

**BRAUNSTONE TOWN COUNCIL**

**MINUTES OF PLANS & ENVIRONMENT COMMITTEE**

**THURSDAY 10TH NOVEMBER 2016**

**PRESENT:** Councillor Robert Waterton (Chair), and Councillors Parminder Basra, Roger Berrington, Berneta Layne (Town Mayor, Ex-Officio), Stuart Maxwell and Mr. John Dodd (Ex-Officio).

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

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

**74. Apologies**

Apologies for absence were received from Councillors Sharon Betts, Phil Moitt, David Di Palma and Bill Wright.

**75. Disclosures of Interest**

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

**76. 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.

**77. Minutes of the Meeting held 13th October 2016**

The Minutes of the Meeting held on 13th October 2016 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 13th October 2016 be approved and signed by the Chairperson as a correct record.

**78. 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 observation to Blaby District Council be noted:

**1. Application No:** 16/1358/DOC

**Description:** Discharge of condition 53 attached to application 11/0100/1/OX details of remaining section of link road between Beggars Lane and M1 motorway bridge

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

**Response:**

- i. Braunstone Town Council does not object to the discharging of condition 53, subject to the submitted highway construction plans and layout being in accordance with Leicestershire County Council's adoptable standards; and*
- ii. Braunstone Town Council wishes to make the following observation: that the constructed highway should not be opened to through traffic until a scheme of works, including improvements to existing crossing points on Meridian Way (condition 60) have been approved and implemented.*

**Reasons:**

- i. There were no issues with the proposed design, route and layout, however, Leicestershire County Council Highways would be able to determine whether the design, layout and construction would be in accordance with their adoptable standards.*
- ii. To ensure that once Meridian Way became a through route connecting Lubbethorpe Way with Beggars Lane, that safe pedestrian and cycle crossing points were provided between Thorpe Astley and Meridian Business Park.*

## **79. Planning Applications**

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:** 16/1330/FUL

**Description:** Erection of 8 dwellings with associated access, vehicle parking and amenity space. (Includes demolition of existing commercial buildings) (Revised Scheme)

**Location:** 2 - 4 Westover Road Braunstone Town Leicestershire LE3 3DT

**Response:** *Braunstone Town Council objects to this application since:*

- i. there would be a loss of local employment premises;*
- ii. there was insufficient off-road parking;*
- iii. there was no provision for sewage services;*
- iv. the rear car park lacked security measures;*
- v. there was no provision for site clearance of waste or obnoxious items; and*
- vi. the proposed development would be out of keeping with the character/appearance of the area.*

**Reasons:**

- i. The site currently contains premises suitable for small local enterprises, including retail outlets, which were in under supply in the area.*
- ii. Local Plan Policy T7 requires parking facilities of 2 spaces where there were 3 bedrooms; there were 8 dwellings and only 14 parking spaces.*
- iii. The application indicated that it was unknown how sewage would be dealt with from the development.*
- iv. The location and design of the car park would mean that it was an accessible and secluded site and there were no details of mitigating security measures.*
- v. The current use of the site was industrial and there was no statement on how the site would be transferred from industrial use to residential use.*
- vi. The site would be overdeveloped and the design of the existing residential properties was semi-detached bay fronted housing.*

**2. Application No:** 16/1398/HH

**Description:** Demolition of existing conservatory and erection of single storey rear extension

**Location:** 6 Evelyn Road Braunstone Town Leicestershire LE3 3BA

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

**Reason:** *Neighbouring properties had similar extensions and the proposed extension could be accommodated within the curtilage of the property without an adverse effect upon the amenity enjoyed by neighbouring properties or on the provision of on-site car parking.*

**3. Application No:** 16/1436/DOC

**Description:** Application to discharge conditions 2 (materials) and 4 (finished floor levels) attached to planning permission

14/0782/1/PX

**Location:** Land North Of 68 Radford Drive Braunstone Town  
Leicestershire LE3 3DR

**Response:** *Braunstone Town Council does not object to the discharging of the conditions, subject to the approval of building control.*

**Reason:** *The applicant has submitted the details requested in the condition, however, Building Control would be in a position to determine whether the materials and finished floor levels were suitable and complied with technical specifications.*

**80. Additional Planning Applications**

The Committee noted that no additional planning applications had been received since the publication of the agenda.

