



# BRAUNSTONE TOWN COUNCIL

[www.braunstonetowncouncil.org.uk](http://www.braunstonetowncouncil.org.uk)

*Darren Tilley – Executive Officer & Town Clerk*

Braunstone Civic Centre, Kingsway, Braunstone Town, Leicester, LE3 2PP

Telephone: 0116 2890045 Fax: 0116 2824785

Email: [enquiries@braunstonetowncouncil.org.uk](mailto:enquiries@braunstonetowncouncil.org.uk)

## 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](http://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](http://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.

16th May 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, Tracey Shepherd 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, 24th May 2018** commencing at **7.00pm**, 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 12th April 2018**

To confirm the accuracy of the Minutes of the Meeting held on 12th April 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. **Highways Issues - Thorpe Astley**

To receive and comment on proposals from Leicestershire County Council to address parking issues outside the Royal Mail Depot on Meridian East and Foxton Way, Thorpe Astley (**Enclosed**).

9. **Lubbesthorpe Strategic Consultative Forum**

To report on the meeting of the Lubbesthorpe Strategic Consultative Forum held on 9th May 2018 (**Enclosed**).

10. **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 12TH APRIL 2018**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Sharon Betts (Vice-Chair) and Councillors Anthea Ambrose, Roger Berrington, Sam Fox-Kennedy (substituting for Councillor Berneta Layne), Phil Moitt, Tracey Shepherd, Darshan Singh and Bill Wright (Town Mayor ex-officio).

**Officers in attendance:** Darren Tilley, Executive Officer & Town Clerk and Pauline Snow, Deputy Executive Officer & Community Services Manager.

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

**143. Apologies**

Apologies for absence were received from Councillors Parminder Basra and Berneta Layne.

**144. Disclosures of Interest**

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

**145. 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.

**146. Minutes of the Meeting held 8th March 2018**

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

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

**147. Planning and Licensing Applications dealt with under Delegated Authority**

The Committee received and noted responses to planning and licensing applications taken under Delegated Authority (item 5 on the agenda).

**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:

Planning Applications

1. **Application No:** 18/0223/FUL

**Description:** Change of Use from Class A3 (restaurant and cafe) to Class A5 (hot food takeaway) and associated works

**Location:** 7 Cyril Street Braunstone Town Leicestershire LE3 2FF

**Response:** *Braunstone Town Council does not object to the application, subject to the following conditions:*  
a) *before the takeaway comes into use, a litter bin shall be provided on the forecourt to the property in a location approved by the local planning authority and shall be retained in perpetuity; and*  
b) *no noise or vibration from the operation of the flue shall be perceptible in any adjoining property.*

**Reasons:** *Cyril Street's Neighbourhood Shopping Area should be supported to ensure sustainability and continued access by the local community while:*  
a) *taking steps to reduce the amount of litter in the area; and*  
b) *ensuring there would be no adverse impact on the amenity enjoyed by residents and users of neighbouring properties in terms of noise and vibration.*

2. **Application No:** 18/0239/CLP

**Description:** Application for a Lawful Development Certificate for a proposed building for largely recreational uses incidental to the original bungalow to include exercise swimming pool, gym, studio, workshop and storage. It is not proposed to construct any additional hardstanding or vehicular access at this point but may do in the future

**Location:** 1 Hat Road Braunstone Town Leicestershire LE3 2WF

**Response:** *Braunstone Town Council does not object to the application, subject to the following conditions:*  
a) *the proposed building must only be used for normal domestic uses related to the residential use of the main property, i.e. storage, summerhouse, hobby room;*  
b) *the property should be retained as non-business use;*  
c) *the proposed building must be single storey and no additional storeys or basement constructed without the explicit consent of the local planning authority;*  
d) *the proposed building should not be sold, or*

6450

*otherwise disposed of, separately to the main dwelling; and*

*e) no separate vehicular access should be created, without the explicit consent of the local planning authority.*

**Reasons:**

*a) To ensure the building was not used to create a separate residential unit, which could lead to noise and disturbance.*

*b) The proposal was situated in a predominantly residential area.*

*c) To avoid over-development of the site and an unsatisfactory relationship with neighbouring properties in terms of privacy, noise, disturbance and overbearing effect.*

*d) To ensure the building was not used to create a separate residential unit, which could lead to noise and disturbance.*

*e) To avoid detrimental impact upon the highway in terms of safety and the creation of a separate residential unit.*

**3. Application No:** 18/0129/FUL

**Description:** 2 storey side extension and change of use from flat to HMO (with 4 single bedrooms)

**Location:** 1 Cleveleys Avenue Braunstone Town Leicestershire LE3 2GG

**Response:** *Braunstone Town Council objects to the change of use, from flat to HMO, on the following grounds:*

*a) impact on the amenity enjoyed by the neighbouring residential properties; and*

*b) insufficient on-site parking and safety concerns around access to the premises and ground floor retail units.*

