

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 9th-JUNE 2022

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

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

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

1. Apologies

No apologies for absence were received.

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 in attendance.

4. Minutes of the Meeting held 5th May 2022

The Minutes of the Meeting held on 5th May 2022 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 5th May 2022 be approved and signed by the Chairperson as a correct record.

5. Planning and Licensing Applications dealt with under Delegated Authority

The Committee received and noted responses to planning and licensing applications taken under Delegated Authority (item 5 on the agenda).

RESOLVED that the action taken by the Chief Executive & Town Clerk under delegated authority in forwarding the following observations to Blaby District Council be noted:

Planning Applications

- 1. Application No:** 22/0407/HH

Description: Single story rear extension and conversion of side garage including raising of existing roof

Location: 50 Kirkland Road Braunstone Town, Leicestershire (Ravenhurst & Fosse)

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

 - a) *objects to the conversion of side garage including raising of existing roof; due to insufficient alternative on-site parking and design; and*
 - b) *does not object to the single storey rear extension.*

Reasons:

 - a) *The proposals would create a fourth bedroom with insufficient on-site parking for three vehicles, due to limited space on the front curtilage; any additional parking on Kirkland Drive, which already had a significant amount of on-street parking (including on the footway), could present safety issues to users of the highway (including users of the footway). The raising of the roof and installation of a roof light, above an existing sloped porch roof, would be out of keeping with the visual amenity of the street scene.*
 - b) *The proposals were single storey at the rear of the property, which was on large plot; therefore, there was unlikely to be any adverse impact on the amenity enjoyed by the neighbouring properties.*

- 2. Application No:** 22/0404/HH

Description: Single storey rear extension, part two storey and part single storey side extension including conversion of garage and application of render (revised scheme 20/1366/HH)

Location: 29 Amy Street Braunstone Town Leicestershire LE3 2FA (Ravenhurst & Fosse)

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

- a) permanent on-site parking (including the proposed garage) being provided for three vehicles;*
- b) the front curtilage parking being surfaced with a permeable hardbound material;*
- c) no windows or openings in the side elevation facing 31 Amy Street without the prior approval of the local planning authority;*
- d) the rear extension being used solely in connection with the domestic use of the existing dwelling; and*
- e) the ground floor levels in the extension being set no lower than existing levels and details of flood proofing being incorporated and approved in writing by the Local Planning Authority.*

Reason:

- a) To avoid additional on-street parking, which could present highway safety issues.*
- b) To provide a suitable surface for permanent all weather parking, avoiding surface water run-off.*
- c) To avoid an adverse impact on the amenity enjoyed by the neighbouring property, 31 Amy Street, in terms of privacy and noise.*
- d) To avoid an adverse impact on the amenity enjoyed by neighbouring properties from noise and disturbance.*
- e) The property was located in a flood zone and was at greater risk of flooding; therefore mitigating actions should be taken to reduce the impact of flooding on the property.*

3. Application No: 22/0214/FUL

Description: Various alterations comprising of New pedestrian access / egress;

New lift assist vehicular bollards; New generator compound, complete with timber fenced & gated enclosure; New CCTV to the full perimeter of the unit;

and 5 new electric vehicular charging points.

Location: Unit 2 Meridian South Braunstone Town Leicestershire (Thorpe Astley Ward)

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

- a) warning signage being installed in respect of the new lift assist vehicular bollards;*

- b) *the generator's noise levels being in compliance with the District Council's Environmental Health standards for noise;*
- c) *the CCTV camera's only monitoring the applicant's property and not any neighbouring property or highway; and*
- d) *the number of on-site parking spaces being retained at a minimum of 40, as set out in the planning application form.*

Reasons:

The property was an existing industrial unit in an employment area and not located in the vicinity of residential properties; however, it was important to:

- a) *ensure there were no safety issues for users of the site from the new lift assist vehicular bollards;*
- b) *protect the amenity of the neighbouring unit in terms of disturbance, noise and vibration;*
- c) *protect the privacy of highway users and of the neighbouring properties;*
- d) *avoid additional highway parking in an area which already has a significant amount of on-street parking; additional on-street parking may present safety issues for users of the highway.*

Licensing Applications

There were no licensing applications.

6. Planning Applications and Licensing Applications

The Committee received details of a planning application to be considered by Blaby District Council (item 6 on the agenda). The Committee noted that there were no licensing applications.

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

1. Application No: 22/0433/HH

Description: Single storey side and rear extension

Location: 63 Kingsway North Braunstone Town Leicestershire LE3 3BD (Winstanley Ward)

Response:

- 1. *Braunstone Town Council does not object to the application; subject to:*
 - a) *on-site parking, as shown in the proposed plans, being provided and permanently available for use;*
 - b) *the proposed front curtilage parking for two vehicles being surfaced with a hardbound permeable material;*

- c) *no windows in the side elevation of the extension without the explicit consent of the local planning authority; and*
 - d) *the use of the extensions being in accordance with the domestic use of the property; and*
2. *Braunstone Town Council requests that advice be given to the applicant concerning work and delivery vehicles avoiding parking on the highway (including the footway) and arriving and leaving during school start and end times.*

Reasons:

1. *The property was located on a reasonable sized large plot, and therefore the proposals were unlikely to have an adverse impact on the neighbouring properties; however it was important:*
- a) *to avoid additional parking on a narrow highway close to schools, which could cause obstruction and present highway safety issues;*
 - b) *to provide a suitable for surface for parking while avoiding flooding and surface water run-off;*
 - c) *to protect the amenity enjoyed by the neighbouring property in terms of privacy; and*
 - d) *to protect the amenity enjoyed by the neighbouring property in terms of noise and comings and goings.*
2. *To protect the safety of school children.*

