

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 17TH JUNE 2021

PRESENT: Councillor Robert Waterton (Chair), Councillor Parminder Basra (Vice-Chair) and Councillors Anthea Ambrose, Sohan Johal, Leanne Lee, Phil Moitt, Dipen Nathwani, Christiane Startin-Lorent and Marion Waterton.

Councillor Satindra Sangha and Mr John Dodd (Ex-Officio) 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.

9. Apologies

No apologies for absence were received.

10. Disclosures of Interest

Disclosures of Non-Pecuniary interest were declared under agenda item 7, Additional Planning Applications and Licensing Applications, by:

- i. Councillor Leanne Lee in planning application 21/0418/HH, 30 Valley Drive; and
- ii. Councillor Christiane Startin-Lorent in planning application 21/0461/HH, 57 Haskell Close.

11. 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.

12. Minutes of the Meeting held 20th May 2021

The Minutes of the Meeting held on 20th May 2021 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 20th May 2021 be approved and signed by the Chairperson as a correct record.

13. 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 Application

- 1. Application No:** 21/0193/HH
- Description:** Single storey front, side and rear extensions
- Location:** 52 The Osiers Braunstone Town Leicestershire LE3 2XN (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- (a) the on-site parking provision being provided as set out in the car parking plan submitted with the application, which must be of a hard bound porous material and remain permanently available for use; and*
 - (b) no windows or openings in the side elevation of the proposed extension, without the explicit consent of the local planning authority.*
- Reason:** *The proposal was single storey, where there was existing single storey buildings on part of the footprint, therefore, it was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties; however:*
- (a) to avoid additional parking in the cul-de-sac, especially around the turning area, which could present highway safety issues; and*
 - (b) to protect the amenity enjoyed by the neighbouring property in terms of privacy.*
- 2. Application No:** 21/0335/HH
- Description:** Single storey side and rear extension

Location: 6 Edith Avenue Braunstone Town Leicestershire
LE3 2JD (Ravenhurst & Fosse Ward)

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

Reason: *The proposal was single storey; therefore, it was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties; however, it was important to protect the amenity enjoyed by the neighbouring property in terms of privacy.*

3. Application No: 21/0087/HH

Description: Retention of two storey rear extension and associated alterations (revised scheme)

Location: 15 Percy Street Braunstone Town Leicestershire
LE3 2FL (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council does not object to the proposed revisions to the scheme.*

Reason: *The revised scheme involved a rear dormer in the roof space of a single storey dwelling. The property to the rear was not a domestic dwelling; therefore, there was unlikely to be any adverse impact on the amenity enjoyed by neighbouring properties.*

14. 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).

In respect of the second Planning Application to be considered, 21/0640/DOC: Application for the discharge of condition 13 (tennis court perimeter fencing) imposed on planning permission 16/1550/FUL; The Pavilion, Shakespeare Park, Avon Road; since Braunstone Town Council was the applicant, the Committee decided not to submit a consultation response.

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

Planning Applications

- 1. Application No:** 21/0443/FUL
- Description:** Change of use of two houses from residential dwelling (C3) to care home (C2) including extensions and alterations (Revised Scheme).
- Location:** 89 And 91 Narborough Road South Braunstone Town Leicestershire LE3 2HD (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council objects to the application and recommends refusal due to the proposals:*
- a) *being out of keeping with the character and appearance of the area;*
 - b) *resulting in the overdevelopment of the site due to factors including footprint, scale and massing;*
 - c) *not providing a satisfactory relationship with nearby uses that would be significantly detrimental to the amenities enjoyed by the neighbouring occupiers in respect of noise, disturbance, hours of working and vehicular activity;*
 - d) *vehicular access to and from the site impacting on highway safety; and*
 - e) *the design and layout not being suitable for use as a C2 Care Home.*

Note: Braunstone Town Council recommends the neighbour at number 87 be actively consulted concerning the proposals.

- Reasons:**
- a) *The two storey glass extension linking the single dwelling at 91 and the semi-detached dwelling at 89 would add a discordant element to the street scene and create a future development precedent.*
 - b) *No.1a Turnbull Drive had already been developed on the original curtilage of 91 Narborough Road South; previous applications to convert the garage of 91 Narborough Road South were refused on grounds, which included footprint, scale and massing on the site.*
 - c) *The linking of 89 & 91 and the Garage to No91 and change of Use to a Care Home*

would create a large facility, which would be joined to number 87 Narborough Road South and in close proximity to No.1a Turnbull Drive and would have an adverse impact on the amenity enjoyed by the residents of both properties.

- d) There was no provision for a turning facility for the five parking spaces proposed off Turnbull Drive; therefore, these parking spaces could only be accessed or exited by reversing over the pavement close to a junction/roundabout, with neighbouring properties and parked cars obscuring views, presenting danger to highway users, particularly pedestrians.
- e) The disconnected upper floors only had one access stair case each with no lift facility, presenting a risk to life in the event of an emergency.

