

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 25th AUGUST 2022

PRESENT: Councillor Robert Waterton (Chair) and Councillors Amanda Hack (substituting for Councillor Leanne Lee), Sohan Johal, Becca Lunn Scoppie, 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.

15. Apologies

Apologies for absence were received from Councillors Anthea Ambrose, Parminder Basra and Leanne Lee.

16. Disclosures of Interest

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

17. 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.

18. Minutes of the Meeting held 9th June 2022

The Minutes of the Meeting held on 9th June 2022 were circulated (item 4 on the agenda).

It was noted that typographical errors on page 7470 under minute 9, Feedback on Planning Application Decisions, had been corrected.

RESOLVED that the Minutes of the meeting held on 9th June 2022 be approved and signed by the Chairperson as a correct record.

19. Leicestershire County Council Members' Highways Fund 2022/2023 – Potential Schemes

The Committee received the County Council Members' Highways Fund proposals and discussed potential small scale highways and environmental

improvements in Braunstone and Thorpe Astley, which could be funded from the County Council Members' Highways Fund (item 5 on the agenda).

In accordance with Minute 103, resolution 4, 2021/2022, County Councillors Mrs Amanda Hack (Braunstone Division) and Mrs Louise Richardson (Enderby & Lubbesthorpe Division) had been invited to attend the meeting to discuss proposals. Mrs Amanda Hack was in attendance. Mrs Louise Richardson had submitted her apologies due to an urgent unforeseen matter which had arisen at last minute.

County Councillor Mrs Amanda Hack circulated a list of schemes, which had been submitted so far for Braunstone Division in 2021/2022 and 2022/2023 (filed with these minutes). Councillor Hack added that across the County 441 schemes were outstanding from 2021/2022, 71 schemes requested had been delivered. Therefore, the funding allocated in 2021/2022 had been accrued. The deadline for schemes to be submitted in 2022/2023 was the end of October 2022.

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) and line painting (e.g. slow markings) on roads where there was speeding; for example, Meridian Way and Braunstone Lane;
- b) traffic calming measures on Murby Way; for example, a road build out;
- c) 20 minute waiting time on Meridian East outside Royal Mail (in the section without double yellow lines);
- d) consideration of bollards on Centurion Way around the entrances to BPW and Royal Mail to prevent pavement/verge parking; and
- e) consideration of "No Parking on the Pavement" signs at locations where pavement obstruction was a problem and it would be dangerous to walk on the road.

Reasons for Decision

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

- a) to take measures to reduce speeding and improve highway safety, particularly for pedestrians and cyclists;*
- b) to reduce speeding in a residential area around open space and where pedestrians cross the road;*
- c) to ensure this section could be used for short stay parking for Royal Mail and the post boxes, as originally intended;*
- d) to avoid obstruction of the footpath; and*
- e) to enable pedestrians, particularly those in wheel chairs and those with prams and push chairs to walk safely.*

20. 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 6 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:** 22/0123/FUL
- Description:** Erection of 1 semi-detached dwelling and detached garage (accessed off Watergate Lane) including alterations to No. 2 Pinfold
- Location:** Land Adjacent 2 Pinfold Braunstone Town Leicestershire LE3 2UW (Millfield Ward)
- Response:** *Braunstone Town Council objects to the proposal on the following grounds:*
- a) *out of keeping with the character and appearance of the area;*
 - b) *poorly designed access arrangements to the proposed off road parking for the new dwelling; and*
 - c) *significantly detrimental to the amenities enjoyed by existing and new occupiers due to considerations of privacy, light, noise and overbearing effect.*
- Reasons:**
- a) *Development on this corner plot next to a junction would add a discordant element to the street scene since the visual effect would no longer mirror the opposite side of the junction and also due to the gradient changes on both Pinfold and Watergate Lane.*
 - b) *The off road parking for two vehicles at the proposed new property would be tight and there would be no direct access for the second vehicle; this could result in additional manoeuvring on the highway, or additional parking on the highway, close to a road junction resulting in highway safety issues.*
 - c) *The additional property on this corner location would result in cramped living conditions for the occupants of the new property and the existing property, 2 Pinfold. In addition, there would be an adverse impact on the occupants of both properties in terms of noise and overbearing effect.*
2. **Application No:** 22/0237/HH
- Description:** Alterations to roof of garage extension to move guttering bounding the footpath to the rear.

