

BRAUNSTONE TOWN COUNCIL

REPORT OF THE PLANS & ENVIRONMENT COMMITTEE

20TH MARCH 2014 AT 7.30PM

Present: Mr G Sanders (In the Chair), Miss A Ambrose, Mr R Berrington, Mr S Maxwell, Mrs I Whailing, Mr W Wright.

Officers in Attendance: Mr I Laughton, Executive Officer & Town Clerk, Miss J Leech, Assistant Executive Officer – Admin.

Apologies: Miss S Betts, Mr D Widdowson.

1. Disclosures of Interest from Members

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

2. Public Participation

In accordance with Standing Orders 16f and 70 the meeting was adjourned to give an opportunity for members of the public present to raise matters of public interest for the purpose of making representations, giving evidence or answering questions.

3. Report of the Meetings held 27th February 2014

The Report of the Meeting held 27th February 2014 was taken as read and signed by the Chairperson.

4. Planning Applications – To Note the Action Taken Under Delegated Powers

RESOLVED: That the action taken under Standing Order No.71 (c) in forwarding the following observations to Blaby District Council be approved:-

14/0085/1/HPX Mr B S Ram, 11 Farmway. Two storey side and rear extension to include demolition of existing garage. *The proposed development could have a possible unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties due to considerations of privacy due to the overlooking windows on elevation 'd' of the plans. In accordance with the Local Plan Policy T7 replacement of on-site parking facilities should be provided:- dwellings with more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces, 1 bedroom flats/bedsits – 1 space.*

14/0064/1/AY Mr R Anderson, Unit 7 Vitruvius Way, Meridian Business Park. Display of two internally illuminated wall mounted signs. *No observations.*

14/0090/1/PX Land to North of 10 Radford Drive. Erection of 1 block of 4 one bedroomed flats and 1 one bedroom bungalow and associated parking and amenity space. A re-design of the roof of the apartment building to lower the eaves height at the rear and removal of the first floor windows to the rear elevation of the apartment building and their replacement with velux rooflights. *No further comments to add.*

14/0091/1/PX Land to north of 68 Radford Drive. Erection of 1 block of 4 one bedroomed flats and 1 one bedroom bungalow and associated parking and amenity space. A re-design of the roof of the apartment building to lower the eaves height at the rear and removal of the first floor windows to the rear elevation of the apartment building and their replacement with velux rooflights. *No further comments to add.*

5. Planning Applications

RESOLVED That the following observations be forwarded to Blaby District Council:-

14/0202/1/HPX 8 Mr & Mrs Ogelsby, 8 The Littlefare, Thorpe Astley. Two storey side extension. *In accordance with the Local Plan Policy T7 replacement of on-site parking facilities should be provided:- dwellings with more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces, 1 bedroom flats/bedsits – 1 space.*

14/0190/1/HPX Mr V Chauhan, 43 Cleveleys Avenue. Single storey rear extension with new pitched roof over existing garage and to the front (revised scheme). *In accordance with the Local Plan Policy T7 replacement of on-site parking facilities should be provided:- dwellings with more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces, 1 bedroom flats/bedsits – 1 space.*

14/0149/1/HPX Mr & Mrs Dunn, 318 Braunstone Lane. Single storey front and side extensions. *No observations.*

13/0952/1/HPX Mr K Singh, 70 Edward Avenue. Single storey rear extension. *No observations.*

020 Street Trading Renewal Application. Sandwich Chef, Meridian North, Meridian Business Park. *No observations.*

14/0263/1/WY Hedgerow Removal Notice, North of Lubbethorpe Bridle Road, Lubbethorpe.

a) *In accordance with the Wildlife and Countryside Act 1981 nesting birds and bats, their roosts and their access to these roosts are protected. Any consent must therefore be conditional upon comprehensive inspections for the presence of bats and nesting birds by a trained operative before the works commence. Should bats owls or nesting birds be discovered in the trees/hedgerows, Natural England must be informed immediately and no works permitted until necessary mitigation measures have been put in place.*

b) *In accordance with the 106 Agreement and Planning Consent, all construction traffic shall access the site via the A47 and either Beggars Lane or Baines Lane. There must be no access whatsoever for construction vehicles via. Watergate Lane.*

NOTES:

LOCALISM ACT 2011 - SECTION 25

It was noted that in considering the above Planning Applications Town Councillors' could not be judged to have had a closed mind just because they had previously done anything that directly or indirectly indicated what view he/she took, or would or might take, in relation to a decision. Councillors who are also Members of Blaby District Council participated on the basis that they would keep an 'open mind' and reserved their final views until they were in full possession of all the relevant arguments for and against.

CRIME & DISORDER ACT 1998

When making observations in connection with the above applications, members considered crime reduction opportunities and the use of any appropriate 'planning gain'.

6. Planning Decisions

The following planning decisions by Blaby District Council were received and noted:-

- i) **14/0057/1/HPX** 109 Braunstone Lane. Two storey side and rear extensions, single storey rear extension and detached store to rear (revised scheme). It was noted that the application had been granted conditional approval by Blaby District Council. The Town Council had objected to the application due to considerations of loss of privacy and overbearing effect, overdevelopment resulting in tandem development. The conditions specified that 3 off street parking places should be provided, no external windows or openings facing Fairbourne Road and the detached store should be remain incidental to the enjoyment of the dwelling with no non-residential use.
- ii) **14/0021/1/PX** Winstanley Community College, Kingsway North. Erection of single storey detached reception building and 2.4 metre high security fence and gates. It was noted that the application had been granted conditional approval by Blaby District Council. The Town Council had commented on the loss of parking spaces and possible adverse visual impact on the high fence on the neighbouring properties. The conditions specified that the appearance and finish of the fencing should be agreed in writing with the District Council. The District Council considered the fence to be a sufficient distance from the residential properties. It also stated that there would be no impact on the level of provision of on-site car parking.

A copy of a letter dated 18th February 2014 from the District Council's Development Services Manager in response to the Town Council's concerns that the application had been determined by the District Council prior to the end of the consultation period, was received and noted. The District Council did not consider that the Town Council had added any fresh issues that had not been considered by the District Council and therefore it had issued the planning decision.

7. Air Quality Management Plan

- a) An extract from the draft Air Quality Action Plan in response to the Town Council's comments made on 20th December 2013 was received and noted. It stated that the Town Council's concerns were recognised and that the revised draft AQAP should address the planning related issues raised. Monitoring had indicated that levels of Nitrogen Dioxide within AQMA1 did not currently exceed the Objective Level. Any future decision to revoke AQMA1 would be based on evidence available at that time and the planning regime would seek to control the air quality implications of any future development.
- b) It was noted that a full copy of the revised Air Quality Action Plan was available for inspection from the Executive Officer & Town Clerk's office.
- c) A copy of a response to the consultation on the revised Air Quality Action Plan was received and it was noted that the Executive Officer & Town Clerk had responded to note the measures contained for AQMA1 in Section (para 4.27) however he had raises a query over the confused wording which made reference to the junction of the B5830 and Ratby Lane. As yet there had not been a response received from Blaby District Council clarifying the wording.

RESOLVED

That the action taken by the Executive Officer & Town Clerk in responding to the revised action plan on 5th March 2014 be approved.

8. **Termination of the Meeting**

The meeting closed at 7.30pm.

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 favorable 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.