**81. Licensing Applications dealt with under Delegated Authority**

The Committee noted that there had been no licensing applications dealt with under delegated authority.

**82. Planning Decisions**

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.*

**83. Local Plan Delivery DPD (Preferred Options) - Consultation**

The Committee considered the initial proposals for the Local Plan Delivery DPD (preferred options) in order to provide feedback to the consultation, the deadline of which was Wednesday 16<sup>th</sup> November 2016 (item 10 on the agenda).

A Supplementary Report was circulated, which set out a potential response to the Local Plan Delivery DPD (preferred options) consultation.

**RESOLVED** that Braunstone Town Council submit the following responses to the Blaby District Local Plan Delivery DPD (preferred options) consultation:

Question	Response
1. Do you agree that Core Strategy Policy CS15 should be updated to reflect the latest Open Space Audit?	Yes, the access provisions (distance and times) will assist with ensuring adequate provision.
2. Have the relevant issues been considered to work out how much housing is needed?	Preference should be given to bringing forward the phases and sub-phases within the proposed Lubbesthorpe Development prior to the four sites identified at 3.2 being considered as sustainable for housing development. These four sites will put additional pressure onto local services and the highway network and the availability of housing early in the plan period on these sites could slow the phasing timetable for Lubbesthorpe meaning that the required highway mitigation measures and new services for Lubbesthorpe being delayed.
3. Have the relevant issues been considered to work out where new sites for housing are needed?	
4. Are there any constraints that will affect the delivery of the site options for housing?	
5. Are you aware of any alternative sites in the PUA or Narborough that are capable of delivering the required number of homes by 2029?	No
6. Have the relevant issues been considered to work out how much employment land is needed?	Yes

Question	Proposed Response
7. Have the relevant issues been considered to work out where new sites for employment land are needed?	In respect of BRA001, while recognising the site would not be included in the land plan allocation, the assessment does consider the site has potential and would be considered favourably for development.
8. Are there any constraints that will affect the delivery of the site options for employment land?	<p>This site however, should be ruled out for development due to its strategic positioning and potential for significantly improving capacity on the Highway Network, i.e. where a southbound exit slip for a direct link from the M1 to the M69 would be located. While understanding this is a decision for Highways England, the land should be available to them should they seek in the future to make such an improvement, which would significantly improve traffic flows around Junction 21 island and the therefore the surrounding network.</p> <p>In addition to the assessment on BRA002, considerations should be given to the adverse effects on the surrounding highway network due to the site's access being adjacent to the roundabout access and on the junction of two arteries on Meridian Business Park.</p>
9. Are you aware of any alternative sites that are capable of delivering new employment land by 2029?	No
10. Do you agree with the site boundaries proposed for Blaby town centre – primary and secondary frontages?	Seems generally reasonable, no particular view expressed.
11. Do you agree with the site boundaries proposed for the District Centres, Rural Centre, Local Centres and Neighbourhood Parades?	Boundaries agreed except Ayston Road (Map 19) should include nos. 12 & 14, as previous A1/A2 use and with current potential, within the boundary and consideration should be given to designating as a Local Centre due to the varying uses and its use by the wider community, including Braunstone Estate and access to passing trade on Braunstone Lane. Thorpe Astley (Map 24) should be considered a Local Centre due to inclusion of pub and potential of site to have more than one and varied uses, the boundary should also be extended to include similar premises on the opposite side of Meridian Way. Sun Way (Map 23) should include the whole curtilage of 1 & 5. Turnbull Drive/Edward Avenue (Map 25) consideration should be given to designating as a Local Centre due to the varying uses and its use by the wider community.