Location: 21 Attenborough Close Thorpe Astley Braunstone Town (Thorpe Astley Ward)

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

Reason: *The conversion of the existing garage space could be accommodated with a replacement garage on the site, with no immediate neighbours there was unlikely to be any adverse impact.*

3. Application No: 22/0539/HH

Description: Two story side and part rear extension

Location: 32 Charlecote Avenue, Braunstone Town Leicestershire (Ravenhurst & Fosse Ward)

Response: *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 on-site parking being surfaced with a hardbound permeable material and/or drainage provided;*
- (c) provision of a dropped kerb, and surfaced access from the Highway being installed prior to the extension coming into use; and*
- (d) no windows, openings or extraction equipment 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 a junction, which could present highway safety issues.*
- (b) To reduce flooding and surface water run-off.*
- (c) To provide for an official access, which would be identified by users of the highway.*
- (d) To protect the amenity enjoyed by the neighbouring property in terms of noise and protect both properties in terms of fire safety.*

4. Application No. 22/0479/HH

Description: Single Storey side and rear extension

Location: 147 Narborough Road South, Braunstone Town, Leicestershire LE3 2LH (Ravenhurst & Fosse Ward)

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

- (a) *on-site parking in the car port and on the front curtilage being retained as indicated by the plans; and*
- (b) *no windows, openings or extraction equipment 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, which could present highway safety issues.*
 - (b) *To protect the amenity enjoyed by the neighbouring property in terms of noise.*

5. Application No: 22/053/FUL

Description: Erection of new 2.5 storey, three bedroom dwelling house to land at rear of 54 Arden Avenue

Location: 54 Arden Avenue Braunstone Town Leicestershire LE3 2SF (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council objects to this application due to the proposed development resulting in:*

- (a) *overdevelopment of the site due to consideration of scale and mass;*
- (b) *insufficient amenity space for both the new and existing dwelling; and*
- (c) *insufficient on-site parking provision for the existing dwelling.*

Reasons:

- (a) *The proposed dwelling's size on a plot with little depth would result in it being built in close proximity to both 54 Arden Avenue and 3 Braunstone Close resulting in cramped living conditions.*
- (b) *The proposed dwelling was built on the existing amenity space for 54 Arden Avenue and the creation of the new dwelling would result in cramped living conditions for both dwellings which would have little useable amenity space.*
- (c) *The proposal would result in parking for 54 Arden Avenue being on the highway, close to a junction presenting highway safety concerns.*

6. Application No. 22/0625/FUL

Description: Change of use from C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 3 children under the age 16 years old and the inclusion of bin store and cycle shelter.

Location: 54 Narborough Road South Braunstone Town Leicestershire LE3 2FN (Ravenhurst & Fosse)

Response: *Braunstone Town Council objects to the change of use application due to insufficient arrangements for staff and visitor parking and for deliveries.*

Reason: *While Braunstone Town Council supported the principle of accommodating children who were in care in the community, rather than in an institutional setting; the cramped nature of the site would result in staff, visitor and delivery parking on the highway, close to a road junction, which presented highway safety concerns. The applicant in their Planning Statement acknowledges there would be additional parking compared to a residential property by referring to the two spaces to the rear and then adding that parking is available in front of the property and on Cyril Street.*

7. Application No: 21/1504/FUL

Description: Retention of temporary building and siting of 3 containers (Use class B1(c) light industrial)

Location: Unit 5 Vitruvius Way Meridian Business Park Braunstone Town (Thorpe Astley Ward)

Response: *Braunstone Town Council does not object to the proposal in principle; however, recommends that the application should not be determined until the following additional information has been provided:*

- a) the proposed usage and operation of the site and new building,*
- b) hours of operation and shifts,*
- c) details of the total numbers of employees, contractors, visitors, deliveries and collections on site at any one time, and*
- d) site vehicular movements.*

Reason: *The proposed temporary building would reduce the on-site parking from 21 spaces to 8 spaces. It was noted from the application that the total number of employees would reduce from 12 to 3. To avoid additional on-street parking, which could present highway safety issues for highway users, including pedestrians, it was important to understand the total number of people who would be using the site at any one time, along with details of proposed vehicular movements on the site.*

