

BRAUNSTONE TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 10TH MARCH 2022

Item 5 – Planning and Licensing Applications dealt with under Delegated Authority

Purpose

To receive and note responses to planning and licensing applications taken under Delegated Authority.

Planning Applications

- 1. Application No:** 21/1439/HH
- Description:** Two storey side and single storey rear extensions
- Location:** 7 Edward Avenue Braunstone Town Leicestershire LE3 2PB (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- a) *on-site parking, including the proposed garage space, for 3 vehicles being provided and permanently available for use;*
 - b) *the front curtilage parking being surfaced with a hardbound permeable material;*
 - c) *the proposed window in the first floor side elevation of the extension being of opaque glass and any opening being a storm window opening only, which should be at least 2 metres above the finished floor levels; and*
 - d) *no additional windows in the side elevation without the explicit consent of the local planning authority.*
- Reasons:**
- a) *To avoid additional parking on the approach to a road junction, which could present highway safety issues.*
 - b) *To provide a suitable surface for parking while avoiding flooding and surface water run-off.*
 - c) *To protect the privacy of the neighbouring property by ensuring that the side of the property could not be overlooked.*
 - d) *To protect the amenity enjoyed by the neighbouring property in terms of privacy and noise.*
- 2. Application No:** 21/1487/HH
- Description:** Loft conversion including hip to gable roof extension, rear dormer and associated internal alterations

- Location:** 57 Ravenhurst Road Braunstone Town Leicestershire LE3 2PW (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council objects to the proposed dormer window and Juliet Balcony to the rear.*
- Reason:** *The proposed rear dormer window and Juliet Balcony 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.*
- 3. Application No:** 21/1011/DOC
- Description:** Discharge of conditions 17 (Footpath Management Plan), and 18 (details of repositioned footpath) attached to planning permission 18/1041/FUL
- Location:** Aldi Meridian Way Braunstone Town Leicestershire LE19 1LW (Thorpe Astley Ward).
- Response:** *Braunstone Town Council:*
a) cannot support the discharge of condition 17 (Footpath Management Plan) until an updated Footpath Management Plan was provided to the Planning Authority; and
b) does not object to the discharge of condition 18 (details of repositioned footpath).
- Reasons:**
a) It was understood that a temporary closure and diversion was now preferred while the new footpath was constructed in order to ensure pedestrian safety; an updated Footpath Management Plan would need to be provided and should contain a timetable as required by Condition 17.
b) There were changes to the proposed gradient of the footpath which would mean there was no loss of capacity in the sump area. The Flood Risk Assessment had identified flooding in the area was likely to be a 1 in 1000 year event; there was no concern regarding either increased flood risk or flood storage volume in the “sump” and that the repositioning of the footpath would not create any significantly greater flood risk than presently existed.
- 4. Application No:** 22/0057/NMAT
- Description:** Non-Material amendment to Outline planning permission 11/0100/1/0X seeking to change the description of development to incorporate the words - 'with the provision of care' after 'residential uses', to alter the schedule of development to provide for a 66

bed care home facility at the Local Centre 01 to replace the envisaged 40 residential dwellings; and to relocate the proposed health centre from the District Centre to the Local Centre 01.

Location: New Lubbethorpe Beggars Lane Lubbethorpe.

Response: Braunstone Town Council does not object to the proposed non-material amendment; subject to

- a) the 40 dwellings lost from Local Centre 1 being provided elsewhere in the development; therefore, the total number of dwellings from the outline permission remaining at 4,250; and
- b) the rate of delivery of dwellings, including social and affordable housing, being unaffected by the proposed change.

Reasons: The provision of a care home facility was welcomed; the relocation of the health centre along the main road would have an insignificant impact on accessibility overall; however,

- a) it was important to avoid any loss in the number of dwellings being provided overall since this would put pressure on the surrounding areas to provide more land for development; and
- b) delivery of affordable and social housing in Blaby District was behind the identified housing need target.

Licensing Applications

5. Application No: M & B Jackets

Description: Street Trading Consent - Renewal Application

Location: Meridian East, Braunstone Town.

Response: *Braunstone Town Council does not object to the renewal of this street trading application, subject to any conditions applied to the original consent being applied to the renewal consent.*

Reasons: *The Town Council was not aware of any public safety, health or environmental issues in relation to this trader; however, it was important that any conditions currently applied continued to be applied in order to meet these objectives.*