**Reasons:**

*a) The proposal would result in significant increased levels of noise and disturbance to the occupiers of neighbouring dwellings.*

*b) There were five bedrooms at the property and since this would be a house in multiple occupation, the requirements of Local Plan Policy T7 in relation to bedsits should be applied – i.e. 5 parking spaces should be provided, otherwise there would be additional parking on this short section of street between two road junctions, which contains a retail unit and has limited availability for parking on the highway without any adverse impact on highway safety.*

6451

- 4. Application No:** 18/0267/HH
- Description:** Single storey side and rear extensions
- Location:** 39 Pits Avenue Braunstone Town Leicestershire LE3 2XL
- Response:** *Braunstone Town Council has no objections to this application.*
- Reasons:** *The property was on a large plot, the extensions were single storey and the number of bedrooms remained the same; therefore there was unlikely to be an adverse impact on privacy nor any overbearing effect.*
- 5. Application No:** 18/0231/HH
- Description:** Two storey side extension
- 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.*
- 6. Application No:** 18/0074/DOC
- Description:** Discharge of Condition 29 attached to Planning Application 17/0431/FUL - Details of Solar Thermal Equipment.
- Location:** Lubbethorpe Strategic Employment Site Land To The North Of Leicester Lane Enderby Leicestershire
- Response:** *Braunstone Town Council does not object to the application, subject to the following conditions:*
- a) the equipment being installed and maintained in accordance with the relevant technical standards; and*
  - b) the applicant demonstrating that the installations*

would have no adverse impact upon users of the surrounding highway network in terms of glare from light reflection.

- Reasons:**
- a) To avoid an adverse impact on the character and amenity of the local area in terms of noise and visual amenity.
  - b) To avoid any detriment to highway safety.

#### Licensing Applications

- 7. Application No:** Marriott Catering Services Ltd
- Description:** New application
- Location:** Tay Road
- Response:** *Braunstone Town Council does not object to the street trading application.*
- Reason:** *The Town Council was not aware of any public safety, health or environmental issues which would impact upon the amenity of Tay Road.*

#### **148. 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:

#### Planning Applications

- 1. Application No:** 17/1683/FUL
- Description:** Change of use from Residential Dwelling (Use Class C3) to use as a Care Home (Use Class C2) for up to 5 residents
- Location:** 37 Narborough Road South Braunstone Town Leicestershire LE3 2HB
- Response:**
1. *Braunstone Town Council objects to the change of use, from class C3 Dwelling house to class C2 Residential Institution, on the following grounds:*
    - a) *impact on the amenity enjoyed by the neighbouring residential properties; and*
    - b) *insufficient on-site parking and safety concerns around access to the premises from the highway;*
  2. *the Town Council also urges that any decision on this application should be made in the context of the*

*decision on application 18/0129/FUL – 2 storey side extension and change of use from flat to HMO (with 4 single bedrooms); 1 Cleveleys Avenue.*

- Reasons:**
1. *There would be an adverse impact on the local amenity:*
    - a) *The proposal would result in significant increased levels of noise and disturbance to the occupiers of neighbouring dwellings, including evenings and weekends, from residents and staff and activity from visitors and deliveries.*
    - b) *Site access was between a traffic calming measure, which obscured views, and a road junction impacting on the safety of highway users. The site did not provide sufficient space for staff and visitors parking while catering for deliveries; with a retail unit on the adjacent street, there was limited availability for parking on the highway without any adverse impact on highway safety.*
  2. *To avoid any adverse cumulative impact.*

**2. Application No:** 18/0171/FUL

**Description:** 12 Avon Road Braunstone Town Leicestershire LE3 3AA

**Location:** Erection of one dwelling, including demolition of existing garage to No. 12 Avon Road

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

- a) *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;*
- b) *two on-site parking facilities should be provided for the new dwelling prior to use and remain in use in perpetuity; and*
- c) *the windows in the facing side elevations of both properties being of opaque glass and remaining so, and not further windows without the specific consent of the local planning authority.*

- Reasons:**
- a) *The property had two bedrooms and in accordance with local plan policy T7, replacement on-site parking for two vehicles should be provided.*
  - b) *The proposed new dwelling had three bedrooms and to avoid over parking on the highway close to a footpath and a park, in accordance with local plan policy T7, two on-site parking spaces should be provided.*
  - c) *To avoid any adverse impact on the amenity enjoyed by the residents of the existing and new dwellings in*

*terms of privacy.*

- 3. Application No:** 18/0275/HH
- Description:** Single storey front, side and rear extensions
- Location:** 113 Westover Road Braunstone Town Leicestershire  
LE3 3DW
- Response:** *Braunstone Town Council has no objections to this application.*
- Reason:** *The side extensions were single storey, therefore there was unlikely to be an impact on privacy nor any overbearing effect. The number of bedrooms remained the same and there was sufficient off-street parking.*