- 3. Application No:** 21/0455/HH
- Description:** Single storey rear extension
- Location:** 54 Farmway Braunstone Town Leicestershire LE3 2XA (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the single storey rear extension.*
- Reason:** *The proposed extension was single storey at the rear of the property; adjacent to a building on the neighbouring property; therefore, there was unlikely to be an adverse impact on the amenity enjoyed by the neighbouring properties.*
- 4. Application No:** 21/0404/FUL
- Description:** 2 No. rapid electric vehicle charging stations
- Location:** Mcdonalds Restaurant Meridian East Meridian Business Park Braunstone Town
- Response:** *Braunstone Town Council does not object to the installation of 2 rapid electric vehicle charging stations as set out in the submitted plans and specifications; subject to their use being strictly limited to customers and staff of McDonalds Restaurant, Meridian Business Park, with signage erected advising of the restrictions and there being no publicity to encourage their use beyond customers or staff.*

Reason: *At busy times queues form on Meridian East and Meridian South to access this site causing congestion around the junctions; therefore on-site parking should not be reduced nor should additional visitors be encouraged to access facilities on the site.*

5. Application No: 21/0171/CLP

Description: Certificate of Lawfulness (proposed) for a single storey rear extension

Location: 19 Sherard Way Thorpe Astley Braunstone Town Leicestershire LE3 3TN (Thorpe Astley Ward)

Response: *Braunstone Town Council has no objections to the Certificate of Lawfulness for a single storey rear extension.*

Reason: *The extension was single storey to the rear of a detached property and was built partly on an existing footprint for a conservatory; therefore, it was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring property.*

Licensing Applications

The Committee noted that there were no licensing applications.

15. 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:

6. Application No: 21/0461/HH

Description: First floor side extension, single storey rear extension and conversion of garage to habitable room

Location: 57 Haskell Close Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)

Response: *Braunstone Town Council does not object to the application; subject to:*
i. provision of on-site parking for three

vehicles, which should be provided prior to occupation of the extension and permanently remain available for use; and

ii. no windows or openings in the side elevation of the first floor side extension without the prior consent of the local planning authority.

Reasons:

i. To avoid additional parking on the shared access and turning circle of the cul-de-sac, potentially causing obstruction and highway safety issues.

ii. To protect the amenity enjoyed by the neighbouring property in terms of privacy.

7. Application No: 21/0671/FUL

Description: Erection of 4 vertical extraction flues

Location: Unit 4 Vitruvius Way Meridian Business Park Braunstone Town (Thorpe Astley Ward)

Response: *Braunstone Town Council does not object to the erection of 4 vertical extraction flues; subject to:*

i. appropriate mitigation measures being in place to ensure that the flues would not be detrimental to the amenity of the surrounding area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit;

ii. ongoing maintenance of the flues and replacement of the filters in accordance with the manufacturer's instructions; and

iii. only permitted to use the paints and chemicals detailed in the schedule submitted with the application.

Reasons:

i. To avoid any detriment to the local environment and amenity, which could adversely affect those working in the area, those living in the nearby residential area and the local wildlife.

ii. To ensure that their effectiveness at filtering out chemical particles was maintained.

iii. To ensure that the level of air pollution would not be increased by substituting the production line for substandard or cheaper paint and chemical products.

8. Application No: 21/0418/HH

Description: Two storey side extension with render and demolition of existing outhouse

Location: 30 Valley Drive Braunstone Town Leicestershire
LE3 3EE (Winstanley 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 of the extension being of opaque glass and no additional windows or openings without the prior approval of the local planning authority.*

Reasons:

- a) *The proposal would make the property a four bedroomed home and any additional off-site parking would potentially cause highway safety issues near to a junction and the adjacent access; and*
- b) *to protect the amenity of the property on the other side of the adjacent access in terms of privacy.*

9. Application No: 21/0428/HH

Description: Proposed single storey side and rear extension with demolition of existing conservatory

Location: 17 The Osiers Braunstone Town Leicestershire
LE3 2XN (Millfield Ward)

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

- i. *the building materials (walls, roof and fenestration) matching those of the existing dwelling; and*
- ii. *the existing parking on the front curtilage of the property remaining available for use.*

Reason: *The proposed extensions were single storey and adjacent to buildings on the neighbouring properties; therefore, there was unlikely to be an adverse impact on the amenity enjoyed by these neighbouring properties; however:*

- i. *it was important to protect the visual amenity of the close; and*
- ii. *avoid additional parking on the turning circle, which could result in obstruction and present highway safety issues.*

- 10. Application No:** 21/0473/HH
- Description:** First floor side extension, garage conversion into the habitable room with pitched roof to front
- Location:** 3 Cobbett Road Thorpe Astley Braunstone Town Leicestershire (Thorpe Astley Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- i. replacement on-site parking, within the curtilage of the property, which must be of a hardbound porous material; and*
 - ii. no windows in the first floor side elevation of the extension, without the explicit consent of the local planning authority.*
- Reasons:**
- i. To ensure that the parking space provided for in the existing garage continued to be available to avoid additional highway parking.*
 - ii. To protect the amenity enjoyed by the neighbouring property in terms of privacy.*

