

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

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THURSDAY 15TH APRIL 2021

PRESENT: Councillor Robert Waterton (Chair), Councillor Phil Moitt (Vice-Chair) and Councillors Anthea Ambrose, Sohan Johal, Leanne Lee, Dipen Nathwani, 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 was one member of the public present at the meeting.

205. Apologies

No apologies for absence were received.

206. Disclosures of Interest

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

207. 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 was one member of the public present.

208. Minutes of the Meeting held 11th March 2021

The Minutes of the Meeting held on 11th March 2021 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 11th March 2021 be approved and signed by the Chairperson as a correct record.

209. Planning and Licensing Applications dealt with under Delegated Authority

The Committee noted that there had been no responses to planning or licensing applications taken under Delegated Authority.

210. 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 the following responses be forwarded to Blaby District Council:

Planning Applications

- 1. Application No:** 21/0088/FUL
- Description:** Erection of detached bungalow including associated off-street parking and landscaping
- Location:** 18 Percy Street Braunstone Town Leicestershire LE3 2FL (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- 1. the design, layout, landscaping, appearance and access being in accordance with the Design & Access Statement;*
 - 2. the landscaping and boundary fences being installed prior to occupation;*
 - 3. the on-site parking, shown in the plans being made available for use prior to occupation and remaining available in perpetuity; and*
 - 4. the access to the site being wide enough to accommodate access by an emergency vehicle.*
- Reasons:** *The proposed dwellings would contribute towards housing supply while being in a sustainable location with access to services and public transport:*
- 1. the design and features appeared to be in keeping with the character of the area;*
 - 2. to ensure proper private amenity space would be provided and the privacy of the residents of the new and surrounding properties was maintained;*
 - 3. to prevent over parking on street, including the footway, close to the new access road, which could impact adversely on highway safety; and*
 - 4. to ensure that an ambulance or fire appliance could gain easily access to both bungalows, if required.*

Licensing Applications

The Committee noted that there were no licensing applications.

211. 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:

- 2. Application:** 21/0152/HH

Description: Single storey rear extension and internal alterations

Location: 16 Kingsway Braunstone Town Leicestershire LE3 2JH (Ravenhurst & Fosse Ward)

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

Reason: *The extension was single storey at the rear on a large plot and therefore was unlikely to have an adverse impact on the neighbouring properties.*
- 3. Application:** 21/0155/HH

Description: Single storey and two storey rear extension

Location: 20 Maple Avenue Braunstone Town Leicestershire LE3 3FH (Winstanley Ward)

Response: *Braunstone Town Council does not object to the application; subject to their being no windows or openings in the side elevation of the proposed extension without the prior consent of the local planning authority.*

Reason: *The extension was to the rear on a large plot and therefore was unlikely to have an adverse impact on the neighbouring properties, other than any side windows would impact on the privacy enjoyed by the neighbouring property at no.18.*
- 4. Application:** 21/0132/HH

Description: Loft conversion to include raising of roof, 2 new gable walls, side window and dormer windows and roof lights to front and rear and associated

alterations and single storey rear extension

Location: 512 Braunstone Lane Braunstone Town
Leicestershire LE3 3DH (Winstanley Ward)

Response: *Braunstone Town Council:*

1. *does not object to the loft conversion to include raising of roof, 2 new gable walls, side window and dormer window and roof lights to the front; subject to the side window being of opaque glass and non-opening or any storm window being two metres above the floor level; and*
2. *objects to the dormer window to the rear.*

Reasons:

1. *The property was detached and on a large plot, the front faced a mature woodland; however, any side window with clear glass which could be opened could result in an adverse impact on the privacy enjoyed by the neighbouring property, no. 510.*
2. *The proposed rear dormer window 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.*

5. Application: 20/1269/FUL

Description: The following amendments have been made to this application:

1. The description for this application has been revised following instruction from the applicant. The original description was "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" to which has been revised to the following "Change of use from C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 3 children aged 8-18 years old".

2. The applicant has submitted further information as part thereof this planning application. The documentation has been uploaded to the online application file and dated the 8th April 2021. The documents are titled a 'House Location Impact Assessment' and a 'Supporting Statement'.

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

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

- a) *there being no more than three 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) *while the revised application stated further information had been provided, this was not available on the online application file and was needed 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.*

6. Application: 21/0072/VAR

Description: Variation of condition 2 (Approved Drawings), 9 (land levels) & 11 (parking layout) of 20/0297/FUL

Location: Land Adjacent To Macdonalds Meridian East
Meridian Business Park Braunstone Town
Leicestershire (Winstanley Ward)

Response: *Braunstone Town Council supports the application to vary conditions 2, 9 and 11 in order to redesign the layout of the car park.*

Reason: *The proposals would not reduce the number of spaces being provided and the relocation of 5 parking bays to the main car would reduce congestion at the entrance to the site and the “drive-thru” and therefore would reduce the likelihood on congestion on the highway network compared to the original approved design.*

7. Application: 20/1200/HH

The following amendments have been made to this application:

Description: 1 The proposed development has changed. It is no longer proposed to convert the loft, erect dormer roofs or convert the hipped roof to a gable end. It is now proposed to erect a two storey and single storey side and rear extensions.

Location: 61 Radford Drive Braunstone Town Leicestershire LE3 3DR (Winstanley Ward)

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

- a) *the existing on-site parking being maintained and available for such use in perpetuity;*
- b) *the windows in the side elevation of the proposed extension being of opaque glass and non-opening or any storm window being two metres above the floor level.*

Reasons:

- a) *The proposal was to increase the number of bedrooms from 3 to 4; the property was located close to a junction and any additional parking on the highway could have an adverse impact upon the safety of highway users.*
- b) *Any side window with clear glass which could be opened could result in an adverse impact on the privacy enjoyed by the neighbouring property, no. 59.*

Licensing Applications

The Committee noted that there were no additional licensing applications.

212. Lubbesthorpe

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development along with feedback from the recent meeting of local Parishes (item 8 on the agenda).

It was noted that representatives from Braunstone Town Council, Kirby Muxloe, Enderby and Leicester Forest East had attended the meeting.

Both Councillor Robert Waterton and Councillor Norma Beck (Kirby Muxloe Parish Council) had attended a meeting of Lubbethorpe Parish Council on Monday 12th April 2021 to explain to purpose of the Local Parishes Group and to invite representatives from Lubbethorpe Parish Council to attend. However, no representatives had attended the Group meeting on 14th April. The next meeting of the Group would take place on 19th May 2021.

RESOLVED that the report be noted and be included on the agenda for the next scheduled meeting of the Committee.

Reason for Decision

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

213. Financial Comparisons

To receive Financial Comparisons for the period 1st April 2020 to 31st March 2021 (item 9 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 2021/2021.

214. Approval of Accounts

The Committee noted that there were no payments from 1st March 2021 until 31st March 2021.

The meeting closed at 7.45 pm.

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: _____