#### **149. 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

- 4. Application No:** 18/0299/FUL
- Description:** Installation of 2 no. roller shutter doors
- Location:** Woodside Centurion Way Meridian Business Park  
Braunstone Town
- Response:** *Braunstone Town Council has no objections to the application.*
- Reason:** *The proposed installation of 2 roller shutter doors 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.*
- 5. Application No:** 17/1614/FUL
- Description:** Change of use of existing dwelling (C3 - dwelling house) to bed and breakfast accommodation, single storey rear extension to provide 2 self-contained holiday lets, associated parking spaces and formation of associated highway access to Holmfield Avenue East
- Location:** 518 Braunstone Lane Braunstone Town Leicestershire

## LE3 3DH

**Response:** *Braunstone Town Council objects to this application since the proposals:*

- a) would be significantly out of keeping with the character of the residential area;*
- b) would result in over-development of the site due to factors including scale and mass; and*
- c) the layout of the parking at the front and rear of the site would result in vehicles reversing out onto the highway.*

**Reasons:**

- a) The extension to provide 2 self-contained holiday lets fronted Holmfield Avenue East and was out of keeping with the character of the existing properties on the street introducing a discordant element to the street scene.*
- b) The proposed use of the dwelling and extensions property would impact on the amenity of the neighbouring properties in terms of privacy, noise, and disturbance.*
- c) When the car parks were full, vehicles would not be able to manoeuvre on the site, meaning vehicles would be reversing out onto the highway presenting safety concerns for Highway Users, particularly pedestrians.*

### 150. Feedback on Planning Application Decisions

The Committee received feedback concerning planning application decisions by Blaby District Council where the Committee had queried the decision.

On 18th January 2018, the Committee had raised concerns about planning approval of application 17/1290/FUL – Land Adjacent 82 Kingsway, a particular concern was over-development of the site due to factors including scale and mass (Minute 114).

Councillor Wright advised that he would follow up on the matter and report to the next Committee meeting.

**RESOLVED** that feedback on the decision concerning planning application 17/1290/FUL – Land Adjacent 82 Kingsway, be deferred to the next available meeting.

*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.*

### 151. Lubbesthorpe Strategic Consultative Board

The Committee considered any items for the next meeting of the Lubbesthorpe Strategic Consultative Forum scheduled for 9<sup>th</sup> May 2018.

**RESOLVED** that the following matters be raised:

- a) background to traffic calming on Maytree Drive and Barry Drive in relation to Lubbethorpe Section 106 Highway Improvements; and
- b) potential impact of £250 Management Fee at new Lubbethorpe.

*Reasons for Decision*

- a) *To keep a watching brief on Highway Improvement priorities.*
- b) *To monitor whether the ongoing commitment to pay Management Fees was having an impact on the sale of houses.*

## **152. Financial Comparisons**

The Committee received Financial Comparisons for the period 1st April 2017 to 31st March 2018 (item 10 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 2017/2018.*

## **153. Approval of Accounts**

The Committee noted that there had been no payments made from the Planning & Environment service between 28th February 2018 until 31st March 2018.

## **154. Termination of the Meeting**

The meeting closed at 7.40pm.

**NOTE:**

CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime & Disorder implications of all its activities and to do all that it can to prevent Crime and Disorder in its area.

EQUALITIES ACT 2010

Braunstone Town Council has a duty in carrying out its functions to have due regard to:-

- eliminate unlawful discrimination, harassment and victimisation;
- advance equality of opportunity between different groups; and
- foster good relations between different groups

To ensure that no person receives less favourable treatment on the basis of race, disability, sex, gender re-assignment, sexual orientation, age, religion or belief, marriage or civil partnership, pregnancy or maternity.

These issues were considered in connection with each of the above decisions. Unless otherwise stated under each item of this report, there were no implications.

*These minutes are a draft and are subject to consideration for approval at the next meeting, scheduled for 24<sup>th</sup> May 2018.*

**BRAUNSTONE TOWN COUNCIL**

**PLANNING & ENVIRONMENT COMMITTEE – 24th MAY 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:** 18/0231/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 Lubbethorpe 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:** Lubbesthorpe 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.*

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 24TH MAY 2018**

#### **Item 6 – Planning and Licensing Applications**

##### Purpose

To agree observations on planning and licensing applications received.

##### Planning Applications

- 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
- 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
- 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

**BRAUNSTONE TOWN COUNCIL**

**PLANNING & ENVIRONMENT COMMITTEE – 24th MAY 2018**

**Item 7 – Additional Planning Applications and Licensing Applications**

Purpose

To agree observations on planning and licensing applications received since the publication of the agenda:

Planning Applications

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
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

Licensing Applications

There are currently no additional Licensing Applications.

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 24TH MAY 2018**

#### **Item 8 – Highways Issues - Thorpe Astley**

##### Purpose

To receive and comment on proposals from Leicestershire County Council to address parking issues outside the Royal Mail Depot on Meridian East and Foxton Way, Thorpe Astley.

