

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANS & ENVIRONMENT COMMITTEE

THURSDAY 25TH FEBRUARY 2016

PRESENT: Councillor Gary Sanders (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Sharon Betts (substituting for Muhammad Aslam), Sam Fox-Kennedy (substituting for Berneta Layne), Paul Kennedy (substituting for Roger Berrington), Stuart Maxwell, Phil Moitt, Chetan Parmar and Robert Waterton.

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

There was one member of the public present at the meeting.

97. Apologies

Apologies for absence were received from Councillors Muhammad Aslam, Roger Berrington and Berneta Layne.

98. Disclosures of Interest

A disclosure of a Non-Pecuniary Interest was made by all Members present at the meeting in agenda item 6, Planning Applications, application 2, 16/0140 – installation of 4 external air conditioning fans (retrospective) at Braunstone Civic Centre. All members determined that they would be able to enter the discussion with an open mind and would be able to change their mind on the strength of what was put before them and therefore would be able to vote on the item.

99. 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.

One member of the public was in attendance and presented an idea to create a small car sharing community around Meridian Business Park and sought some support with community engagement if the Town Council felt that the issue of parking on Meridian Business Park and traffic congestion locally was worth addressing.

Councillor Stuart Maxwell advised that the first point of contact should be Leicestershire County Council who oversee coordinated schemes. The Chair advised the gentleman that he was welcome to attend a future meeting, should he need any further support or advice from the Town Council.

100. Minutes of the Meeting held 4th February 2016

The Minutes of the Meeting held on 4th February 2016 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 4th February 2016 be approved and signed by the Chairperson as a correct record.

101. Planning Applications dealt with under Delegated Authority

The Committee noted that there had been no responses to planning applications taken under Delegated Authority.

102. Planning Applications

The Committee received details of planning applications to be considered by Blaby District Council (item 6 on the agenda).

It was noted that in respect of the first planning application on the agenda, 15/1611/NMAT, Non Material amendment to location of parcel access roads to main east/west link road, North & South of the M69 Motorway, West of the M1 Motorway and East of Beggars Lane Lubbethorpe Leicester, Blaby District Council had confirmed that the application was non-material and could be applied subject to compliance with building regulations.

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

- 1. Application No:** 16/0140/FUL
Description: Installation of 4 external air conditioning fans (Retrospective)
Location: Braunstone Civic Centre 209 Kingsway Braunstone Town Leicestershire
Response: *Braunstone Town Council has no observations to make on this application.*
Reason: *No issues had been identified.*
- 2. Application No:** 16/0158/ADV
Description: Display of 12 internally illuminated signs
Location: Unit 8 Fosse Park Avenue Enderby Leicestershire
Response: *Braunstone Town Council does not object to this application.*
Reason: *The site was located within the Fosse Park site and had no impact upon residential amenity nor the Highway network.*

103. Additional Planning Applications

The Committee received details of planning applications received since the publication of the agenda (item 7 on the agenda).

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

1. **Application No:** 16/0175/HH
Description: Conversion of existing garage to form habitable accommodation
Location: 73 Darien Way Thorpe Astley
Braunstone Town Leicestershire
- Response:** *Braunstone Town Council wishes to make the following observations:*
- a) *the car parking facilities must make provision for 3 vehicles as shown on the plans and must be retained in perpetuity; and*
 - b) *the use of the converted garage must be ancillary to the residential occupation of the main dwelling.*
- Reasons:**
- a) *In accordance with Local Plan Policy T7, dwellings with four or more bedrooms must make provision for three on-site parking spaces; and*
 - b) *part of the garage conversion was designated for use as a prayer room, which must only be used for domestic purposes, given the property was designated for residential use and was entirely within a residential area.*

104. **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.

105. **Feedback on Planning Application Comments**

The Committee considered whether it would be practical to implement arrangements to receive feedback from the District Planning Authority on comments made by the Town Council on Planning Applications (item 9 on the agenda).