- 11. Application No:** 21/0448/HH
- Description:** 2 Storey side extension
- Location:** 20 Leyland Road Braunstone Town Leicestershire LE3 2JR (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- i. the garage space being retained for car parking; as indicated in the plans; and*
 - ii. No side windows or openings in the side elevation of the proposed extension without the consent of the local planning authority.*
- Reasons:**
- i. To ensure that the parking space provided for in the existing garage continued to be available to avoid additional highway parking.*
 - ii. To protect the amenity enjoyed by the neighbouring property in terms of privacy.*

Licensing Applications

The Committee noted that there were no licensing applications.

16. Planning Decisions

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

RESOLVED that the decisions be noted.

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.

17. Feedback on Planning Application Decisions

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

Efforts remained underway to discuss with the Planning Department application 20/1002/FUL; 3 Shottery Avenue. The Town didn't object to this application and supported sustainable business and mixed use where appropriate. However, the Committee was keen to understand the relevant planning provisions which could be applied in a predominantly residential area to strike a balance between sustainable business activity and residential use, since it was going to be increasingly important in a changing world following Covid-19 and with addressing the changes to the climate.

RESOLVED that the update be received and noted.

Reason for Decision

To ensure that the Committee developed its knowledge of relevant planning provisions, which could be applied in a predominantly residential area to strike a balance between sustainable business activity and residential use.

18. Lubbesthorpe

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development (item 10 on the agenda).

The next meeting was scheduled for 30th June 2021; when Sue Steer, New Lubbesthorpe Community Worker, was due to attend. The Chair had also spoken with John Richardson, Strategic Director at Blaby District Council, concerning the Group being furnished with information concerning progress with the development and delivery of the Section 106 service and infrastructure improvements.

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.

19. Review of arrangements for Planning & Environment Committee

The Committee considered options to revise the Planning & Environment Committee schedule and where appropriate make recommendations to Policy & Resources Committee and Council (item 11 on the agenda).

RESOLVED

- that Planning & Environment Committee have 6 meetings per year; i.e. once per cycle, starting at 7.30pm; with the meetings scheduled prior to Community Development Committee being cancelled; any other urgent business would require an extraordinary meeting to be scheduled;
- that planning and licensing applications no longer be routinely considered by Committee or under delegated authority; only major applications or applications called-in by Committee Members being considered by Committee (or under delegated authority) as set out below:

Automatic Consideration	Planning Application Call-ins	Prior Notification Call-ins
<p>BRAUNSTONE TOWN (including Thorpe Astley and Meridian)</p> <p>FUL Full Planning HH Householder Applications all two-Storey, front & side OUT Outline TEL Telecommunications Prior Notification</p> <p>LUBBESTHORPE AND MOTORWAY RETAIL AND EMPLOYMENT AREA</p> <p>OUT Outline</p> <p><i>All other applications be subject to call-in</i></p>	<p>ADV Advertisement CC County Council CL Lawful Use Certificate DOC Discharge of Conditions EIA Environmental Impact Assessment ELEC Electricity Line HAZ Hazardous Substances HED Hedgerow Removal HH Householder Applications Single Rear Extensions & Rear Garden Outbuildings only LBC Listed Building Consent NMAT Non-Material Amendment PIP Planning in Principle RM Reserved Matters TDC Technical Details Consent TY Works to protected trees TC Works to trees in Conservation Area VAR Variation of Conditions</p>	<p>AGR Agricultural CLAS prior notification change of use DEM Demotion HHPD Notification of Larger Household Rear Extension HHPDAA Enlargement of Dwelling with Additional Storeys PT4 Use of Bld & Land as State Funded School and Temporary use PT7CLC Click and Collect Facilities PT14J Installation or Alterations of Solar Equipment - Non Domestic PT20 Additional new dwelling(s) to existing Non-Dom Sites & existing blocks of flats S74B Variation to Construction Working Hours TMPCOU Temporary Change Of Use from Class E and Sui Generis to A5 (Sui Generis) Takeaway</p>

- that the arrangements be reviewed by Committee at its meeting scheduled for 6th January 2022.

Reason for Decision

1. *To avoid Planning & Environment Committee meetings overrunning into Community Development Committee meetings.*
2. *To ensure that the Council responded to planning and licensing applications which may have a significant impact and providing capacity to deliver the Committee's non-planning and licensing application business.*
3. *To provide a reasonable time period to trial the arrangements and, in the event that it didn't operate effectively, to consider alternative options for the Committee's schedule in 2022/23.*

20. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2021 to 31st May 2021 (item 12 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.

21. Approval of Accounts

The Committee received consider payments from 1st April 2021 until 8th June 2021 (item 14 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 1st April 2021 until 8th June 2021 be approved.

Reason for Decision

To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations.

The meeting closed at 9.40pm.

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.

SIGNED: _____

DATE: _____