- 8. Application No:** 22/0620/FUL
- Description:** Installation of 1x Air Source Heat Pump and associated fencing
- Location:** Main Building Winstanley Community College Kingsway North Braunstone Town (Winstanley Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to the noise and vibration levels not being perceptible within the residential properties on Kingsway North.*
- Reason:** *To support sustainable heat generation, while continuing to maintain the amenity enjoyed by residents living in the vicinity.*
- 9. Application No:** 22/0534/CLP
- Description:** Outbuilding to the rear
- Location:** 38 Francis Avenue Braunstone Town (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the proposal of an outbuilding to the rear; subject to the following conditions:*
- a) existing on-site parking on the front curtilage of the property for a minimum of two vehicles being provided and permanently retained for use;*
 - b) the proposed outbuilding being ancillary to the domestic use of the dwelling and not sold, let or separately disposed of; and*
 - c) the existing rear amenity space being retained as a single amenity space and not separated by a barrier, hedgerow or fencing that would prevent access from one part to the other or enable one part to be sold, let or separately disposed of.*
- Reasons:**
- a) To avoid on-street parking close to a bend, presenting highway safety issues.*
 - b) To avoid noise and disturbance impacting on the amenity enjoyed by the neighbouring properties.*
 - c) To ensure the Outbuilding and rear amenity space was ancillary to the domestic use of the dwelling.*

- 10. Application No:** 22/0704/TEL
- Description:** Application to determine if Prior Approval is required for the installation of one 15m telecommunication monopole, 3 equipment cabinets and associated ancillary works
- Location:** Turnbull Drive Braunstone Town Leicester LE3 2JW (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council wish to submit the following observations:*
- a) the operator be asked to consider relocating the monopole (and potentially the 3 equipment cabinets) centrally between the eastern and western sides of Kingsway (as opposed to the proposed location, which is closer to the eastern side); and*
 - b) the monopole and 3 equipment cabinets being wholly located on the grass verge and not obscuring or intruding onto the highway (including the footway).*
- Reason:**
- a) To reduce the visual impact on the streetscene and the informal open space; the central informal open space on Kingsway has mature trees at this location, which were mainly to towards the western side of Kingsway. The proposed location of the telecommunication equipment was on the eastern side and therefore could be viewed from a greater distance from both directions on the eastern side of the Kingsway than would be the case if the equipment was centrally located to the Kingsway due to gradients and the existing mature trees.*
 - b) The footway was narrow at this point and any intrusion on to the footway would present difficulties for pedestrians, particularly those in wheelchairs and those with children.*
- 11. Application No:** 22/0737/FUL
- Description:** New pedestrian/cycle path and removal of existing fence located to the rear of the VUE cinema at Meridian Leisure Park to connect to Mossdale Meadows
- Location:** Meridian Leisure Park Braunstone Town Leicestershire LE19 1JZ (Ravenhurst & Fosse Ward)

Response:

Braunstone Town Council does not object to the application; subject to the following conditions being applied:

- a) details of the materials to be used for the construction of the footway being submitted to and approved by the local planning and highways authorities;*
- b) details of the enhancements to CCTV, safety signage and lighting, both on Meridian Leisure and Mossdale Meadows being submitted to and approved by the local planning authority;*
- c) no access being provided across the boundary between Meridian Leisure and Mossdale Meadows until:
 - I. the footway through Mossdale Meadows to Kingsway had been widened to 3 metres and had been completed for use; and, the lighting, CCTV and safety signage, as approved by the local planning authority, had been installed and in the case of the lighting and CCTV was operational; and*
 - II. the improvements to the footway at Meridian Leisure, as detailed in the Planning Statement of June 2020, had been completed for use and the safety signage installed;**
- d) once the new access between Meridian Leisure and Mossdale Meadows was open, the landowner must:
 - I. retain the access for use and not obstruct it at any time with any gate or barrier which would prevent its use by pedestrians or cyclists;*
 - II. the access must not be closed other than for health & safety reasons to enable essential maintenance to take place on the pathway; and*
 - III. permit the passage of pedestrians and cyclists both to and through the site.**

