BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANS & ENVIRONMENT COMMITTEE

THURSDAY 28TH APRIL 2016

PRESENT: Councillor Gary Sanders (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Roger Berrington, Berneta Layne and Phil Moitt.

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

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

122. Apologies

An apology for absence was received from Councillor Robert Waterton.

123. Disclosures of Interest

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

124. 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 present.

125 Minutes of the Meeting held 17th March 2016

The Minutes of the Meeting held on 17th March 2016 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 17th March 2016 be approved and signed by the Chairperson as a correct record.

126. Planning Applications dealt with under Delegated Authority

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

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

1. **Application No:** 16/0256/HH

   Description: Two storey side and single storey rear extensions.

Location: 184 Lubbesthorpe Road Braunstone Town Leicestershire LE3 2XG

Response: *Braunstone Town Council wishes to make the following comments:*

a) on-site parking for at least 3 vehicles as shown on the plans must be provided and remain for use in perpetuity;

b) no windows to be installed in the side elevation adjacent to number 182 without the explicit consent of the Local Planning Authority; and

c) the consultation response of the Environmental Services Technical Officer in respect of a condition concerning flood prevention standards be supported.

Reasons:

a) The property was increasing the number of bedrooms from three to four and while the plans illustrated 3 car parking spaces there was no indication these were available for use. In addition they should remain in use in future years.

b) The extended property would be built to the boundary of the site with number 182 and inclusion of any windows in the side elevation would have an adverse impact upon the amenity enjoyed by neighbouring property in terms of privacy.

c) The property was in a flood risk area and appropriate mitigation measures, as recommended by the Environment Agency, should be included in the design.

2. Application No: 16/0353/HH

Description: Single storey front, side and rear extension

Location: 1 Shakespeare Drive Braunstone Town Leicestershire LE3 2SR

Response: *Braunstone Town Council does not object to this application, subject to replacement on-site parking being provided as illustrated in the submitted plans and remaining available for use in perpetuity.*

Reason: *Garage space would be lost as part of the conversion and replacement parking on-site should be provided.*

3. Application No: 16/0331/HHPD

Description: The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 m, for which the maximum height would be 3.7 m and for which the height of the eaves would be 2.6 m

Location: 23 Belton Road Braunstone Town Leicestershire LE3 2GD

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

Reason: *The proposed extension was within the permitted limits and there appeared to be no detriment to the amenity of the neighbouring properties.*

4. Application No: 16/0344/DOC

Description: Discharge of Conditions 2 materials, 4 hard and soft landscaping, 6 boundary treatments and 7 landscaping , surfacing etc. for communal parking areas attached to reserved matters approval 15/0799/RM

Location: Land To The North And South Of The M69 Motorway, West Of The M1 Motorway And East Of Beggars Lane Lubbesthorpe Leicester

Response: *Braunstone Town Council has no objection to the discharging of the conditions, subject to the section 106 sewer connection approval, as set out in the consultation response from Severn Trent Water.*

Reason: *The plans detailed materials, landscaping and boundary treatments and surfacing as required.*

127. <u>Planning Applications</u>

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

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

1. Application No: 16/0412/HH

Description: Two storey and single storey side/rear extensions

Location: 6 Riddington Road Braunstone Town Leicestershire LE3 2JS

Response: *Braunstone Town Council wishes to make the following observations:*

a) *On-site parking for at least 3 vehicles must be provided and remain for use in perpetuity; and*
b) *no windows to installed in the side elevation adjacent to 8 Riddington Road without the explicit consent of the Local Planning Authority.*

Reasons:

a) *The property had four upstairs rooms which could be used as bedrooms and potentially the playroom could also be used as a bedroom. There was no indication*

of the number of parking spaces in the plans.

b) *The side extension was built to the boundary of the site and inclusion of any windows in the side elevation would have an adverse impact upon the amenity enjoyed by the neighbouring property in terms of privacy.*

2. Application No: 16/0409/FUL

Description: Two storey rear extension and alterations to existing shop and flat above, plus single storey rear extensions, alterations and conversion to form two new residential flat

Location: 6 Ayston Road Braunstone Town Leicestershire LE3 2GA

Response: *Braunstone Town Council recommends refusal of this application due to:*

a) insufficient on-site parking provision; and

b) the proposed development would result in the over-development of the site due to factors including scale and mass.