##### Background

On Thursday 22nd June 2017, the Committee considered issues of safety, parking and speeding on the streets of Thorpe Astley and the impact upon air pollution from congestion on Lubbesthorpe Way (Minute 16). 25 members of the public attended the meeting and the Committee considered and took into account issues raised (Minutes 14).

The Committee resolved:

*that a formal request be submitted to the Director of Environment & Transport, Leicestershire County Council, requesting that Leicestershire County Council work in partnership with Braunstone Town Council:*

- a) to consider changes to the road layout on the northbound carriageway of the A563, Lubbesthorpe Way, between the Meridian Way junction and the Braunstone Lane bridge;*
- b) to consider and consult upon a scheme of works, including improvements to existing crossing points and to the road layout, on Meridian Way and Withers Way; and*
- c) to consider regulatory and preferential parking schemes in the Meridian and Thorpe Astley areas;*

On 6<sup>th</sup> October 2017, the Town Council received a response from the County Council advising that they had commissioned surveys to be carried out in all the areas of concern. The County Council advised that once completed and analysed they will be able to address the concerns raised.

##### Parking/Road Safety – Meridian East/Foxon Way

On 18th April 2018, a report from the County Council regarding parking associated with the Meridian Business Park was sent to the Town Council, which is attached at Appendix 1.

The Town Council have been asked to consider the recommendations and advise if it wishes for the scheme to be progressed. The County Council has offered a meeting with a Highways Officer to discuss the proposals.

Essentially the report recommends that a waiting restriction scheme to reduce the inappropriate parking around junctions should be considered. The report recognises that displaced parking further into the residential estate may occur as a result, however this would be during the day when most residents are at work.

The Map at paragraph 30 of the County Council report (Appendix 1) shows the extent of the proposed restrictions. It is worth noting that there are no proposed restrictions outside the Royal Mail depot on the northbound side of the road, while this could allow for parking for the visitors or stopping for posting letters, in reality, with parking proposed to be restricted in the immediate vicinity, vehicles are highly likely to park on this part of the road all day, meaning there is nowhere to pull in for the post boxes or to pick up parcels. Therefore, consideration should be given to suggesting that the section of Meridian East between Legion Way, northbound outside the Royal Mail, and Meridian Way be restricted to 20 minutes between 6am & 7pm Monday – Friday or appropriate as advised by Highway Officers.

### Highway Improvements – Lubbesthorpe Development

Condition 60 of the planning approval for Lubbesthorpe (11/0100/1/OX) of 14th January 2014 states: *“No more than 301 dwellings shall be occupied until a new access bridge has been provided across the M1 motorway, in accordance with the submitted details, linking the development to the existing highway network at Meridian Way to provide access to the development from the east. The new access bridge shall link to the highway network within the development and shall take into account the requirements of Conditions 46 and 48 attached to this grant of permission. A scheme of works, including improvements to existing crossing points between Murby Way and Foxon Way, shall be submitted to and approved in writing by the District Planning Authority and implemented thereafter in accordance with the Site Wide Phasing Programme”.*

Given the improvements to Meridian Way are a requirement of the planning consent of January 2014, the access bridge across the M1 motorway is now open, and there appears to be no significant progress on what the improvement scheme may contain, let alone its implementation, the Town Council’s representatives on the Lubbesthorpe Strategic Consultative Forum have raised the Town Council’s concerns that the access bridge across the M1 motorway opened in July 2017 and through traffic and construction traffic is using Meridian Way but as yet there are no proposals for mitigation measures.

With no further responses from Leicestershire County Council or offer of assistance from Blaby District Council, a meeting was held on Friday 27th April 2018, attended by the Committee Chair, Councillor Robert Waterton, and Councillors Sharon Betts and Bill Wright, which identified issues to be addressed and ideas for mitigation measures. A summary of the issues and suggested mitigation measures is attached at Appendix 2.

This meeting agreed to gather together the issues identified by the Committee, Councillors and residents, with supporting evidence, and put a case together for improvements. The document setting out the case is scheduled for submission to the next meeting of the Committee on 21st June 2018.

## Linking the Schemes

Given Leicestershire County Council will need to finalise proposals for no waiting restrictions, consult and process the necessary orders, there is time to explore, whether there is an opportunity around the implementation of this scheme, to improve signage, road and lane layout on Meridian Way, including at the junctions of Murby and Foxon Way.

To that extent, it may be worth accepting the offer of the County Council for a meeting with a Highways Officer, with a potential site visit, to explore how the proposed no waiting restrictions could be implemented alongside some initial schemes to improve the safety and crossing points around Meridian Way, now that the road is a through route to Lubbethorpe and Beggars Lane.

## Recommendations

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

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 Lubbethorpe 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.

LEICESTERSHIRE COUNTY COUNCIL

14<sup>th</sup> February 2018

REPORT REGARDING PARKING AND ROAD SAFETY CONCERNS AT  
MERIDIAN EAST AND FOXTON WAY PARKING

Purpose of report

1. To report back to Braunstone town council over the concerns raised with regards to parking outside the Royal Mail Depot on Meridian East and Foxton Way, Thorpe Astley.