Reasons:

The proposed link between Mossdale Meadows and Meridian Leisure would enable access using sustainable transport between Lubbethorpe, Thorpe Astley and both Meridian Leisure and Business Park to Braunstone, Great Central Way and Leicester, it would enable residents of both Braunstone Town and Thorpe Astley to access local services and facilities, a local leisure facility and employment estate, without having to use a car, however, it was important:

- a) to ensure the new pathway would be suitably constructed and fit for purpose;*

- b) to protect the safety of the users of the new route and to prevent its use by motorcycles and scooters;
- c) to ensure that suitable infrastructure and safety measures were in place to provide for new pedestrian footfall and cyclist movement; and
- d) to retain the route as a permanent through route for both pedestrians and cyclists, which local residents and members of the public would be able to use irrespective of whether Meridian Leisure was open for business and irrespective of whether the users were visiting Meridian Leisure or passing through.

- 12. Application No:** 22/0625/FUL
- Description:** Amendment to application (reference application 6, above): Submission of amended parking plan
- Location:** 54 Narborough Road South Braunstone Town Leicestershire LE3 2FN (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to the parking, as set out in the amended parking plan, being:*
- a) provided prior to the occupation of the property as a children's home and thereafter being permanently available for use,
 - b) surfaced with a hard bound material, and
 - c) not obstructed by a barrier, bollard or chain.
- Reason:** *Braunstone Town Council supported the principle of accommodating children who were in care in the community, rather than in an institutional setting; however, it was important to ensure that the off-road parking was suitable, accessible and permanently available to avoid staff, visitor and delivery parking on the highway, close to a road junction, which would present highway safety concerns.*

- 13. Application No.** 22/0407/HH
- Description:** Single story rear extension and conversion of side garage including raising of existing roof (amended). The following amendments have been made to this application: 1 Rear extension increased to 8.2m. Pitched roof of rear extension changed to flat roof with roof lanterns. Pitched roof applied to side garage including replacement of side window.

- Location:** 50 Kirkland Road Braunstone Town, Leicestershire (Ravenhurst & Fosse Ward)
- Response:** *Braunstone Town Council:*
- a) *does not object to the single storey rear extension (as amended); and*
 - b) *objects to the conversion of side garage including raising of existing roof; due to insufficient alternative on-site parking and design.*
- Reasons:**
- a) *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.*
 - b) *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 above an existing sloped porch roof, would be out of keeping with the visual amenity of the street scene.*

Licensing Applications

There were no licensing applications.

21. Planning Applications and Licensing Applications

The Committee received details of a planning applications to be considered by Blaby District Council (item 7 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:** 22/0703/HHPD
- Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 6.0m, for which the maximum height would be 3.95m and the height to the eaves would be 2.50m.
- Location:** 64 Turnbull Drive Braunstone Town Leicestershire LE3 2JU (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council does not object to the application; subject to the approval of the erection of the proposed single storey rear extension:*

- a) extending no more than 6 metres beyond the original rear wall of the dwellinghouse; and*
- b) resulting in no changes being made to the single storey side and rear extension approved by the local planning authority on 27th April 2020 (20/0542/HH), without the consent of the local planning authority.*

Reasons:

- a) There appeared to be an existing rear extension; beyond the original rear wall of the dwellinghouse. In order to avoid overdevelopment of the site and ensure the appropriate planning approval would be in place; the proposed extension must incorporate the existing rear extension.*
- b) It was unclear whether the development approved under 20/0542/HH had commenced or been completed. However, the plans indicated there would be some overlap of floorspace with this application and it was important to ensure that this would be properly assessed to determine whether there would be a material change to approval 20/0542/HH.*

2. Application No: 22/0731/HH

Description: Conversion of integral garage to habitable room

Location: 17 Tressell Way Braunstone Town Leicestershire LE3 3RA (Thorpe Astley & Fosse Ward)

Response: *Braunstone Town Council does not object to the proposed conversion of the integral garage; subject to replacement on-site parking being provided (i.e. for a total of 3 vehicles), surfaced with a hardbound permeable material, and permanently available for use.*