Reasons:

a) The on-site parking provision provided space for three vehicles parked in tandem, since these were three separate residential units, the design would not meet the needs of the development; Braunstone Town Parish Plan survey revealed that 54.7% of residents thought that parked vehicles caused problems in this area, particularly for people with disabilities or with pushchairs.

b) The proposed development would have an 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 overbearing effect.

3. Application No: 16/0420/FUL

Description: Pitched roof on existing garage

Location: 26 Westover Road Braunstone Town Leicestershire LE3 3DT

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

Reason: *The plan involved installing a pitched roof on an existing Garage, the roof would not be as high as the existing dwelling and no detriment would be caused to the local amenity.*

4. Application No: 16/0411/VAR

Description: Variation of condition 2 attached to planning permission 15/0950/FUL to allow two additional louvres to previously approved plan

Location: Unit 1 Meridian Leisure Park Braunstone Town Leicestershire

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

Reason: *The two additional louvres were in a non-residential area and therefore there was no noise impact; and they were located on the side elevation of the building and therefore did not impact upon the visual amenity of the site.*

5. Application No: 16/0421/DOC

Description: Discharge of Condition 25 Waste Management Strategy

Location: North & South Of The M69 Motorway, West Of The M1 Motorway And East Of Beggars Lane Lubbesthorpe Leicester

Response: *Braunstone Town Council objects to the discharge of the condition, until the following were incorporated into the Strategy:*

a) a timetable for implementation of the temporary and permanent recycling bring bank facilities, and

b) *measures to ensure the maximisation of the reuse of waste.*

Reasons:

a) *The strategy states "a small 'bring bank' will be incorporated into the local centre once Phase 1 of the overall development is complete", while this complies with the element of the condition "how it accords with the approved phasing plan", it does not provide "timescales for implementation".*

b) *The Strategy does not include any practical measures for maximising the reuse of waste, for example, including compost bins in gardens of residential properties and using heating systems at public buildings and commercial properties which run on garden/food waste.*

6. Application No: 16/0239/NMAT

Description: Amendments to landscaping of pond 1 at the site entrance including, provision of a turning head to Lubbesthorpe Bridleway, alteration to the layout of the boardwalk and platforms including provision of additional

boardwalk and relocation of southern pedestrian access.

Location: North And South Of The M69 Motorway, West Of The M1 Motorway And East Of Beggars Lane, Lubbesthorpe Leicester

Response: *Braunstone Town Council does not object to this application, subject to incorporation of the conditions recommended by Leicestershire County Council as the Lead Local Flood Authority (23rd March 2016).*

Reason: *No material issues with the design, landscaping of access; however, it was important to ensure appropriate risk assessments and strategies were in place.*

128. 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 response be forwarded to Blaby District Council:

1. Application No: 16/0490/HH

Description: Single storey side/rear extensions

Location: 278A Braunstone Lane Braunstone Town Leicestershire LE3 3AT

Response: *Braunstone Town Council wishes to make the following observations:*

a) on-site parking for at least 3 vehicles must be provided and remain for use in perpetuity; and

b) occupation of the premises must be as a single occupied domestic dwelling only, unless explicitly authorised by the local planning authority.

Reasons:

a) The plans provided for additional rooms, nursery and study, which could be used as bedrooms and there was no indication of the number of parking spaces in the plans.

b) The extended dwelling had separate front and rear entrances, bathroom, bedroom and space which could be used as a living area.

129. Licensing Applications dealt with under Delegated Authority

The Committee received and noted responses to licensing applications taken under Delegated Authority (item 8 on the agenda).

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

1.	**Application Name:**	Jiko Grill
	Description:	Application Renewal
	Location:	Meridian West, Meridian Business Park
	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.*
	Reason:	*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.*

130. <u>Planning Decisions</u>

The Committee received and noted planning decisions made By Blaby District Council (item 9 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.

