no assessment on consultation on the section 106 highway improvements to Meridian Way; and

The Executive Officer & Town Clerk reported that Toby France had attended from Arriva. Mr France acknowledged the importance of early engagement with Councillors when Arriva were considering route changes and acknowledged that not all journeys were to the city centre, many were to access services such as GP services. Mr France had added that as a business they needed to make decisions reasonably quickly and it sometimes was difficult to engage the County Council on an informal basis.

164. 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.

These minutes are a draft and are subject to consideration for approval at the next meeting, scheduled for 21st June 2018.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 21st JUNE 2018

Item 5 – Planning and Licensing Applications dealt with under Delegated Authority

Purpose

To receive and note responses to planning and licensing applications taken under Delegated Authority.

Planning Applications

- 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.*

Reason: *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.*

Licensing Applications

There were no responses to licensing applications taken under Delegated Authority.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 21ST JUNE 2018

Item 6 – Planning and Licensing Applications

Purpose

To agree observations on planning and licensing applications received.

Planning Applications

- 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

- 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

- 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

- 4. Application No:** 18/0700/ADV

Description: Signage

Location: Toyota Meridian West Meridian Business Park Braunstone Town Leicester Leicestershire

- 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

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

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 21st JUNE 2018

Item 8 – Planning Decisions

To receive and note planning decisions made by Blaby District Council.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
18/0173/HH	Two storey front extension and a single storey side rear extension.	26 Colbert Drive, Braunstone Town, Leicestershire, LE3 2JB.	No objections.	Approved.
18/0202/HH	Conversion of garage into habitable room	22 Haskell Close Thorpe Astley Braunstone Town Leicestershire	No objections.	Approved, subject to parking shown in plan permanently remaining available.
17/1647/FUL	Erection of a detached dwelling	20 Hat Road, Braunstone Town, Leicestershire, LE3 2WF	Objects, the proposals would be: i. out of keeping with character/appearance of the area, ii. would result in over-development of the site due to factors including scale and mass.	Approved, subject to: i. finished floor levels, ii. no extensions or additional buildings, iii. 2 on-site parking spaces, iv. pedestrian visibility splays, v. No gates, bollards, chains or other vehicular barriers to the vehicular access, vi. no delivery of materials from 8-9am or 3-4pm Monday to Fridays.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
17/1728/FUL	Change of use from funeral directors (Class A1) to vehicle window replacement business (Class B1)	Rear Of 2 Westover Road Braunstone Town Leicestershire	Recommended conditions: i. details of machinery; ii. details of flues, air conditioning and heating units, iii. all vehicles stored on site and all work/repairs undertaken in the on-site workshop, no vehicles to be parked on or repaired on the public highway, iv. hours of work Monday to Friday 9am to 5pm, v. details of any chemicals and trade materials to be used, including storage and disposal.	Approved, subject to: i. windscreen repair only, ii. 9-5 Monday to Friday, iii. no other machinery (other than in application), iv. repair work must be carried out in workshop, v. parking and turning as indicated on the plans.
18/0143/HH	Single storey front extension	116 Ravenhurst Road Braunstone Town Leicestershire LE3 2PU	No objections, subject to no loss of existing off-road parking provision, nor the overhang of parked vehicles over the highway (including the footway).	Approved, subject to provision of permanent hardstanding replacement parking.
18/0267/HH	Single storey side and rear extensions	39 Pits Avenue Braunstone Town Leicestershire LE3 2XL	No objections.	Approved.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
18/0231/HH	Two storey side extension	16 Evelyn Road Braunstone Town Leicestershire LE3 3BA	No objections, subject to: i. no first floor windows in side elevation without explicit consent, ii. permanent parking for 3 vehicles.	Approved, subject to: i. no windows in south east elevation without prior permission ii. existing parking facilities remaining available.
17/1717/FUL	Single storey side extension to create an additional retail unit (Use Class A1), subdivision of the existing first floor accommodation in order to provide an additional two flats at first floor level plus a first floor single storey side extension to enable access and the erection of one dwelling with access off Chaplin Court (revised scheme).	5 - 7 Sun Way, Braunstone Town, Leicestershire, LE3 3DS	Observations: i. suitable parking provided for workers and customers of the new retail unit, ii. two on-site parking facilities provided for the new dwelling.	Approved, subject to: i. details of foul and surface water drainage, ii. finished floor levels, iii. details of materials, iv. landscaping plan, v. landscaping within 1 year and replacement up to 5, vi. fencing around new dwelling house, vii. retail unit operating times 8am-9pm Monday to Saturday & 9am-8:30pm Sundays/Bank Holidays, viii. details of extraction/air conditioning units, ix. CCTV & lighting details, x. no extensions or additional buildings, xi. surface water drainage, xii. permanent hard bound car parking and service areas and not to be obstructed.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
18/0477/HH	Retention of single storey rear extension (revised scheme)	31 Bramble Way Braunstone Town Leicestershire LE3 2GY	No objections.	Approved, subject to: i. permanent car parking as shown on plans, ii. ancillary main dwelling, not separate, sold, let or disposed of, iii. before occupation, converted garage to be demolished to allow for sufficient amenity space, iv. no extensions or additional buildings.
18/0430/HH	Retention of single storey front, side and rear extensions	64 Kingsway Braunstone Town Leicestershire LE3 2JJ	No objections, subject to permanent on-site parking in accordance with local plan policy T7.	Approved.
18-0449-HHPD	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 2.9 metres and for which the height to eaves would be 2.1 metres	14 Evelyn Road Braunstone Town Leicestershire LE3 3BA	No objections.	Prior approval is not required