Background

2. The council has received numerous complaints over the years regarding inconsiderate parking around the industrial estate and whilst in the past these have been inconsiderate they have not been a safety concern.

Concerns Raised

3. The increased parking and the duration of the parking has led to additional hazards and social and environmental impacts. The impacts include obstruction to other users, damage to verges and kerbs and environmental issues such as noise, littering and safety to users.

Site Descripton

4. Meridian Business Park is a large industrial park and business centre in Enderby it is located close to the M1 at junction 21 and homes a large post office distribution centre.
5. There is limited off street parking for all businesses within the Business Park.
6. There are currently no parking restrictions on the Business Park nor on the residential estate and it is expected that drivers respect the Highway Code and do not park in a dangerous or obstructive manner ensuring that junctions are not obstructed in anyway.

## **Accident Data**

7. In line with national guidance set out by the Department for Transport (DfT), Leicestershire County Council records only reported injury road traffic collisions (RTCs). This is recognised as the most comprehensive set of data because it compiles specific information in statistical forms (Stats 19) completed by the police investigating each reported incident.
8. Whilst it is accepted that other data sources such as; hospital/ambulance and fire and rescue service records may be available, these are unlikely to be sufficiently detailed to enable any meaningful collision data analysis.
9. It is also recognised best practice to use a minimum of three years, but preferably five years, reported injury collision data in any study because this allows for any random fluctuation in collision rates that naturally occur. The Council uses a standard 5 years in our analysis.
10. The analysis below considers police reported injury collisions between 1<sup>st</sup> September 2012 and 31<sup>st</sup> August 2017 (60 months), this is the most up to date information available.
11. During this time there was one reportable injury accident on Meridian Way, four on Meridian East and one on Centurian way. Five were classified as slight injury and one resulted in serious injuries. These occurred annually as shown in Table 1 below:

YEAR	Injury RTCs
2013 (Part: 28.02.13 – 31.12.13)	1
2014 (Full Year)	1
2015 (Full Year)	1
2016 (Full Year)	3
2017 (Full Year)	0
2018 (Part: 1.1.18 – 28.02.18)	0

Table 1: Annual Rate

12. One of these collisions occurred in wet conditions and one during the hours of darkness.
13. There is no predominant collision type.

## **Speed Survey**

14. The area of most concern with speeding was reportedly Foxon Way.
15. A seven day speed survey was completed on Foxon Way, in August 2017, and the average 85th percentile speed recorded (the speed at which 85% of vehicles are travelling at or below) was 31mph; in the 30mph speed limit.

16. This indicates a generally good and consistent compliance with the speed limit and we would not consider this area to suffer from speeding.

### **Parking Survey**

17. A parking survey was completed on the 5th to the 10th October 2017, for a period of four days between the hours of 6:30 to 18:30, to observe the parking behaviours taking place and the durations. **Appendix A**
18. The survey used several cameras with footage recorded for 5 minutes every hour on the hour
19. From this footage the first few seconds were evaluated to determine if there were vehicles parked and the duration.
20. The survey showed that an average of 30 vehicles, were parked on Meridian East on both sides of the carriageway and the grass verges opposite the Royal Mail Depot for the full day

### **Meridian East o/s Royal Mail Depot:**



21. An average of 10 vehicles, were also observed parking on Foxon Way for the full day, from the junction with Meridian Way past the junction with Burchnall Road.

## **Foxon Way, Thorpe Astley junction with Burchnall Road:**



22. The lack of available onsite staff parking provided at the Meridian Business Park, has inevitably shown that carriageway and verge parking is now taking place at alternative locations during the working week

### **Junction improvement options**

23. There are possible solutions to tackle the parking concerns taking place on both Meridian East and Foxon Way, Thorpe Astley where there is currently no parking restrictions at present.