Question	Proposed Response
12. Do you agree with the site boundaries proposed for the Motorways Retail Area?	Agree.
13. Do you agree with the site boundaries proposed for the Meridian Leisure Area?	Agree.
14. Do you agree with the site boundaries proposed for the important recreation resources/valuable wildlife habitats?	Seems generally reasonable, no particular view expressed.
15. Have the relevant issues been considered for the detailed review of Green Wedge, Areas of Separation and Settlement boundaries?	The relevant issues and policies seem to have been considered. The Green Wedge (Parcel C) is supported. Concerning the Areas of Separation: A seems reasonable, although no particular view expressed, B is reasonable so far as that area includes land on both sides of the M1 between Lubbesthorpe and Thorpe Astley and contains Thorpe Astley Park due to its community and recreation use. However, the northern point adjacent to Goodheart Way and the M1 at the rear of Fossebrook School neither serves to separate developments nor as recreation use.
16. Do you agree with the approach proposed for Lubbesthorpe Green Wedge?	
17. Are the proposed Development Management policies clear, positive, based on suitable evidence and capable of being delivered?	Local Centres and DMP3 Neighbourhood Parades should provide favourably for change of use from residential to A1 to A5, Community and Medical, of adjacent properties outside the boundary where that would enhance the services of the local centre/neighbourhood parade.
18. Are there any issues that are not adequately covered by the Development Management policies?	DMP5 Local Parking and Highway Design Standards should be two separate policies. Parking should not be based on the 6C's Design Guide, which deals with highways and transportation infrastructure for new developments, not the principles of off-street parking as a result of changes to existing dwellings under Development Control. Therefore the existing saved plan policies (T1-T12) should be retained and updated accordingly, including provision for excluding the reduction of existing parking as a consequence of the design of the development.
19. Are there any other matters that the Delivery DPD ought to contain?	None identified.

### *Reasons for Decision*

- a) *To ensure that the Lubbesthorpe Development was sustainable and the phases delivered in order to deliver the local infrastructure and service improvements required under the Section 106 agreement.*
- b) *To ensure that an important site within the green infrastructure of Braunstone Town was guaranteed protection.*
- c) *To ensure that development did not take place on land which could be used in the future to provide infrastructure improvements delivering greater capacity to the Motorway and local highway network.*
- d) *To enable important community shopping areas to be retained and identified using the right category*
- e) *To ensure that Green Wedges and Areas of Separation were used to separate developments and protect useable recreation space.*
- f) *To encourage the sustainable expansion of local centres and neighbourhood parades over the locating of shops and retail outlets ad-hoc around residential areas.*
- g) *To ensure that the 6c's as technical guidance was used for its purpose which was the specification of highway infrastructure and that policy guidance, based on evidence, was used to control parking in existing developments, including as a result of development control decisions.*

## **84. Neighbourhood Planning**

The Committee considered whether the Town Council should apply for designation of Braunstone Parish as a Neighbourhood for the purposes of undertaking a Neighbourhood Plan (item 11 on the agenda).

### **RESOLVED**

1. that Braunstone Town Council does not undertake a Neighbourhood Plan or any of the Neighbourhood Planning tools at the present time; and
2. that the Plans and Environment Committee review the Neighbourhood Planning option in 12 months' time.

### *Reasons for Decision*

1. *Successful Neighbourhood Planning required the leadership and involvement of the Town Council and Town Councillors and an indication of a wider community desire to undertake neighbourhood planning; while there was some evidence of support, this was not sufficiently widespread to justify the resources to facilitate the process, including engaging the community and making the necessary applications and applying for funding. Key areas such as Open Spaces were protected and an emerging Retail Study being undertaken by the District Council may provide for the protections the Town needs for its Community and Neighbourhood Shopping areas.*
2. *Neighbourhood Planning was a developing area and the Town Council should take account, by way of a review, of new legislation, the introduction of Neighbourhood Plans by other nearby Parishes, the eventually agreed Blaby District Council's Local Plan Delivery DPD and the Blaby District Council's Retail Study.*

**85. Air Quality**

The Committee received updated figures and mitigating actions for Braunstone Town and the surrounding area and considered responses from Blaby District Council concerning future arrangements for air quality monitoring (item 12 on the agenda).