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
18/0275/HH	Single storey front, side and rear extensions	113 Westover Road Braunstone Town Leicestershire LE3 3DW	No objections.	Approved, subject to no additional windows, doors or openings in north western and south eastern elevations without prior permission.
18/0414/HH	Retention of two storey & first floor side and single storey rear extensions, alterations to roof to provide additional habitable accommodation including raising the ridge height, and repositioning of first floor side window (Revised Scheme).	14 Riddington Road Braunstone Town Leicestershire LE3 2JS	Objects due to the proposed dormer windows.	Approved, subject to: <ul style="list-style-type: none"> i. all windows serving bathrooms, w.c's and en-suites and first floor window in south west elevation to be obscurely glazed and top opening only, ii. 2 permanent on-site parking spaces.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
18/0171/FUL	Erection of one dwelling, including demolition of existing garage to No. 12 Avon Road	12 Avon Road Braunstone Town Leicestershire LE3 3AA	No objections, subject to: i. two on-site parking facilities to be provided for the existing dwelling prior to the demolition of the garage and to remain in use in perpetuity; ii. two on-site parking facilities should be provided for the new dwelling prior to use and remain in use in perpetuity; and iii. the windows in the facing side elevations of both properties being of opaque glass and remaining so, and no further windows without consent of the local planning authority.	Approved, subject to: i. landscaping within 1 month and replacement up to 5 years, ii. existing trees, shrubs or hedges to be retained & protected during works, iii. permanent hardstanding parking as submitted, iv. pedestrian visibility splays, v. surface water drainage, vi. window(s) in southern elevation to be obscurely glazed and remain so, vii. no extensions or additional buildings, viii. no fences, gates or walls forward of dwelling which fronts onto a road, ix. changes to boundary treatment between site and Public Right of Way, must be prior approved.
18/0370/HH	Single storey side and rear extensions	34 Colbert Drive Braunstone Town Leicestershire LE3 2JB	No objections, subject to permanent on-site parking in accordance with policy T7.	Approved, subject to no windows, doors or openings abutting No. 36 without prior permission.

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
18/0590/HH	Demolition of an existing conservatory replaced with a new conservatory	98 Henley Crescent, Braunstone Town, Leicestershire, LE3 2SE	No objections.	Approved.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 21ST JUNE 2018

Item 10 – Planning Issues: Houses in Multiple Occupation and cumulative developments

Purpose

To consider the impact of Houses in Multiple Occupation and cumulative developments upon the local amenity and how these issues could be addressed.