#### **Meridian East**

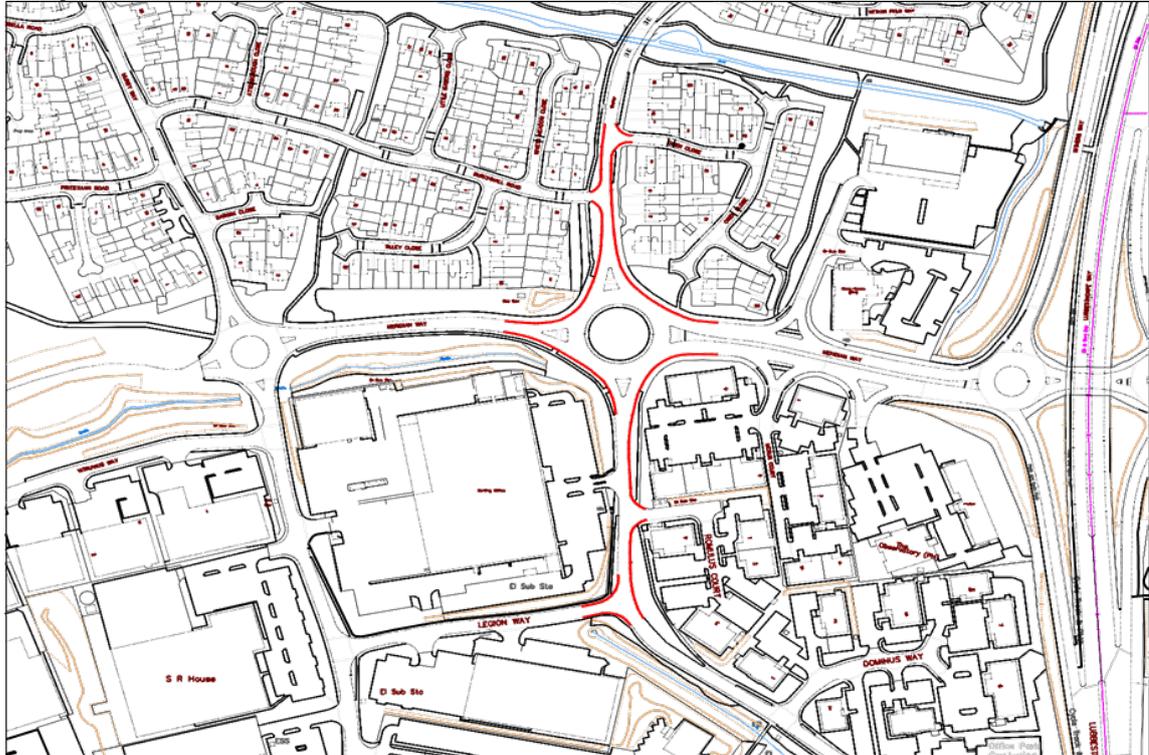
24. Install no waiting at any time restrictions on the carriageway on all approaches from the roundabout on Meridian Way.
25. Install further no waiting at any time restrictions on the carriageway opposite the Royal Mail Depot from the junction with Meridian Way to a point opposite Legion Way, including Romulus Court.
26. This will remove all carriageway and verge parking taking place on one side of the carriageway.
27. A Traffic Regulation Order (TRO) would also need to be made for the restriction to be enforceable. This gives the authority the power to issue a Penalty Charge Notice (PCN) by a CEO.

#### **Foxon Way, Thorpe Astley**

28. Install no waiting at any time restrictions on the carriageway in both directions from the junction with Meridian Way to a point up to Owen Close, including Burchnall Road.

29. A Traffic Regulation Order (TRO) would also need to be made for the restriction to be enforceable. This gives the authority the power to issue a Penalty Charge Notice (PCN) by a CEO.
30. Proposed no waiting at any time restrictions shown in red on the below plan including Meridian East and Foxon Way, Thorpe Astley

### Proposed Plan



31. Resident parking scheme for the residential estate has been considered but would not meet the criteria for implementation. Our initial investigations show that more than 50% of properties throughout the residential estate have off street parking, therefore it is likely that only a minority of residents would require permits.
32. Residents parking schemes would also need support from the wider community and would have to meet all of the criteria below to be considered.
  - At least 50% of the properties affected have no off-street parking facility
  - Residents are unable to park because at least 40% of available kerb space is occupied by non-residents during the normal working day, usually commuters near a town centre or factory premises, who should be using alternative parking that is provided
  - There is sufficient on road space to allow at least one vehicle per household for those who wish to participate in the scheme

33. Residents parking schemes work by residents buying permits and paying extra for additional permits or permits for visitors. Those residents with permits are the only ones who can legitimately park on street.

### **Conclusion**

34. A waiting restriction scheme to reduce the inappropriate parking around junctions should be considered.
35. Displaced parking further into the residential estate may occur however this would be during the day when most residents are at work.
36. On street parking outside of a residents house is not a right and the highway is available for all users.
37. Valuable on street parking throughout the Business Park should be retained to help minimise the impact that the junction protection restrictions will have with regards to displaced parking on the residential estate.

### **Resource implication**

38. The cost of this report which includes traffic survey data and officers time has cost the County Council in excess of £1000.
39. The scheme costs are likely to cost the County Council in excess of £10000.