Reason: *The proposed conversion provided for an additional bedroom at the property and it was important to avoid additional parking on a narrow highway close to road junctions; and to provide a suitable for surface for parking while avoiding flooding and surface water run-off.*

3. Application No: 22/0658/HH

Description: Side extension and loft conversion with dormer window to rear

Location: 91 Kingsway North Braunstone Town Leicestershire
LE3 3BE (Winstanley Ward)

Response: *Braunstone Town Council:*

1. *does not object to the side extension; subject to:*
 - a) *permanent on-site parking for at least 3 vehicles,*
 - b) *no windows in the side elevation of the side extension without the explicit consent of the local planning authority; and*
2. *objects to the proposed dormer window to the rear.*

Reasons:

1. *The property was located on a large plot; however:*
 - a) *over-parking on the highway should be prevented; due to the proximity of schools overparking could present safety concerns,*
 - b) *the amenity enjoyed by the occupants of the neighbouring property, at 89, in terms of privacy, should be protected.*
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.*

4. **Application No:** 22/0749/FUL

Description: Conversion and extension of existing workshop/garage to form detached dwelling with associated garden, access and parking

Location: 31 Edenhurst Avenue Braunstone Town
Leicestershire LE3 2PA (Ravenhurst & Fosse Ward)

Response: *Braunstone Town Council objects to the proposal on the following grounds:*

- a) *out of keeping with the character and appearance of the area;*
- b) *lack of private amenity space for the proposed new dwelling and overdevelopment of the site due to footprint, scale and massing; and*
- c) *significantly detrimental to the amenities enjoyed by existing and new occupiers due to considerations of privacy, light, noise and overbearing effect.*

Reasons:

- a) *Development on this corner plot would add a discordant element to the street scene with housing cluttered around one corner with garages on the opposite side of the road.*

- b) *The new property would be squeezed into the curtilage of an existing semi-detached property at right angles where the land had little depth; resulting in insufficient and odd shaped outdoor private amenity space.*
- c) *The additional property on this corner location would result in cramped living conditions for the occupants of the new property. In addition, there would be an adverse impact on the occupants of the new property and both neighbouring existing properties in terms of noise and overbearing effect.*

5. Application No: 22/0759/OUT

Description: Outline application for one two storey detached dwelling (with all matters reserved)

Location: 198 Braunstone Lane Braunstone Town Leicestershire (Winstanley Ward)

Response: *Braunstone Town Council objects to the proposal on the following grounds:*

- a) *insufficient provision for on-site parking;*
- b) *lack of private amenity space for the proposed new dwelling and overdevelopment of the site due to footprint, scale and massing; and*
- c) *significantly detrimental to the amenities enjoyed by existing and new occupiers due to considerations of privacy, light, noise and overbearing effect.*

Reasons:

- a) *The proposed onsite parking provision for the proposed new dwelling appeared tight and inaccessible and risked obstruction to the footway. There was no indication of whether there would be sufficient onsite parking for the existing dwelling with the removal of the garage. Any additional parking on Shakespeare Drive close to the junction with Braunstone Lane and the existing bus stop was likely to cause highway safety issues.*
- b) *The outdoor private amenity space would be small due to onsite parking and would lack privacy due to its proximity to the highway and No.1 Shakespeare Drive.*
- c) *The additional property adjacent to an extended 198 Braunstone Lane and 1 Shakespeare Drive would result in cramped living conditions for the occupants of the new property. In addition, there would be an adverse impact on the occupants of the new property and both neighbouring existing*

properties in terms of privacy, noise and overbearing effect.

22. Additional Planning and Licensing Applications

The Committee received details of a planning application received since the publication of the agenda (item 8 on the agenda). The Committee noted that there were no additional licensing applications.

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

6. Application No: 22/0765/HH

Description: Demolition of existing store & WC outbuilding. Erection of ground floor extension to form kitchen/dining room and shower/utility room.

Location: 348 Braunstone Lane Braunstone Town
Leicestershire (Winstanley Ward)

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

Reason: *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. There would be no increase in the number of bedrooms or any change to the on-site parking arrangements; therefore, there would be no impact on highway safety on Braunstone Lane.*

23. Planning Decisions

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

RESOLVED that Councillor Robert Waterton contact the Planning Case Officer for more information behind the conditions applied to Planning Decision 22/0297/HH, Demolition of existing extension and erection of single storey rear extension, at 58 Amy Street.