Background

Both the Planning & Environment Committee and the Council have raised concerns about recent planning applications in the Town as follows:

1. the increase in the number of residential properties, which are being expanded and have the potential to be converted into Houses in Multiple Occupation (HMO), and
2. the number of planning applications, which particularly have an impact upon the highway and parking, which are in close proximity and there is as a result a cumulative adverse impact on the amenity of the area.

Houses in Multiple Occupation

On 9th November 2017, the Committee considered recent planning decisions, where there was a potential for the house to be used as a house in multiple-occupation and considered whether these were sufficient to warrant a request for Blaby to consider an article 4 direction. The Committee resolved *“that Blaby District Council Scrutiny be requested to examine the number and impact of Houses in Multiple Occupation in the Leicester urban fringe areas of the District and whether the introduction of an Article 4 Direction would be appropriate to mitigate the impact upon residential communities”* (Minute 83).

A request was submitted, however, the officer response was that Braunstone Town Council should provide the information below prior to submission to scrutiny for consideration:

- “Addresses of the properties where a change of use to a HMO is causing issues / problems”
- “A detailed description of the issues and problems created by the HMO with evidence of the harm”
- “The area of the District you wish to be considered for an article 4 direction such as a list of street names and the reason for selecting this area - the Leicester Urban fringe is suggested, where does this cover, can you be more specific?”

Given the evidence required to ascertain whether there is harm to the amenities of the area or prejudice the proper planning of an area is held by Blaby District Council who are both the local planning authority and the local housing authority and will

have data about change of use applications, registrations and licenses and details of complaints from local residents, it would not be possible for the Town Council to provide this information other than anecdotally. Since the District Council holds this data, this information should be used to initially ascertain the scale of any issue.

Attached at Appendix 1 is a Scrutiny Work Programme Request form, which sets out the context and makes the point that Blaby District Council holds the data to undertake this review.

Cumulative Developments

Concerns have been raised by Committee members 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 can have a significant effect. While it is understood that each application should be judged on its own merits, an application could be rejected where it is considered that its approval in the context of the local area could have an adverse impact upon amenity. However, where such applications are submitted at a similar time or in quick succession, it is not clear how the impact upon amenity is considered.

Initially, it would be appropriate to seek clarification from the District Planning Department to ascertain their powers and the systems and processes they use to address the impact of cumulative development upon the local amenity.

Recommendations

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
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

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.

**SCRUTINY WORK PROGRAMME
SUGGESTION FORM**

The Scrutiny Commission is always interested to receive suggestions about issues or concerns relating to how Blaby District Council delivers its services or community issues. Scrutiny is not a complaints system however and specific complaints should be directed to the Council Officer or Service area responsible.

You can e-mail your suggestion to scrutiny@blaby.gov.uk – alternatively you can use this form and send it to
Scrutiny
Blaby District Council
The Council Offices, Desford Road,
Narborough, Leicestershire, LE19 2EP

Suggested Work Item

Examine the number and impact of Houses in Multiple Occupation in the Leicester urban fringe areas of the District (Braunstone Town, Glenfield, Glen Pava, Kirby Muxloe, Leicester Forest East). Consider whether there is evidence of harm to amenity or prejudice to proper planning. Determine whether the introduction of an Article 4 Direction would be appropriate to mitigate the impact upon residential communities and if so, the process / defined criteria to trigger, review and implement.

Please state why you are putting this suggestion forward

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.

The current Government directive to implement rent restrictions for single under 35 year olds on housing benefit to a rate equivalent to that of a single room, and the accessibility of the urban parts of the District Leicester City both for employment and education, makes it likely that there will be more shared accommodation in Leicester urban fringe of the District.

Who does this issue affect? Please identify any groups, communities, residents this issue affects.

