

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.

1. **Apologies**

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

2. **Disclosures of Interest**

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

3. **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.

4. **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.

5. **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 Lubbethorpe 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 Lubbethorpe 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.*

6. 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.

7. 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.*

8. 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.*

9. 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.

10. 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: _____