Blaby District Council's 2016 Air Quality Annual Status Report had been published and a copy forwarded to the Town Council on 8th November, which was circulated at the meeting.

**RESOLVED** that a relevant Blaby District Council Officer be invited to attend a future meeting of the Plans & Environment Committee to advise on and answer questions concerning Air Quality monitoring and mitigation measures.

*Reason for Decision*

*To consider the figures and action, particularly where figures exceed defined limits and whether measuring equipment could be relocated to ascertain a wider picture.*

**86. Narborough Road South West Service Road Traffic Calming**

The Committee received an update from Leicestershire County Council concerning the Town Council's request to make improvements to the traffic calming scheme on the Narborough Road South West Service Road (item 13 on the agenda).

The Chair of the Committee, Councillor Robert Waterton, updated the Committee on the site visit which had taken place on 2nd November 2016. Councillors Moitt, Waterton and Wright met two Leicestershire County Council Highways Officers and had viewed the three traffic calming build-outs at Bannister Road, near Edward Avenue and at The Crossway. There was recognition that the traffic calming measure at Bannister Road was a particular problem in terms of effectiveness and safety. Leicestershire County Council would respond in due course concerning whether adjustments could be made to the traffic calming scheme and if so, what options would be available.

**RESOLVED** that the feedback and the position be noted.

*Reason for Decision*

*Observations had concluded that many vehicles did not slow down for the build-outs often swerving towards on-coming traffic putting pedestrian safety at risk; therefore, the Town Council supported proposals which would make the scheme safer and more effective.*

**87. Lubbesthorpe Strategic Consultative Board**

The Committee received a report on the meeting of the Lubbesthorpe Strategic Consultative Board held on 26<sup>th</sup> October 2016 (item 14 on the agenda).

The Chair of the Committee, Councillor Robert Waterton, advised that it had been confirmed that the phasing programme currently anticipated the build of 90 houses in year 1, 120 in year 2, 150 in year 3 and 150 in year 4; this would mean that community facilities and services such as the primary school and Doctor's Surgery would not be built until year 3. Future items for discussion at the Board included Air Quality and Affordable Housing.

The Board also noted correspondence received from Braunstone Heritage Archive Group concerning Abbey Farm and the response of the developer that it intended to retain the farm for community use.

The date of the next meeting was Wednesday 1st February 2017.

## **88. Plans & Environment Committee – Review of Operations**

The Committee considered recent Planning Training by Blaby District Council, the position with feedback on Planning Applications and explored different operational approaches to the Committee's consideration of Planning Applications (item 15 on the agenda).

**RESOLVED** that when the Committee, as part of the Planning Decisions item, identified that a controversial application had been approved, a member of the Committee arrange to meet with the relevant Planning Officer to ascertain how the decision was arrived at and feedback to a future meeting of the Committee accordingly.

*Reason for Decision*

*To understand the nature of the material issues taken into consideration and to build a wider knowledge and perspective, which would assist the Committee with determining future applications.*

## **89. Financial Comparisons**

The Committee received Financial Comparisons for the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> October 2016 (item 16 on the agenda).

**RESOLVED** that the report be noted.

*Reason for Decision*

*There were no issues identified with income and expenditure to date.*

## **90. Approval of Accounts**

The Committee considered payments from 7<sup>th</sup> September until 1<sup>st</sup> November 2016 (item 17 on the agenda).

**RESOLVED** that the list of Approved Expenditure Transactions for the Period 7<sup>th</sup> September 2016 until 1<sup>st</sup> November 2016 be approved.

*Reason for Decision*

*To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations.*

**91. Termination of the Meeting**

The meeting closed at 9.45pm.

**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 \_\_\_\_\_ (CHAIR)

DATE \_\_\_\_\_