

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANS & ENVIRONMENT COMMITTEE

THURSDAY 14TH JULY 2016

PRESENT: Councillor Robert Waterton (Chair) and Councillors Roger Berrington, Sharon Betts, and Sam Maxwell (substituting Stuart Maxwell).

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

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

25. Apologies

Apologies for absence was received from Councillors Berneta Layne (Ex-Officio), Stuart Maxwell and Bill Wright and Mr. John Dodd (Ex-Officio).

26. Disclosures of Interest

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

27. 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.

28. Minutes of the Meeting held 16th June 2016

The Minutes of the Meeting held on 16th June 2016 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 16th June 2016 be approved and signed by the Chairperson as a correct record.

29. 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:** 16/0764/ADV
- Description:** Display of various illuminated and non-illuminated signage
- Location:** Asda Stores Ltd Narborough Road South Braunstone Town Leicestershire LE3 2LL
- Response:** *Braunstone Town Council does not object to the application, subject to the following:*
- a) *the hours of use and level of lighting of the illuminated signs being in accordance with Blaby District Council's Lighting Policy; and*
 - b) *none of the signs adjacent to the highway obstructing the view of and/or distracting users of the highway.*
- Reasons:**
- a) *To avoid nuisance to motorists in terms of glare and unnecessary light spillage; and*
 - b) *to avoid a detrimental impact upon public safety due to distraction of drivers, cyclists or pedestrians.*

30. 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:** 16/0638/CLP
- Description:** Application for certificate of lawful use for proposed roof alterations
- Location:** 176 Braunstone Lane Braunstone Town Leicestershire LE3 2RW
- Response:** *Braunstone Town Council objects to the approval of a certificate of lawful use since the proposals:*
- a) *would result in a changed appearance to the front of the property;*
 - b) *the installation of a dormer window to the rear; and*
 - c) *the creation of a fourth habitable bedroom.*
- Reason:** *The proposals may be reasonable in principle, however, Braunstone Town Council was concerned that the request for a certificate of lawful use was granted within one working day and that this was a significant development which would require planning permission to determine:*

- a) *impact upon the street scene;*
- b) *impact upon privacy of the neighbouring properties;*
and
- c) *availability of sufficient on-site parking provision.*

- 2. Application No:** 16/0787/FUL
- Description:** Extension to lobby/administration area to create a new lobby and office.
- Location:** Millfield Community School And Centre Hat Road Braunstone Town Leicestershire
- Response:** *Braunstone Town Council does not object to this application.*
- Reason:** *There was no impact on the surrounding properties and the extension was contained within a courtyard area surrounded by existing buildings.*
- 3. Application No:** 16/0722/FUL
- Description:** Two storey side/rear and single storey side extensions to create an additional retail unit (Use Class A1) and subdivision of the existing first floor accommodation in order to provide an additional two flat at first floor level, including the erection of one dwelling with access off Chaplin Court
- Location:** 5 - 7 Sun Way Braunstone Town Leicestershire LE3 3DS
- Response:** *Braunstone Town Council wishes to make the following observations:*
- a) *suitable parking should be provided for workers and customers of the new retail unit; and*
 - b) *two on-site parking facilities should be provided for the new dwelling.*
- Reasons:**
- a) *To mitigate dangerous and/or illegal parking in an area with road junctions and higher footfall.*
 - b) *The property had 3 bedrooms and two on-site parking spaces should be provided in accordance with Local Plan Policy T7.*
- 4. Application No:** 16/0771/HH
- Description:** Two storey side and single storey front and rear extensions
- Location:** 16 Chislehurst Avenue Braunstone Town Leicestershire LE3 2UF

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

- a) *On-site parking provision for 3 spaces must be provided;*
- b) *no windows in the side elevation without the explicit consent of the local planning authority; and*
- c) *the occupiers of neighbouring properties should be fully consulted in connection with the proposals.*

Reasons:

- a) *The plans increased the number of bedrooms from 3 to 4 and for an extension on the side access to the property, therefore in accordance with Local Plan Policy T7, replacement parking should be provided.*
- b) *To avoid a detrimental effect on the amenity enjoyed by the occupiers of the neighbouring property.*
- c) *To ensure that the proposals do not have an adverse impact on the amenity enjoyed by neighbouring properties.*

31. 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: 16/0797/HH

Description: Single storey side and rear extensions (Revised Scheme)

Location: 7 Hilcot Green Braunstone Town Leicestershire LE3 3SY

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

- a) *no windows in the side elevation without the explicit consent of the local planning authority; and*
- b) *in accordance with 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).*

Reasons:

- a) *To avoid a detrimental effect on the amenity enjoyed by the occupiers of the neighbouring property.*
- b) *The side extension would result in reduced parking provision, on-site parking provision must meet the minimum standards.*

2. Application No: 16/0816/TPO

Description: Proposed crown thinning and crown reduction of on Oak Tree (T3).

Location: 15 Goodheart Way, Braunstone Town, Leicestershire, LE3 3RX.

Response: *Braunstone Town Council objects to the application for the following reasons:*

- a) *the tree was not sufficiently close to the properties to be overbearing or cause nuisance;*
- b) *slight encroachment onto the property was no further than existing bushes.*

It should be noted that the applicant was not the owner of the land or the tree in question. Braunstone Town Council was responsible for maintaining the site and would not permit any works upon this tree unless there was a legal obligation to do so or it would be in compliance with our own policies and procedures.

Reasons:

- a) *Long Spinney was ancient woodland and there were several properties adjacent to it and trees of a similar height and age.*
- b) *There appeared to be no encroachment on the access to the properties.*

A decision to grant crown thinning and crown reduction was different to a requirement to carry out the work, Braunstone Town Council would judge an outcome to grant work under the TPO in the context of its legal obligations and own policies.

32. Licensing Applications dealt with under Delegated Authority

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

33. Lubbesthorpe Strategic Consultative Board

The Committee considered whether there were any items for the next meeting of the Lubbesthorpe Strategic Consultative Board scheduled for 27 July 2016 (item 9 on the agenda).

RESOLVED that the following matters be raised by Town Council representatives at the meeting:

- a) Air Quality – the cumulative effect; and
- b) Progress with opening the M1 Bridge and when construction traffic would start to use the route.

Reason for Decision

To enable matters which impacted upon the Town and its residents to be considered and addressed:

- a) *Air Quality was already poor and there were further developments due in the area which would produce a cumulative impact.*

b) *To ensure that the needs of residents adjacent to the Bridge were considered.*

34. Termination of the Meeting

The meeting closed at 7.40pm.

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.

SIGNED _____ (CHAIR)

DATE _____