Reason for Decision

To understand why conditions had not been applied to ensure that the extension would be built in accordance with the submitted Flood Risk Assessment and to ensure it was only used in connection with the existing domestic use of the property.

24. Feedback on Planning Application Decisions

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

- a) *21/1298/HH, Single storey side extension, at 1A Amy Street; in order to understand why a condition had not been applied to ensure that the extension would be built in accordance with the submitted Flood Risk Assessment:* the planning officer advised that the case officer no longer works for the Council; adding that the application file contained no information to answer the question. The officer responding stated that if she had dealt with the application she would have applied a condition requiring the development to be carried out in accordance with the mitigation measures stated in the flood risk assessment. The officer added that whilst they couldn't retrospectively impose a planning condition, they would write to the applicant's agent to suggest that the flood risk assessment was complied with.
- b) *21/1398/HH, Single storey front and side/rear extensions (to include demolition of existing rear garage structure), at 21 Turnbull Drive; in order to understand why the development had been 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:* the delegated report concluded that the design and scale of the porch would not cause harm to the host dwelling or the surrounding area; the report contains no information about side windows and the case officer no longer worked for the Council.

Councillor Leanne Lee was awaiting a response to decision 21/1439/HH, two storey side and single storey rear extensions and rendering of existing property, at 7 Edward Avenue; in order to understand why 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.

25. Proposed Conservation Area For Braunstone Village

The Committee received an update on the timetable for the process to consider whether to designate the area of Braunstone Village to the South of Braunstone Lane as a conservation area, to coincide with the already designated conservation area within the Leicester City boundary (item 11 on the agenda).

RESOLVED

1. that delegated authority be given to the Chief Executive & Town Clerk, in consultation with the Chair of Planning & Environment Committee, to approve an amended interim Work Programme subject to consideration by the Planning & Environment Committee at the next scheduled meeting; and
2. that a letter be sent to the District Council Ward Members and Strategic Director, John Richardson, setting out the Town Council's concerns about

the lack of progress and seeking their support to move the process forward.

Reasons for Decision

1. *To progress and appraise the proposals for the extension to the Braunstone Village Conservation Area, avoiding any further delay.*
2. *To seek support to move the appraisal process forward. While it was understood that the Planning Policy Team had competing demands, the Town Council was willing to support the process by gathering advice and good practice on whether the review was a proposed extension to an existing conservation area or a proposed new conservation area; and also by identifying potential consultants who could undertake a review of the draft Character Assessment.*

26. Lubbesthorpe Impacts Group

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development and to report on the recent meeting of the Lubbesthorpe Impacts Group on 22nd June 2022.

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

- (a) the group was due to meet on 24th August but the meeting had been postponed due to many attendees being unable to attend;
- (b) on 31st July there were 752 occupations, this was up by 42 compared to 22nd June, while occupations were increasing the rate was still low and there were concerns about the impact on the delivery of infrastructure and service improvements;
- (c) affordable housing would be 20% across the development and the District Council had reached agreement with the developers on the mix and type of housing for Phase 2; and
- (d) Phase 2 of the development was about to commence and would be delivered in two sections; one section would contain 325 houses, including 65 affordable homes, and the second section would contain 552 houses, including 112 affordable homes.

RESOLVED

1. that the update be noted; and
2. that the Group be asked to pursue new housing at Lubbesthorpe being built with Solar PV Panels as standard.

Reasons for Decision

1. *To receive details of current and ongoing matters discussed relating to the new Lubbesthorpe development and its impact.*
2. *To address the climate agenda and recognise that it was cheaper to fit solar PV panels on new build at the time of building rather than retro fitting them.*

27. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2022 to 31st July 2022 (item 13 on the agenda).

It was noted that actual spend on Waste Services (Dog Bins) should read £2,138.50.

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.

28. Approval of Accounts

The Committee received payments from 1st June 2022 until 16th August 2022 (item 14 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 1st June 2022 until 16th August 2022 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.

These minutes are a draft and are subject to consideration for approval at the next meeting scheduled on 27th October 2022.

Signed:

Date: