

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 12TH AUGUST 2021

PRESENT: Councillor Robert Waterton (Chair) and Councillors Sohan Johal, Leanne Lee, Phil Moitt, Satindra Sangha, Christiane Startin-Lorent and Marion Waterton.

Councillor Parminder Basra (Vice-Chair) observed the meeting remotely through Zoom Video Conferencing.

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

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

21. Apologies

Apologies for absence were received from Councillors Anthea Ambrose and Dipen Nathwani.

22. Disclosures of Interest

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

23. 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 in attendance.

24. Minutes of the Meeting held 17th June 2021

The Minutes of the Meeting held on 17th June 2021 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 17th June 2021 be approved and signed by the Chairperson as a correct record.

25. 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:

Planning Applications

- 1. Application No:** 21/0804/HHPD
- Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 8.0m, for which the maximum height would be 4.0m and the height to the eaves would be 3.0m.
- Location:** 47 Kingsway North Braunstone Town Leicestershire LE3 3BD (Winstanley Ward)
- Response:** *Braunstone Town Council has the following comment on the application to determine if prior approval is required for a proposed Larger home extension: according to the submitted plans, the proposed single rear extension appears to join the existing dwelling to an existing outbuilding, presumed to be a garage, and therefore due to size and footprint, a full application should be submitted.*
- Reason:** *By linking the existing dwelling to an existing outbuilding, the size and footprint of the proposal would require a full application to determine the impact on parking and on the amenity enjoyed by the neighbouring properties.*
- 2. Application No:** 20/1235/FUL
- Description:** Erection of x1 detached one and a half storey dwelling
- Location:** 1 Hat Road Braunstone Town Leicestershire LE3 2WF (Millfield Ward)
- Response:** *Braunstone Town Council objects to this application due to the proposed development resulting in:*
- (a) overdevelopment of the site due to consideration of scale and mass;*
 - (b) insufficient amenity space for both the new and existing dwelling;*
 - (c) insufficient on-site parking provision for both the new and existing dwellings.*

- Reasons:**
- (a) *The proposed dwelling's size on a plot with little depth would result in it being built in close proximity to both 1 and 3 Hat Road resulting in cramped living conditions.*
 - (b) *The proposed dwelling was built on the existing amenity space for 1 Hat Road and the creation of the new dwelling would result in cramped living conditions for both dwellings which would have little useable amenity space.*
 - (c) *The proposal would result in parking for both 1 Hat Road and the new dwelling being on the highway, close to a junction and a local school; a school clear zone was in operation in this area, due to access and highway safety concerns, as a result of over-parking on these narrow roads.*

3. Application No: 21/0480/HH

Description: Single storey side extension

Location: 8 Foxon Way Thorpe Astley Braunstone Town
Leicestershire LE3 3TP (Thorpe Astley Ward)

Response: *Braunstone Town Council has no objections to the application; subject to the existing parking arrangements, as shown in the plans, being retained for such use.*

Reasons: *To avoid over-parking on the highway close to a junction and the shared access, which would present dangers to highway safety; and to avoid additional parking on the shared access, which could result in obstruction of the access to the neighbouring properties.*

4. Application No: 21/0634/HH

Description: Two storey side extension

Location: 67 Watergate Lane Braunstone Town
Leicestershire LE3 2XQ (Millfield Ward)

Response: *Braunstone Town Council does not object to the application; subject to:*

- (a) *no windows or openings in the side elevation of the proposed extension without the explicit consent of the local planning authority; and*
- (b) *on-site parking provision for three vehicles being provided within the curtilage of the*

property, being hardbound porous material and remaining available for such use in perpetuity.

- Reasons:**
- (a) To protect the amenity enjoyed by the neighbouring property in terms of privacy.*
 - (b) The proposal would increase the size of the property from three to five bedrooms. Any additional on-street parking on Watergate Lane, which was used to access local side streets and local services and facilities, could have an adverse impact on highway safety.*

5. Application No: 21/0661/FUL

Description: Erection of dwelling to rear of 10 Millfield Crescent with access from Farmway

Location: 10 Millfield Crescent Braunstone Town Leicestershire LE3 2XJ (Millfield Ward)

Response: *Braunstone Town Council objects to this application due to the proposed development resulting in:*

- (a) overdevelopment of the site due to consideration of scale and mass; and*
- (b) insufficient amenity space for both the new and existing dwelling.*

- Reasons:**
- (a) The proposed dwelling's size on a small plot would result in it being built in close proximity to both 3 Farmway and 10 Millfield Crescent resulting in cramped living conditions.*
 - (b) The proposed dwelling was built on the existing amenity space for 10 Millfield Crescent and the creation of the new dwelling would result in cramped living conditions for both dwellings which would have little useable amenity space.*

6. Application No: 21/0613/HH

Description: Erection of 2-metre-high boundary fence

Location: 7 Wilson Close Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)

Response: *Braunstone Town Council objects to the application since the erection of a 2-metre-high fence in the proposed location would be out of keeping with the character and appearance of the*

area.