The following issues were raised by members of the committee:

- a) it appeared that comments in relation to parking provision were ignored, despite it being understood to be a policy requirement;
- b) if parking requirements had been relaxed, Parishes needed to know this;
- c) there were restrictions on which applications could be called into Committee by District Councillors; and
- d) some applications had been objected to on the grounds of scale and mass, however, this had not been taken into account, there appeared to be a difference of opinion on how this should be applied.

In response, Mark Alflat, Director of Place, Blaby District Council, made the following points:

- a) it would be difficult and resource intensive to respond to each consultation response;
- b) Parishes and Parish Councillors were welcome to contact the Case Officer with any queries and to understand more about the case;
- c) the Constitution restricted the reasons upon which a planning application could be referred to Planning Committee for decision;
- d) the District Council would explore training sessions for Parish Councillors on the planning process and with identifying material considerations; and
- e) the District Council would also consider providing a guide and commenting on the Town Council's planning guidance notes to ensure these were in line with current legislation and policies.

RESOLVED

1. that it be noted that Blaby District Council would offer training on planning policy and material considerations for Parish Councillors and would provide a reference guide; and
2. that the Committee's own guidance notes for identifying material considerations be reviewed in consultation with District Planning Officers.

Reasons for Decision

1. *The Committee welcomed the offer of training and provision of guidance since it would assist it in making meaningful observations and with engaging with residents concerning planning issues.*
2. *The Committee used the references on its current guidance notes to guide it in making material considerations, an example was Policy T7 on parking provision, these needed to be reviewed to ensure they were still relevant material considerations.*

106. Neighbourhood Planning

The Committee received advice on the Neighbourhood Planning process, including an outline of the purpose, benefits and potential timescales and requirements in order to determine the merits of developing a Neighbourhood Plan/implementing development orders (item 10 on the agenda).

RESOLVED that Town Councillors be requested to identify potential themes for addressing as part of the Neighbourhood Planning process, and a report be submitted to Plans & Environment Committee on 28th April 2016 assessing whether the appropriate route for progressing these should be through a Neighbourhood Plan, and if so, setting out a potential timetable for assessing the themes against current strategies, identifying whether there was wider community interest and identifying what resources would be required.

Reason for Decision

To enable the Town Council to assess the issues and whether it would be appropriate and practical to address them through the Neighbourhood Planning process.

107. Lubbesthorpe and M1 Bridge Construction

The Committee received an update on progressing a solution to the issues highlighted by residents, concerning the Lubbesthorpe Development Construction and M1 Bridge Construction following a public engagement session in November 2015 (item 11 on the agenda).

RESOLVED that the report be noted and a further update on progress be sought from Balfour Beatty Construction and reported to the meeting of Plans & Environment Committee, scheduled for 28th April 2016.

Reason for Decision

To monitor progress with resolving the issues raised.

108. Lubbesthorpe Strategic Consultative Board

The Committee received feedback from the meeting of the Lubbesthorpe Strategic Consultative Board on 14th January 2016 and considered whether there were any items for the next meeting on 6th April 2016 (item 12 on the agenda).

Mark Alflat, Director of Place, Blaby District Council advised that following discussions concerning cemetery provision, that a site had been identified in Enderby Parish, and that Blaby District Council had offered to assist the Parish Council with purchase provided they agreed to give priority to all residents of the district and set the same charges. In addition, Mark Alflat, agreed to seek representation from Highways at future meetings of the Lubbesthorpe Strategic Consultative Board.

109. Transport Scheme Improvements - Narborough Road South - West Service Road

The Committee received feedback from Leicestershire County Council in respect of safety and traffic calming on Narborough Road South West Service Road, and feedback from Community Development Committee on locating the speed sign on the same section of the Service Road to monitor traffic flows and speeds (item 13 on the agenda).

RESOLVED that the report be noted and a further update on progress be sought from Leicestershire County Council and reported to the meeting of Plans & Environment Committee, scheduled for 28th April 2016.

Reason for Decision

To monitor progress with assessing the implementation of a safe and practical scheme.

110. Termination of the Meeting

The meeting closed at 9.00pm.

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.

SIGNED _____

DATED _____