### **Officer to Contact**

James Whailing - Senior Technician Traffic & Signals  
Tel: 0116 305 6893 Email: [james.whailing@leics.gov.uk](mailto:james.whailing@leics.gov.uk)

Fiona Blockley – Team Manager Traffic & Signals  
Tel: 0116 305 0932 Email: [Fiona.Blockley@leics.gov.uk](mailto:Fiona.Blockley@leics.gov.uk)

# APPENDIX A

## Parking survey

Foxton Way Looking north		
09/10/2017	Car	
08:46	08:58	1
13:59	14:35	1
10/10/2017		
06:30	18:40	1
08:10	18:36	1
09:30	16:00	1
09:45	18:28	1
12:51	13:03	1



Foxton Way Looking South		
05/10/2017		
Marked area full all day plus car parked in the fore ground		
06/10/2017		
06:30	08:00	1
08:00	08:08	1
08:00	17:04	1
08:04	17:04	1
08:20	17:08	1
08:30	17:08	1
08:34	17:16	1
08:34	17:24	1
08:38	18:30	1
08:48	17:08	1
09/10/2017		
07:22	07:46	1
08:26	12:00	1
08:26	12:00	1
08:34	12:00	1
08:34	12:00	1
08:34	12:00	1
08:49	12:00	1
08:49	12:00	1
08:53	12:00	1
08:57	12:00	1
09:00	12:00	1



The green highlight indicates the vehicle was there at the beginning of the survey

The yellow highlight indicates that the vehicle was present at the end of the survey.

Indicates that the vehicle has parked either partially or completely on the verge.

Meridian East		
05/10/2017		
10:12	As at the photo	
10:28	3rd car on verge	
Survey finished at 12 midday		
09/10/2017		
06:30	07:21	
06:30	18:31	
06:30	18:31	
06:40	16:10	
06:40	15:30	
06:57	09:29	
07:13	16:02	
07:37	13:54	
07:45	10:01	
07:53	17:18	
08:53	10:13	
08:57	18:31	
08:57	17:30	
08:57	17:38	
09:13	18:31	
09:13	11:57	
09:37	09:45	
10:05	10:17	
11:25	18:31	
12:26	18:31	



▼ This indicates cars parked on the verge.  
  Car still present at the end of survey  
  Car parked at the start of the survey

10/10/2017		
06:29	13:42	
06:29	13:52	
06:29	13:57	
06:29	13:57	
06:29	13:57	
06:29	13:57	
07:05	13:57	
07:05	13:57	
07:17	13:57	
08:09	13:34	
08:37	13:53	
08:53	13:57	
08:57	13:57	
09:45	13:57	
12:54	13:57	



Meridian east north facing

05/10/2017

10:25	10:29
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:25	10:53
10:33	10:53
10:29	10:53



Meridian east north facing

09/10/2017

06:56	13:57
06:56	15:50
07:28	16:02
07:28	16:02
07:40	13:13
07:44	15:21
08:04	13:53
08:04	13:33
08:32	15:05
08:32	15:17
08:44	12:37
09:24	16:18
11:41	16:58
13:17	16:06
13:53	15:17
13:57	15:46
15:38	15:54
16:22	16:26
16:50	17:22
16:54	17:10

Bus



Meridian east north facing  
10/10/2017

06:28	06:52
06:28	06:52
06:28	06:52
06:28	08:52
06:28	14:53
06:28	13:33
07:00	14:53
07:00	14:33
07:04	10:29
07:08	12:53
08:32	14:37
08:44	10:25
08:56	11:13
09:08	18:14
09:12	09:28
10:13	14:53
11:05	14:53
11:17	18:30
12:13	12:25
12:57	17:18
13:49	14:01
15:21	16:42
17:14	17:18
18:14	18:30



Meridian east north

09/10/2017	
1 Van	4mins
1 Car	4 mins
11:20	12:08

10/10/2017



Meridian east south

05/10/2017

10:50	10:58
11:42	11:46

09/10/2017

09:11	09:15
10:28	10:44
11:24	11:28
12:56	13:00

10/10/2017

07:19	07:32
08:04	08:12
08:52	08:56
08:52	09:08
12:08	12:16



**Assessment of Highway Issues and Potential Improvements  
to Meridian Way, Thorpe Astley**

- Take Photographs of areas of concern.
- Recommend to Community Development that the Speed Sign be located on Meridian Way to collect speed data and vehicle numbers
- Recommend to Community Speedwatch that a Speedwatch session be undertaken on Meridian Way
- Community Speedwatch – take photos and write a statements

**Issues**

- Royal Mail – difficult to cross Meridian Way from Thorpe Astley to Meridian Business Park:
  - Difficult for pedestrians to see cars on the roundabout
  - Difficult for cars to see pedestrians crossing the road until leaving the roundabout
- No traffic calming measures to slow vehicles down
- Construction traffic using Meridian Way to access Lubbethorpe. Risk from heavy plant vehicles.
- Pedestrians from Thorpe Astley have to cross slip road to access Meridian Leisure and the Nursery:
  - Once on to Meridian – speed bumps
  - Walking about in Meridian under control
- Housing a long way off from bridge – feels

**Ideas**

- Bolt down speed bumps
- Construction traffic go through industrial estate
  - Quiet round back
- Improvements to Road signs
- Improvements to Road Layout
- 30mph signs on Meridian Way and entering Murby Way, Foxon Way and Withers Way