2. Application No: 22/0436/HH

Description: Two storey side extension, single storey rear extension and front porch

Location: 31 Rosamund Avenue Braunstone Town Leicestershire LE3 2GP (Ravenhurst & Fosse Ward)

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

- a) *on-site parking for 3 vehicles being permanently available for use; and*
- b) *no windows in the side elevation of the extension without the explicit consent of the local planning authority.*

Reasons:

- a) *To avoid additional parking on the narrow highway at a junction, which could present highway safety issues.*

- b) *To protect the amenity enjoyed by the neighbouring property in terms of privacy.*

3. Application No: 22/0473/HH

Description: Single storey front, side and rear extension

Location: 16 Royce Close Thorpe Astley Braunstone Town
Leicester (Thorpe Astley Ward)

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

- a) *on-site parking being provided for at least 2 vehicles and permanently available for use;*
- b) *the parking in (a) above being surfaced with a hardbound permeable material; and*
- c) *no windows or openings in the side elevation of the extension without the explicit consent of the local planning authority.*

Reasons:

- a) *To avoid additional parking on a narrow highway close to an access, which could cause obstruction.*
- b) *To provide a suitable for surface for parking while avoiding flooding and surface water run-off.*
- c) *To protect the amenity enjoyed by the neighbouring properties in terms of privacy.*

7. Additional Planning and Licensing Applications

The Committee noted that there were no planning or licensing applications received since the publication of the agenda.

8. 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.

9. Feedback on Planning Application Decisions

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

Councillor Phil Moitt advised that he had not been able to obtain a response from the Planning Case Officers in respect of the following decisions:

- a) 21/1298/HH, Single storey side extension, at 1A Amy Street;
- b) 21/1398/HH, Single storey front and side/rear extensions (to include demolition of existing rear garage structure), at 21 Turnbull Drive; and
- c) 21/1439/HH, two storey side and single storey rear extensions and rendering of existing property, at 7 Edward Avenue.

RESOLVED that Councillor Leanne Lee contact the Planning Case Officer to pursue a response to the following planning decisions:

- a) 21/1298/HH, Single storey side extension, at 1A Amy Street;
- b) 21/1398/HH, Single storey front and side/rear extensions (to include demolition of existing rear garage structure), at 21 Turnbull Drive; and
- c) 21/1439/HH, two storey side and single storey rear extensions and rendering of existing property, at 7 Edward Avenue.

Reason for Decision

To understand why:

- a) *a condition had not been applied to ensure that the extension would be built in accordance with the submitted Flood Risk Assessment;*
- b) *the development was permitted with a proposed porch protruding further forward than the bay window, and why a condition had not been included preventing windows in the side of the extension without explicit consent; and*
- c) *conditions had not been applied concerning side windows being opaque and the openings of a type and height preventing an individual looking out over the neighbouring property.*

10. Draft Climate Change & Environmental Action Plan

The Committee received a proposed action plan to deliver the Climate Change and Environment Strategy's Objectives (item 10 on the agenda).

RESOLVED that the following feedback be considered:

- a) concerning "Replace parks diesel pick-up trucks with electric or hybrid"; to include a Delivery Action to review operational working arrangements;
- b) to offer support to small businesses to make the right decisions;
- c) concerning "Develop and implement sustainable Procurement objectives"; to include a second delivery action to extend to all contracts and suppliers;
- d) a new action be considered "Develop Sustainable Planning Policies" to ensure that new development and changes to existing development include carbon reduction measures and measures to mitigate any adverse impact on the environment and air quality; and
- e) concerning "Encourage walking, cycling, and working from home"; to include a delivery action "to promote routes and provide access to maps".

Reason for Decision

To identify actions to deliver the Climate Change & Environmental Strategy's aims of "Supporting the Local Community and Protecting and Enhancing Green Spaces".

11. Leicestershire County Council Members' Highways Fund – Criteria

The Committee received the County Council Members' Highways Fund criteria and considered whether to make any requests to County Councillors for particular highway improvements for the Town (item 11 on the agenda).

It was noted that in accordance with Minute 103, resolution 4, 2021/2022, that County Councillors would be invited to attend the next meeting to discuss the proposals further.

RESOLVED that the following be requested for consideration by the relevant County Councillor for inclusion in the 2022/2023 Members' Highways Fund:

- a) Vehicle Activated Signs (VAS) on roads where there was speeding;
- b) installation of a salt (grit) bin on Tuffleys Way;
- c) edging back of overgrown vegetation;
- d) traffic calming measures, particularly on Murby Way; and
- e) consideration of planters at various gateways.

Reasons for Decision

To identify priorities for small scale highways and environmental improvements in Braunstone Town and Thorpe Astley.

12. Lubbesthorpe

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development and to report on the recent meeting of local Parishes.

The Chair, Councillor Robert Waterton, updated the Committee as follows:

- (a) the group was now called the Lubbesthorpe Impacts Group;
- (b) the Health Centre was due to be provided at 696 occupations;
- (c) planning approval is being considered for the 2nd phase, which included the 2nd primary school and the secondary school;
- (d) currently don't have an updated figure on Affordable Housing completions; and
- (e) the next meeting was scheduled for 22nd June 2022.

RESOLVED that the update be noted and that the agenda item be retitled "Lubbesthorpe Impacts Group".

Reason for Decision

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

13. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2022 to 29th May 2022 (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 2022/2023.

14. Approval of Accounts

The Committee noted that there were no payments from 30th April 2022 until 29th May 2022.

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.

These minutes are a draft and are subject to consideration for approval at the next meeting scheduled on 25th August 2022.

Signed:

Dated: