

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

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THURSDAY 11TH FEBRUARY 2021

PRESENT: Councillor Robert Waterton (Chair), Councillor Phil Moitt (Vice-Chair) and Councillors Anthea Ambrose, Sohan Johal, Leanne Lee, Dipen Nathwani, Satindra Sangha, Darshan Singh, Christiane Startin-Lorent and Marion Waterton and Mr John Dodd (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.

182. Apologies

No apologies for absence were received.

183. Disclosures of Interest

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

184. 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.

185. Minutes of the Meeting held 10th December 2020

The Minutes of the Meeting held on 10th December 2020 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 10th December 2020 be approved and signed by the Chairperson as a correct record.

186. 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:** 20/1200/HH
- Description:** Single storey side and rear extension and loft conversion, to include dormer roofs and hip to gable conversion
- Location:** 61 Radford Drive Braunstone Town Leicestershire LE3 3DR (Winstanley Ward)
- Response:**
1. *Braunstone Town Council does not object to the single storey side and rear extensions, subject to no windows, doors or openings at any time in the side elevation of the extension without the explicit consent of the local planning authority; and*
 2. *Braunstone Town Council objects to the dormer roofs and hip to gable conversion of the loft and recommends refusal.*
- Reasons:**
1. *The extension was single storey on a large plot and therefore was unlikely to have an adverse impact on the neighbouring properties; other than any windows, doors or openings in the side elevation would have an adverse impact upon the privacy enjoyed by the neighbouring property.*
 2. *The design of the dormer and hip to gable on the front of the property would be out of keeping with the character and design of the area and would introduce a discordant element to the street scene. The rear dormer and hip to gable would have an adverse impact upon the privacy enjoyed by neighbouring properties, particularly the garden of the bungalow on Beech Drive, where there would be the additional impact of overbearing effect.*
- 2. Application No:** 20/1188/FUL
- Description:** Change of Use from Office (Class Use E) to Alternative Curriculum Training Facility (Class Use F.1) (Retrospective)
- Location:** 64 Amy Street Braunstone Town Leicestershire LE3 2FB (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the Change of Use application; subject to:*

- (a) *the hours of operation being restricted to 8am – 5pm on weekdays, with no hours of operation at weekends and on public holidays; and*
- (b) *the recommendations and actions set out in the Flood Risk Assessment and Flood Warning Evacuation Plan being implemented. NOTE: the applicant should obtain consent where the plans involve use of other private property; for example, the Braunstone Working Men's Club Car Park.*

Reasons:

The site was already being used for non-domestic purposes and no external alterations were proposed; however:

- (a) *the hours of operation should be restricted to avoid adverse impact on the amenity enjoyed by the surrounding residential properties, in terms of noise, traffic and comings and goings; and*
- (b) *to ensure the safety of users and employees in the event of severe flooding.*

3. Application No:

20/1330/HH

Description:

Retention of outbuilding in rear garden

Location:

59 Watergate Lane Braunstone Town
Leicestershire LE3 2XQ (Millfield Ward)

Response:

Braunstone Town Council recommends that the following conditions be applied to any approval of the Outbuilding:

- a) *being used for normal domestic uses related to the residential use of the dwelling;*
- b) *not being used to create a separate residential unit;*
- c) *not being separately sold, let or otherwise disposed of; and*
- d) *no windows or openings in the rear or side elevations of the outbuilding without the explicit consent of the local planning authority.*

Reasons:

- a) *To avoid noise and disturbance impacting on the amenity enjoyed by the neighbouring properties;*
- b) *the outbuilding's layout would provide cramped living conditions and had no internal amenities or separate external amenity space;*
- c) *to avoid overdevelopment of the site/tandem development; and*

d) *To avoid any adverse impact on the amenity enjoyed by neighbouring properties in terms of privacy and noise, given the details of the boundary treatment was unclear from the plans.*

- 4. Application No:** 20/1210/HH
- Description:** Two storey side, front and rear extensions and single storey rear extension
- Location:** 370 Braunstone Lane Braunstone Town Leicestershire LE3 3DE (Winstanley Ward)
- Response:** *Braunstone Town Council objects to the proposed front extension because:*
- a) *the two-storey front extension protrudes slightly further forward than the adjacent front corner point on the two-storey front extension of the neighbouring property at 368 Braunstone Lane; and*
 - b) *the single-storey pitched roof porch protrudes slightly further forward than the adjacent front corner point on the front single-storey extension of the neighbouring property at 368 Braunstone Lane.*
- Reason:** *While the design of the front elevation itself would represent an improvement to the visual amenity of the street scene; permitting building further forward than neighbouring properties would set a precedent and allow the introduction of discordant elements, which would have an adverse impact on the overall visual amenity of the street scene.*

- 5. Application No:** 20/1268/HH
- Description:** Two storey rear and side extension and alterations to roof pitch
- Location:** 30 Hilcot Green Braunstone Town Leicestershire LE3 3SY (Thorpe Astley Ward)
- Response:** *Braunstone Town Council recommends that the following conditions be applied to any approval:*
- a) *on-site parking provision provided within the curtilage of the property for 3 vehicles; which must be of hardbound permeable material and remain available for parking in perpetuity; and*
 - b) *the windows in the side elevation being of opaque glass and no additional windows or*

openings without the prior approval of the local planning authority.

Reasons:

- a) The proposal was for five bedrooms and any additional off-site parking would potentially obstruct access and manoeuvrability of the turning circle and/or lead to parking on public open space, which would be detrimental to this amenity; and*
- b) to protect the amenity of the properties on the other side of the road in terms of privacy, given 30 Hilcot Green was on higher ground and overlooked these properties.*

187. Planning Applications and Licensing Applications

The Committee received details of planning and licensing applications to be considered by Blaby District Council (item 6 on the agenda).

RESOLVED that delegated authority be given to the Executive Officer & Town Clerk, in consultation with the Chair and Vice-Chair of the Committee, to respond to planning application 3, 21/0072/VAR, Variation of condition 2 (Approved Drawings) & 11 (parking layout) of 20/0297/FUL; Land Adjacent To McDonalds, Meridian East, Meridian Business Park.

Reason for Decision

To enable detailed comparison of the original plans and the amended plans to ensure that there would not be an adverse impact upon the operation of the highway nor upon highway safety.

RESOLVED that the following responses be forwarded to Blaby District Council:

Planning Applications

1. Application No: 20/1269/FUL

Description: Change of use from C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 4 children aged 8-18 years old.

Location: 17 Narborough Road South Braunstone Town Leicestershire LE3 2HA (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council does not object to the application to change the use of this dwellinghouse into a residential institution; subject to:*

- (a) there being no more than four children aged between 8 and 17 years old inclusive at any one time being accommodated at the property without explicit consent being sought from and*

- granted by the local planning authority; and*
- (b) *details about the proposed operations of the Children's Home being submitted for consideration and approval prior to the first children being admitted; including arrangements for admissions, discharges, dealing with varying age ranges of the children, rules and sanctions, along with a background to the scheme, aims, objections and mission.*

Reasons: *The scheme would create support for children in a residential rather than institutional setting; however,*

(a) *any expansion may result in undue noise and disturbance; and 18 year olds count as adults not children; and*

(b) *to ascertain the material impact of the proposed operations on the amenity enjoyed by the residents of the neighbouring properties, particularly in terms of noise, disturbance and privacy.*

2. Application No: 20/1275/CLP

Description: Lawful Development Certificate for a proposed single storey side extension.

Location: 9 Foxon Way Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)

Response: *Braunstone Town Council has no objections to the issuing of a Lawful Development Certificate for the proposed single storey side extension.*

Reason: *The proposed single storey side extension did not extend beyond the rear of the property nor to the front of the property, was less than 4 meters in height and its width was less than 50% of the width of the original property.*

Licensing Application

3. Application No: Noorjahan's Kitchen T/A Rice & Spice
Description: Application Renewal

Location: Centurion Way Meridian Business Park

Response: *Braunstone Town Council does not object to the renewal of this street trading application, subject to any conditions applied to the original consent being applied to the renewal consent.*

Reason: *The Town Council was not aware of any public safety, health or environmental issues in relation to this trader; however, it was important that any conditions currently applied continued to be applied in order to meet these objectives.*

188. Additional Planning and Licensing Applications

The Committee received details of a planning application 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 response be forwarded to Blaby District Council:

4. Application No: 21/0045/HH

Description: Single storey rear extension

Location: 117 Westover Road Braunstone Town Leicestershire LE3 3DW (Winstanley Ward)

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

Reason: *The proposal was for a single storey rear extension on a large plot with mature landscaping; therefore there was unlikely to be any adverse impact on the amenity enjoyed by the neighbouring properties.*

189. Neighbourhood Planning

The Committee reviewed the position concerning whether the Town should be designated as a Neighbourhood for the purposes of undertaking a Neighbourhood Plan (item 8 on the agenda).

RESOLVED that the report be noted; and the next review of Neighbourhood Planning be scheduled for November 2021.

Reason for Decision

There was insufficient information available at the current time to determine whether the Council should reconsider its position on Neighbourhood Planning; given the UK Government had not published the consultation results nor the post consultation proposals following publication of its White Paper in August 2020: "Planning for the Future".

190. Lubbesthorpe

The Committee received feedback from a meeting held on 27th January 2021 relating to the impact of the New Lubbesthorpe development on the wider area (notes circulated as item 9 on the agenda); the Committee identified

issues where further information would be needed along with items for discussion at the next scheduled meeting of the Group on 10th March 2021.

RESOLVED

1. that the report of the meeting of the Group held on 27th January 2021 be received and noted;
2. that the following information be sought from Blaby District Council:
 - (a) up-to-date details of the actual and proposed phasing of construction,
 - (b) the phasing and timetable proposals for, and the implications of, an additional school and a Health Centre,
 - (c) explanations around proposals to relieve traffic pressure on the A47 arising from the Lubbesthorpe development and the proposed M69 bridge, and
 - (d) the current situation regarding funds released (including Section 106) by the development and how such funding has been used so far;
 - (e) housing information in a tabular form, e.g. number of houses completed, numbers of two, three and four bedroom properties completed, amount of social and affordable houses completed;
3. that renewed efforts be made to involve Enderby and Lubbesthorpe Parishes in the Group and its discussions; and
4. that the following issues be pursued at the next meeting of the Group scheduled on 10th March 2021:
 - (a) arrangements for managing footpaths and bridal paths, including Lubbesthorpe Bridal Way,
 - (b) arrangements for Abbey Farm, which under the original plans would be retained for community use, and
 - (c) details about the water main for the original hamlet and whether this would need to be replaced.

Reasons for Decision

1. *To receive details of current and ongoing matters discussed relating to the new Lubbesthorpe development and its impact.*
2. *To receive an update on progress with the development and matters relating to its impact on the parish and the wider area.*
3. *To ensure wider perspectives were considered and issues in common identified.*
4. *To ensure that recreation and community amenity along with services enjoyed by residents of Lubbesthorpe and the surrounding parishes would be protected and enhanced.*

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: _____