Lubbesthorpe Strategic Consultative Forum

Agenda – Meeting Wednesday 9 May 2018 5.30pm

Blaby District Council – Brookes Room

---

To be chaired by Councillor Sheila Scott

1. Welcome
2. Apologies
3. Notes of the previous meeting
  - Minutes from the February forum
  - Clarification of the reference to S106 monies in the minutes of the November forum
4. Matters Arising (see Position Statement Regarding Item 4)
  - General update – Occupations/Primary School 1/ Affordable Housing – dates for first residents moving in
  - Forest House Medical Centre, Warren Lane Planning Application
  - Construction signage update
  - Affordable Housing /Pinchpoint Funding
5. Presentation from Sue Steer – Community Pioneer Worker at Lubbesthorpe. Presentation covering the work that is ongoing at Lubbesthorpe in creating a community and the events and initiatives that have taken place since the February forum.
6. Highway update
  - Any information supplied by LCC in advance of the forum will be provided verbally at the meeting
  - We have requested that a Highway Officer from LCC be in attendance at the meeting - at the time of the preparation of the agenda, we await confirmation
  - Toby France – Arriva will be in attendance. Questions are invited in advance, to be submitted to Louise Hryniw by Tuesday 1 May.
7. Presentation from Jo Ling – Employment, Skills and Training Co-ordinator at Blaby District Council. An update on the various initiatives and placements, and jobs offered, since the update that was given at the November 2017 Forum.
8. Issues from the public

9. Any other business
10. Dates of next meetings

8 August

14 November

## **Position Statement Regarding Items 4 and 6**

### Matters Arising

#### **Item 4**

##### **1. Occupations/Primary School/ Affordable Housing – dates for first residents moving in**

The number of occupations will be provided at the forum so an up to date figure can be given.

The reserved matters application for Primary School 1 was approved on 4 April 2018. The Primary School is due to be open, based on current occupation rates by September 2019. It will be a two-form entry Primary School with a pupil capacity of 420.

The first affordable housing units are due to be occupied imminently. They are to be transferred to the Registered Provider, Midland Heart, and occupied from 24 May (4 units), 30 May (6 units), 19 June (3 units) with further units due in December, and January 2019.

##### **2. Forest House Medical Centre, Warren Lane Planning Application**

The planning application for the extension of the Warren Lane medical practice in Leicester Forest East has been approved (29/3). This practice will take onto its list all patients within the Lubbethorpe development. This extension is to accommodate the additional patient numbers until the on site health centre is provided at 900 occupations

##### **3. Construction signage update**

A request was made to the site Liaison Manager at Lubbethorpe and the on site Project Manager for the signage discussed at the February Forum (relating to the A47/Beggars Lane) to be installed. At the time of preparation of the agenda, the project manager at Lubbethorpe confirmed he would be ordering the signs. A verbal update in connection with this will be provided at the forum.

#### **4. Affordable Housing /Pinchpoint Funding**

The Pinchpoint funding of £5m was paid to Leicestershire County Council in 2013 as part of the Local Pinch Point Fund that was set up by the Department for Transport for the delivery of the bridge over the M1.

There is no record of the developers confirming that they would provide additional affordable housing (over what is secured in the Section 106 Agreement) nor is there any mechanism securing any additional affordable housing over the level secured in the Section 106 Agreement.

#### **Item 6**

At the February forum, the timescales as set out in the S106 Agreement/Planning Conditions for the provision of the various highway works were discussed. Leicestershire County Council have been asked to provide information as to timing for the provision of the works. The detail of the timing of the works in a lot of cases is to be agreed in accordance with the Highways Delivery Strategy which is required to be submitted and approved by 300 dwellings. We have asked LCC to give an indication of exactly when the works will be required to be carried out.

In addition, LCC have been asked to comment/provide information about when the highway works and mitigation measures on the Thorpe Astley side of the development will be carried out, on the basis the bridge over the M1 was delivered earlier in the development than expected.

At the time of preparation of the agenda, responses to the questions had not been received but LCC have confirmed they hope to have provided those responses prior to the forum. A verbal update will be given on any information received.

## **AFFORDABLE HOUSING DETAILS**

The following information was provided at the Forum meeting, concerning affordable housing provision:

The Section 106 agreement requires the following percentages of affordable housing:

- 10% of the first 600 dwellings (60 units)
- 20% of the subsequent 2000 dwellings (so between 601 and 2600) (400 units)
- 25% of the remaining dwellings unless there is a viability problem, but in that scenario the lower percentage cannot be lower than 20% (25% would deliver 413 units, and 20% would deliver 330 units)

The types of tenure provided are:

- Shared Ownership – where an equity stake (of initially not more than 75% and not less than 25%) is sold to the purchaser and they pay rent on the balance and there is flexibility to increase this to 100% ownership
- Social Rent – rented units at Homes England Target Rents
- Affordable Rent – rented units at rents of up to 80% of local market rents

Blaby District's Housing Strategy Team have also confirmed the size of the affordable units on Phase 1. They have confirmed the initial 56 units will be made up of 40 x 2 bed units, and 16 x 3 bed units.