

## **BRAUNSTONE TOWN COUNCIL**

### **MINUTES OF PLANNING & ENVIRONMENT COMMITTEE**

#### **HELD AT BRAUNSTONE CIVIC CENTRE**

**THURSDAY 20TH MAY 2021**

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

Councillor Satindra Sangha 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.

#### **1. Apologies**

Apologies for absence were received from Councillor Dipen Nathwani and Mr John Dodd (Ex-Officio).

#### **2. Disclosures of Interest**

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

#### **3. 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.

#### **4. Minutes of the Meeting held 15th April 2021**

The Minutes of the Meeting held on 15th April 2021 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 15th April 2021 be approved and signed by the Chairperson as a correct record.

#### **5. 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.

## 6. 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:** 21/0208/FUL  
**Description:** Change of Use to hot food takeaway (Sui Generis) and associated works including external flue

**Location:** 7 Cyril Street Braunstone Town Leicestershire LE3 2FF (Ravenhurst & Fosse Ward)

**Response:** *Braunstone Town Council does not object to the change of use application and associated works; subject to:*

  - i. the smell, noise and vibration levels from the proposed flue not being perceptible within any adjacent property; and*
  - ii. installation of a litter bin on the front curtilage of the premises.*

**Reason:** *The existing premises was a café and within a neighbourhood parade; however:*

  - i. it was important to avoid any adverse impact upon neighbouring properties in terms of smell, noise and vibration; and*
  - ii. to take steps to avoid an increase in litter in the area as a result of the activities provided for by the change of use.*
  
- 2. Application No:** 21/0349/FUL  
**Description:** Use of dwellings currently under construction as C2 residential institutions (to use both houses as separate children's homes)

**Location:** 23A and 23B Valley Drive Braunstone Town Leicester Leicestershire LE3 3EE (Winstanley Ward)

**Response:** *Braunstone Town Council objects to the change of use application to C2 residential institutions; since no information has been provided with the application setting out the proposed arrangements to use the properties as two separate children's homes.*

**Reason:** *While the proposal provided support for children in a residential rather than institutional setting; further information about the proposed operation of the two children's homes would be 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.*

### Licensing Applications

The Committee noted that there were no licensing applications.

## **7. 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:

- 3. Application No:** 21/0416/HH  
**Description:** Single storey side and rear extension
- Location:** 66 Kirkland Road Braunstone Town Leicestershire LE3 2JP (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the single storey side and rear extension; subject to:*
- i. no loss of on-site parking provision required for the number of bedrooms at the property; and*
  - ii. No windows or openings in the side elevation without the prior consent of the local planning authority.*
- Reason:** *The extension was single storey to the rear and on a large plot; however:*
- i. it was important to avoid additional parking on the highway as a result of the loss of on-site parking; and*
  - ii. the amenity enjoyed by the neighbouring property in terms of privacy should be protected.*

- 4. Application No:** 21/0366/HH
- Description:** Two storey side extension
- Location:** 7 Richard Close Braunstone Town Leicestershire LE3 3FS (Winstanley Ward)
- Response:** *Braunstone Town Council does not object to the two storey side extension; 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 without the prior consent of the local planning authority.*
- Reason:** *Similar extensions had been granted in the neighbourhood; however:*
- i. it was important to avoid additional parking on the highway and turning circle, potentially causing obstruction and safety issues; and*
  - ii. the amenity enjoyed by the neighbouring property in terms of privacy should be protected.*
- 5. Application No:** 21/0377/HH
- Description:** Single storey rear extension
- Location:** 16 Hathaway Avenue Braunstone Town Leicestershire LE3 2SN (Ravenhurst & Fosse 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 on a large established plot; therefore, there was unlikely to be an adverse impact on the amenity enjoyed by the neighbouring properties.*
- 6. Application No:** 21/0087/HH
- Description:** 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.*

**7. Application No:** 21/0029/HH

**Description:** Demolition of existing single storey side out building & erection of a single storey side and rear extension (Amended)

**Location:** 28 Lubbesthorpe Road Braunstone Town Leicestershire LE3 2XD (Millfield Ward)

**Response:** *Braunstone Town Council does not object to the single storey side and rear extension; subject to:*

- i. no loss of on-site parking provision required for the number of bedrooms at the property; and*
- ii. no windows or openings in the side elevation without the prior consent of the local planning authority.*

**Reason:** *The extension was single storey to the side and rear and on a large plot; however:*

- i. it was important to avoid additional parking on the highway as a result of the loss of on-site parking; and*
- ii. the amenity enjoyed by the neighbouring property in terms of privacy should be protected.*

### Licensing Applications

The Committee noted that there were no additional licensing applications.

### **8. Lubbesthorpe**

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development (item 8 on the agenda).

The Chair advised that the Group made up of representatives of local parishes, had been due to meet on 19th May 2021 but was unable to do so due to administrative issues. He added that the meeting would be rearranged.

The Chair further advised that a spreadsheet had been forwarded to Blaby District Council to assist with obtaining data on progress with completions,

occupations and provision of social and affordable housing. However, the District Council would not be completing it. Without the data, the Group would struggle to achieve positive outcomes.

**RESOLVED** that the report be noted.

*Reason for Decision*

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

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.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_