



BRAUNSTONE TOWN COUNCIL

www.braunstonetowncouncil.org.uk

Darren Tilley – Executive Officer & Town Clerk

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PLANNING APPLICATIONS

PUBLIC INSPECTION OF PLANS AND PARTICIPATION

1. The Planning Applications can be inspected at the offices of Blaby District Council to whom representations should be made and they are also available Blaby District Council's website at www.blaby.gov.uk under Planning Application Search
2. A list of the applications to be considered by the Town Council's Planning & Environment Committee are listed on the Town Council's website www.braunstonetowncouncil.org.uk
3. The applications will be considered by the Braunstone Town Council's Planning and Environment Committee, which may make its own observations and forward them to the relevant Planning Authority.
4. Braunstone Town Council and Blaby District Council have introduced procedures to enable applicants, objectors and supporters to speak on applications brought before their relevant Committees.

12th May 2021

To: Committee Members (to be determined at the Annual Council meeting on Thursday 13th May 2021).

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the Council Chamber at Braunstone Civic Centre on **Thursday 20th May 2021** commencing at **7.00pm**, for the transaction of the business as set out below.

Alternatively, members of the public may observe this meeting, and make contributions under the Public Session item, using Zoom video and web conferencing software (details below).

Join Zoom Meeting

<https://zoom.us/j/95118773340?pwd=MHJ1L1ZrVEVudklyK2l0dDNYQXg3dz09>

Meeting ID: 951 1877 3340

Passcode: 998565

Yours sincerely,

Executive Officer & Town Clerk

AGENDA

1. **Apologies**
To receive apologies for absence.
2. **Disclosures of Interest**
To receive disclosures of Interest in respect of items on this agenda:
 - a) Disclosable Pecuniary Interests,
 - b) Other Interests (Non-Pecuniary).
3. **Public Participation**
Members of the public may make representations, give evidence or answer questions in respect of any item of business included on the agenda. At the discretion of the Chairperson the meeting may be adjourned to give members of the public present an opportunity to raise other matters of public interest.
4. **Minutes of the Meeting held 15th April 2021**
To confirm the accuracy of the Minutes of the Meeting held on 15th April 2021 to be signed by the Chairperson (**Enclosed**).
5. **Planning and Licensing Applications dealt with under Delegated Authority**
To note there have been no responses to planning or licensing applications taken under Delegated Authority.
6. **Planning and Licensing Applications**
To agree observations on planning and licensing applications received (**Enclosed**).
7. **Additional Planning and Licensing Applications**
To agree observations on planning and licensing applications received since the publication of the agenda (if any).
8. **Lubbesthorpe**
To receive an update on progress concerning matters relating to the Lubbesthorpe development and to report on the recent meeting of local Parishes (**Enclosed**).

Next Scheduled Meeting: 17th June 2021.



NOTE:

CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime and 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.

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD USING ZOOM VIDEO AND WEB CONFERENCING SOFTWARE

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.

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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.

These minutes are a draft and are subject to consideration for approval at the next meeting.

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 20TH MAY 2021

Item 6 – Planning and Licensing Applications

Purpose

To agree observations on planning and licensing applications received.

Planning Application

- 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)

- 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)

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 20TH MAY 2021

Item 8 – Lubbesthorpe

Purpose

To receive an update on progress concerning matters relating to the Lubbesthorpe development and to report on the recent meeting of local Parishes.

Update on Progress with Lubbesthorpe Development

The following update has been received from Blaby District Council's Planning Department;

- *Phasing and pace of the development – We are currently working on development proposed as part of Phase 1, Sub-phase 2. Within this sub-phase there are 9 residential parcels, 5 of which have received reserved matters approval. As of end of February 2021 I can confirm that 510 units are occupied. These numbers appear in line with the approved Version 3 Phasing Strategy for Lubbesthorpe dated April 2019 (approved under 18/1146/DOC):- The following link will take you to this application on the Council's website where the relevant document can be found:- <https://pa.blaby.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PE9SH0CY02V00>*
- *The timetable for the provision of healthcare and schools can also be found in the above document. I also recommend you look at the S106 legal agreement for triggers associated with the provision of these facilities <https://pa.blaby.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LGMAL3CY00200>*

I cannot comment on the Council's view of impact of health centre and schools on surrounding areas, these are issues which will be considered as part of future reserved matters applications for these facilities.