Reason: *The fence would protrude the building line narrowing the open aspect of the street scene. This could set a precedent with the property on the opposite side of the road making a similar application, which would result in the bottom end of the street next to the turning circle being boxed in. Similarly, properties which face the street could argue that they could similarly enclose the front curtilage of their properties. 7 Wilson Close had an enclosed rear amenity area and had suitably enclosed the area which the application related to with a hedgerow.*

26. Planning Applications and Licensing Applications

The Committee noted there were no planning and licensing applications to be considered.

27. 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:

- 1. Application No:** 21/0931/FUL
- Description:** Change of use of a dwellinghouse (use class C3) to a children's home for a maximum of three under 16-year-olds at any one time. (Use class C2).
- Location:** 132 Narborough Road South Braunstone Town Leicestershire LE3 2FQ (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council objects to the change of use application due to considerations of:*
a) insufficient secure outdoor amenity space;
and
b) insufficient arrangements for staff parking and deliveries.
- Reasons:** *While Braunstone Town Council supported the principle of accommodating children who were in care in the community, rather than in an institutional setting:*
a) the property lacked safe, secure and usable

outdoor amenity space, which would be essential for the health and wellbeing of vulnerable young people; and
b) *the cramped nature of the site would result in staff, visitor and delivery parking on the highway, close to a road junction, which presented highway safety concerns.*

- 2. Application No:** 21/0727/HH
- Description:** Single storey front, two storey side and rear and single storey rear extensions, loft conversion with dormer window to rear and external insulation and render
- Location:** 36 Colbert Drive Braunstone Town
Leicestershire LE3 2JB (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council:*
1. *does not object to the extensions or external insulation and render; subject to:*
a) *permanent on-site parking for at least 3 vehicles,*
b) *no windows in the side elevation of the side extension without the explicit consent of the local planning authority; and*
2. *objects to the proposed dormer window and Juliet Balcony to the rear.*
- Reasons:**
1. *The property was located on a large plot; however:*
a) *over-parking on the highway should be prevented, which may present safety concerns to highway users,*
b) *the amenity enjoyed by the occupants of the neighbouring property, at 38, in terms of privacy, should be protected.*
2. *The proposed rear dormer window and Juliet Balcony would provide for a vantage point providing views over the neighbouring properties private amenity spaces, having an adverse impact on the privacy enjoyed by the occupants of these properties.*

Licensing Applications

The Committee noted that there were no licensing applications.

15. **Planning Decisions**

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

RESOLVED

1. that Councillor Phil Moitt contact the Planning Case Officer for more information behind the decision to approve Planning Application 21/0443/FUL, Change of use of two houses from residential dwelling (C3) to care home (C2) including extensions and alterations (Revised Scheme), at 89 and 91 Narborough Road South; and
2. that Councillors Satindra Sangha and Christiane Startin-Lorent contact the Planning Case Officer for more information behind the decision to approve Planning Application 21/0671/FUL, Erection of 4 vertical extraction flues, at Unit 4 Vitruvius Way Meridian Business Park.

Reasons for Decision

1. *To understand the assessment of the application in terms of impact on neighbouring properties, visual amenity, design and layout and overdevelopment.*
2. *To understand the assessment of the application in terms of impact on the environment and air quality, and why no conditions were applied to restrict the use of paints and chemicals to those detailed in the application.*

28. **Feedback on Planning Application Decisions**

The Committee noted there was no feedback concerning planning application decisions by Blaby District Council where the Committee had queried the decision.

29. **Climate Change and Environmental Strategy – Consultation Draft**

The Committee received the Consultation Draft of the Climate Change and Environmental Strategy in order to determine whether the Committee had any comments (item 10 on the agenda).

RESOLVED that the draft Climate Change and Environmental Strategy be supported.

Reason for Decision

To support the framework for the Town Council to take action to respond to Climate Change and enhance the local environment.

30. **Lubbesthorpe**

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development.

Councillor Robert Waterton reported on the work of the Group of local parishes as follows:

- (a) the Group continued to struggle to obtain the data necessary to carry out its work;
- (b) the Group had been advised that Blaby District Council's Planning Department only needed the housing occupation figure;
- (c) work was ongoing to keep up to date with improvements to highways and health services; there was concern over proposals to move Forest House Medical Centre operations from Braunstone Crossroads into the New Lubbesthorpe health facility;
- (d) Sue Steer, Community Development Worker for New Lubbesthorpe, had attended the Group to discuss her work, which was well received; and
- (e) details of the Section 106 trigger points were due to be considered at the next meeting.

RESOLVED that the update be noted.

Reason for Decision

To receive details of current and ongoing matters discussed relating to the new Lubbesthorpe development and its impact.

31. Dog Poop Scoops

The Committee considered revised charges for the sale of Poop Scoops for dogs following the purchase of bio-degradable bags (item 12 on the agenda).

RESOLVED that the fee charged for 100 bio-degradable dog poop scoop bags be increased to £1.20 including VAT.

Reason for Decision

To provide alternative bio-degradable dog poop scoop bags, ensuring that the Council provided access to products which were more environmentally friendly, while ensuring that purchase costs were covered by the resale price.

32. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2021 to 31st July 2021 (item 13 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 2021/2022.

33. Approval of Accounts

The Committee noted there were no payments from 9th June 2021 until 3rd August 2021.

The meeting closed at 9.05pm.

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: _____