131. <u>Neighbourhood Planning</u>

The Committee received a report to enable it to assess the planning issues identified by Town Councillors and whether it would be appropriate and practical to address them through the Neighbourhood Planning process (item 10 on the agenda).

RESOLVED that advice be sought from the Local Planning Authority on whether the potential themes for a Neighbourhood Plan, identified in the relevant section of the report (1 – 11), were relevant themes which could usefully be addressed through the Neighbourhood Planning process and that a further report be submitted to Plans & Environment Committee on 16th June 2016.

Reason for Decision

To assess whether the issues raised would be best dealt with through Neighbourhood Planning or whether they were covered by other policies/strategies or whether there was another more appropriate tool or process which could be used to address them.

132. Lubbesthorpe and M1 Bridge Construction

The Committee received feedback and considered any further action concerning the issues highlighted by residents in relation to the Lubbesthorpe Development Construction and M1 Bridge Construction (item 11 on the agenda).

RESOLVED

1. that residents be informed of the process by which to make complaints about noise and dust from the constructions and be offered the contact details of their local Town Councillors should they feel their complaints were not being satisfactorily addressed;
2. that the issue of safe pedestrian crossing points on Meridian Way be pursued with the District Planning Authority, County Highways and the Developer, with a view to a suitable scheme being developed and proposed for implementation following the opening of the new bridge and road; and
3. that residents be advised of the compensation scheme which exists 12 months after completion, which was available to residents affected by the road;
4. THAT IT BE RECOMMENDED TO POLICY & RESOURCES COMMITTEE that Braunstone Town Council enter discussions with the relevant parties to determine whether the land adjacent to the new road and bridge at Thorpe Astley could be transferred to the Town Council and that options for planting trees to provide screening and woodland walks be assessed along with possible sources of funding.

Reasons for Decision

1. *To ensure that residents were supported in pursuing reasonable noise and dust complaints.*
2. *To ensure that the issue of pedestrian safety on Meridian Way, which was highlighted as a current concern by residents, was pursued with the District Planning Authority, County Highways and the Developer, in accordance with the conditions set out in the planning approval relating to the new road and bridge and its impact. To recognise that money had been saved on construction costs of the bridge with the awarding of Government pinch-point funding towards the costs of the project, these savings could be used to contribute towards the costs of improved pedestrian crossing points.*
3. *To advise residents of their rights in order that they could be prepared with appropriate evidence of the impact of the new road upon their lives.*
4. *To ensure that appropriate plans could be drawn up and implemented which would benefit residents of Thorpe Astley with useable recreation space while providing appropriate screening for local residents.*

133. Lubbesthorpe Strategic Consultative Board

The Committee received a report from the meeting held on 6th April 2016 and considered any items for the next meeting of the Lubbesthorpe Strategic Consultative Board (item 12 on the agenda).

RESOLVED that the report be received and noted.

Reason for Decision

The feedback was noted and the Committee were happy that sufficient and reasonable steps had been taken to deal with diversion traffic during the overnight closures of the M1.

134. Preliminary Consultation – Definitive Map Modification: Footpath from Watergate Lane to Footpath W9

The Committee considered a response to Leicestershire County Council's preliminary consultation to include the footpath from Watergate Lane to footpath W9 on the definitive map, following a modification application by Braunstone Town Council (item 13 on the agenda).

RESOLVED that Leicestershire County Council be informed that Braunstone Town Council supported the inclusion on the Definitive Rights of Way Map of the footpath shown at points A-F-G-B-C and the extended footpath shown at points B-D-E of the consultation plan (Appendix 1 of the report).

Reason for Decision

Braunstone Town Council had received evidence from local residents and users and this had been submitted as part of the application for a Definitive Map Modification Order. Evidence showed that the routes were still being used and that the community continued to support their inclusion as official rights of way.

135. 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 (item 14 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 16th June 2016.

Reason for Decision

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

136. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2015 to 31st March 2017 (item 15 on the agenda).

RESOLVED that the report be noted.

Reason for Decision

The Council's actual income was higher than predicted for the period and expenditure was lower than predicted for the period.

137. Termination of the Meeting

The meeting closed at 8.30pm.

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 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 _____