Young people and those on lower incomes, since an increase in HMOs using traditional family housing stock reduces the availability of affordable housing and increases the cost.

Change of use to HMO in residential areas can have an adverse impact on cohesiveness of communities and upon the amenity enjoyed by residents.

Is there any other information or evidence that you wish to add – you may continue on a separate sheet

The evidence required to ascertain whether there is harm to the amenities of the area or prejudice the proper planning of an area is held by Blaby District Council who are both the local planning authority and the local housing authority and will have data about change of use applications, registrations and licenses and details of complaints from local residents.

Your Contact Details
In order that we can contact you if we require further information and to keep you informed of whether your suggestion will be reviewed by Scrutiny, please provide us with your contact details

Name:
.....

Telephone:

Submission date:

Address/email:.....
.....
.....
.....

The information you provide on this form will be used in accordance with the Data Protection Act 1998. Should we require any further information from you regarding your suggestions we will use this information to contact you. Should you have any further questions please contact the Contracts and Information Manager on 0116 272 7558.

Financial Budget Comparison

Comparison between 01/04/18 and 31/05/18 inclusive.

Excludes transactions with an invoice date prior to 01/04/18

		2018/2019	Actual Net	Balance
8. Planning & Environment				
Income				
890	Consumer Products (Sales)			
890/1	General	£0.00	£0.00	£0.00
890/2	Poop Scoops	£1,700.00	£265.17	-£1,434.83
890/3	Waste & Garden Bags	£560.00	£105.07	-£454.93
890	Total	£2,260.00	£370.24	-£1,889.76
Total Income		£2,260.00	£370.24	-£1,889.76
Expenditure				
8190	Professional Fees	£250.00	£0.00	£250.00
8440	Waste Services	£8,300.00	£168.07	£8,131.93
8460	Furniture	£1,000.00	£0.00	£1,000.00
8680	Grit Bins	£0.00	£0.00	£0.00
8900	Consumer Products (Purchase for resale)			
8900/1	Poop Scoops	£1,600.00	£258.00	£1,342.00
8900/2	Waste & Garden Bags	£420.00	£290.00	£130.00
8900	Total	£2,020.00	£548.00	£1,472.00
8950	Highways Grass Cutting	£0.00	£0.00	£0.00
Total Expenditure		£11,570.00	£716.07	£10,853.93

Financial Budget Comparison

Comparison between 01/04/18 and 31/05/18 inclusive.

Excludes transactions with an invoice date prior to 01/04/18

	2018/2019	Actual Net	Balance
Total Income	£1,769,328.00	£307,796.21	
Total Expenditure	£1,806,328.00	£163,074.31	
Total Net Balance	-£37,000.00	£144,721.90	

Paid Expenditure Transactions

between 01/04/18 and 12/06/18

Start of year 01/04/18

Item 12

Cheque	Paid date	Tn no	Order	Gross	Vat	Net	Cttee	Details	Heading	
BACS180410L CC	13/04/18	12829		£52.80	£8.80	£44.00	8. PE	Leicestershire County Council	Removal of rubbish to tip 21.03.18	8440
BACS180413L CCWASTE	11/05/18	12959		£63.38	£10.56	£52.82	8. PE	Leicestershire County Council	Waste removal at tip 13/4/18 & 16/04/18	8440
BACS180417L CCWASTE	27/04/18	12850		£85.50	£14.25	£71.25	8. PE	Leicestershire County Council	3 x trade refuse (15th Feb, 16th Feb, 20th Feb)	8440
BACS180504K BPACKAGIN	10/05/18	12952		£309.60	£51.60	£258.00	8. PE	KB Packaging	Dog bags x 30,000	8900/1
		12945/1		£290.00	£0.00	£290.00	8. PE	Blaby District Council	Garden bags	8900/2
DD180501BD CGARDEN	15/05/18	12945	2649	£290.00	£0.00	£290.00		Blaby District Council	Garden bags	8900/2
Total				£801.28	£85.21	£716.07				