- *As you point out, LCC (Highways Authority) are responsible for traffic works and I recommend you direct related queries to LCC at HDC@leics.gov.uk but I also recommend you also look through the S106 legal agreement for triggers associated with the requirement for any/such works (above link).*
- *Anne Pawley, Monitoring Officer - anne.pawley@blaby.gov.uk would be best placed to advise you on the funding secured through S106. However, she has kindly provided me with the following table in relation to Blaby District Council's S106 financial contributions for Lubbesthorpe;*

<i>Planning ref</i>	<i>Type</i>	<i>Amount received to date</i>	<i>Current situation</i>
11/0100/1/OX	<i>Application contribution</i>	£58,242.68	£58,242.68 applied to District Council costs to facilitate timely consideration of applications made pursuant to Planning Conditions
11/0100/1/OX	<i>District Council Monitoring Fee</i>	£97,714.76	£97,714.76 applied to Monitoring Costs of the District Council
11/0100/1/OX	<i>Health Service Contribution</i>	£267,280.34	£237,307.09 spent on the expansion of the existing health centre at Warren Lane, LFE
11/0100/1/OX	<i>Leicester Bus Station Contribution</i>	£66,527.20	£66,527.20 transferred to Leicester City Council
11/0100/1/OX	<i>Police Service Equipment Contribution</i>	£0	Trigger not yet reached
11/0100/1/OX	<i>Police Service Premises Contribution</i>	£0	Trigger not yet reached
19/0862/RM 19/0865/RM	<i>Affordable Housing</i>	£80,478.40	Held by BDC
20/0117/RM	<i>Affordable Housing</i>	£77,640.03	Held by BDC

John Crane, Housing Strategy Officer is best placed to offer advice regarding affordable housing numbers and I recommend you contact him at john.crane@blaby.gov.uk for information in this regard. I have however been provided with the following information which you may find useful;

Overall completions (market and affordable housing):

<i>2016/17</i>	<i>2017/18</i>	<i>2018/19</i>	<i>2019/20</i>	<i>2020- to-date</i>	<i>Running total</i>
2	98	171	128	94	510 completions, as of Feb 2021.

Housing Strategy only reports on the affordable units for Cabinet and 39 affordable housing units have been provided to-date (29x 2-bed properties and 10x 3-bed properties). The housing mix data (all units) is correct as of May 2019;

Built	1 bed	2 bed	3 bed	4 bed	5 bed	Total
All (up to May 2019)	0	63	82	108	18	271
Social Housing (up to date)	0	29	10	0	0	39

I must also advise you that information regarding the most up to date market and affordable housing mix and bedroom numbers is publicly available information. All planning applications for the residential developments at Lubbesthorpe are listed on the Council's website <https://www.blaby.gov.uk/planning-and-building/major-developments/new-lubbesthorpe/> and in addition, you will be aware that you are formally consulted separately on all of these applications. The application details contain all information regarding the most up to date housing and bedroom numbers and I recommend you access this publicly available information for future relevant queries.

- Public rights of way are owned by LCC Highways and the Lubbesthorpe Bridleway is also to be adopted by them. I recommend you contact LCC for any information regarding how they are managed HDC@leics.gov.uk
- Abbey Farm is shown on the approved Parameters Plan B, approved under the outline planning permission 11/0100/1/OX as 'existing residential use'. This document is accessed through the website above or directly using this link <https://pa.blaby.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LGMAL3CY00200>
I cannot provide you with any further updated information regarding Abbey Farm at present but you will be formally consulted in the usual way should a planning application be submitted to us for relevant works on this site.
- The status of the current water main is not a Council matter and I recommend you contact the local water authority for such information.