



# BRAUNSTONE TOWN COUNCIL

[www.braunstonetowncouncil.org.uk](http://www.braunstonetowncouncil.org.uk)

*Darren Tilley – Executive Officer & Town Clerk*

Braunstone Civic Centre, Kingsway, Braunstone Town, Leicester, LE3 2PP

Telephone: 0116 2890045 Fax: 0116 2824785

Email: [enquiries@braunstonetowncouncil.org.uk](mailto:enquiries@braunstonetowncouncil.org.uk)

## PLANNING APPLICATIONS

### PUBLIC INSPECTION OF PLANS AND PARTICIPATION

1. The Planning Applications can be inspected at the offices of Blaby District Council to whom representations should be made and they are also available Blaby District Council's website at [www.blaby.gov.uk](http://www.blaby.gov.uk) under Planning Application Search
2. A list of the applications to be considered by the Town Council's Planning & Environment Committee are listed on the Town Council's website [www.braunstonetowncouncil.org.uk](http://www.braunstonetowncouncil.org.uk)
3. The applications will be considered by the Braunstone Town Council's Planning and Environment Committee, which may make its own observations and forward them to the relevant Planning Authority.
4. Braunstone Town Council and Blaby District Council have introduced procedures to enable applicants, objectors and supporters to speak on applications brought before their relevant Committees.

27th March 2019

*To: Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Anthea Ambrose, Parminder Basra, Roger Berrington, David Di Palma, Berneta Layne, Phil Moitt, Satindra Sangha, Darshan Singh and Mr John Dodd (Ex-Officio).*

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the Fosse Room at Braunstone Civic Centre on **Thursday, 4th April 2019** commencing at **7.00pm**, for the transaction of the business as set out below.

Yours sincerely,

Executive Officer & Town Clerk

## AGENDA

1. **Apologies**  
To receive apologies for absence.
2. **Disclosures of Interest**  
To receive disclosures of Interest in respect of items on this agenda:
  - a) Disclosable Pecuniary Interests,
  - b) Other Interests (Non-Pecuniary).

3. **Public Participation**

Members of the public may make representations, give evidence or answer questions in respect of any item of business included on the agenda. At the discretion of the Chairperson the meeting may be adjourned to give members of the public present an opportunity to raise other matters of public interest.

4. **Minutes of the Meeting held 7th March 2019**

To confirm the accuracy of the Minutes of the Meeting held on 7th March 2019 to be signed by the Chairperson (**Enclosed**).

5. **Planning and Licensing Applications dealt with under Delegated Authority**

To receive and note responses to planning and licensing applications taken under Delegated Authority (**Enclosed**).

6. **Planning and Licensing Applications**

To agree observations on planning and licensing applications received (**Enclosed**).

7. **Additional Planning and Licensing Applications**

To agree observations on planning and licensing applications received since the publication of the agenda (if any).

8. **Lubbesthorpe Strategic Consultative Forum**

To consider future arrangements following the end of the Lubbesthorpe Strategic Consultative Forum (**Enclosed**).

9. **Termination of the Meeting**



**NOTE:**

*CRIME & DISORDER ACT 1998 (SECTION 17) – The Council has an obligation to consider Crime and 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.*

**BRAUNSTONE TOWN COUNCIL**

**MINUTES OF PLANNING & ENVIRONMENT COMMITTEE**

**THURSDAY 7TH MARCH 2019**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Bill Wright (Vice-Chair) and Councillors Anthea Ambrose, Roger Berrington, Berneta Layne and Darshan Singh 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.

**124. Apologies**

Apologies for absence were received from Councillors Parminder Basra, Phil Moitt and Satindra Sangha.

**125. Disclosures of Interest**

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

**126. 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.

**127. Minutes of the Meeting held 7th February 2019**

The Minutes of the Meeting held on 7th February 2019 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meeting held on 7th February 2019 be approved and signed by the Chairperson as a correct record.

**128. Planning and Licensing Applications dealt with under Delegated Authority**

The Committee received and noted responses to planning applications taken under Delegated Authority (item 5 on the agenda). No licensing applications were received.

It was confirmed that planning application 18/1711/FUL, 51 Holmfield Avenue East, was a revised application detailing the car parking spaces at No. 51 Holmfield Avenue East and alterations to the front boundary treatments.

It was noted, that in the case of planning application 19/0085/HH, 3 Cooke Close, that where front driveways were extended to remove grassed areas, that a porous material should be used to prevent additional surface water run off when it rained.

Concerns were raised about planning application 18/1041/FUL, Aldi, Meridian Way. It was difficult to ascertain from the plans how the footway would not be obstructed. In addition the drainage plan was for the wrong store and further details were required for drainage, including SUDS and whether there would be interceptors for the surface water run-off from the car park.

**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:** 19/0085/HH

**Description:** To tarmac the current front garden and grass verge to create an extra parking space

**Location:** 3 Cooke Close Thorpe Astley Braunstone Town Leicestershire

**Response:** *Braunstone Town Council has no objections to the proposal.*

**Reasons:** *The proposal would reduce the potential for on-street parking, which could present highway safety issues given the street was narrow and had no separate footpath.*
- 2. Application No:** 19/0142/HH

**Description:** Single storey side and rear extension and demolish conservatory, toilet and storage room

**Location:** 20 Woodland Drive Braunstone Town Leicestershire LE3 3EA

**Response:** *Braunstone Town Council has no objections to the proposal.*

**Reason:** *The proposal was single storey on a reasonable sized plot, garage space was provided and the rear extension was on a similar footprint to the existing. The proposals were unlikely to have an*

*adverse impact on the amenity enjoyed by neighbouring properties.*

**3. Application No:** 18/1711/FUL

**Description:** Erection of one detached bungalow.

The following amendments have been made to this application:

a revised drawing, reference 3157-01 Rev c has been submitted showing the following: Existing garage and car parking spaces at No. 51 Holmfield Avenue East and alterations to the front boundary treatments

**Location:** 51 Holmfield Avenue East Braunstone Town Leicestershire LE3 3FD

**Response:** *Braunstone Town Council objects to the proposals since it would result in overdevelopment of the site.*

**Reasons:** *The proposals would result in the loss of most of the rear garden space for 51 Holmfield Avenue East. The proposed bungalow would have limited garden space within its curtilage. The scale and mass of the proposals would be detrimental to the amenity enjoyed by the occupiers of both properties due to considerations of noise, light and privacy.*

**4. Application No:** 18/1041/FUL

**Description:** Demolition of existing food retail store (Class A1) and erection of new food retail store (Class A1) with associated car parking, servicing and landscaping.

The following amendments have been made to this application:

- 1 External cladding changed to brickwork
- 2 Landscaping added to northern and western boundaries and updated landscape plan submitted.
- 3 Drainage plan and calculations submitted

**Location:** Aldi Meridian Way Braunstone Town Leicestershire

**Response:**

*Braunstone Town Council recommends that the following conditions be applied to any approval:*

- a) a detailed demolition and construction plan to be submitted and approved by the Local Planning Authority setting out the method of construction and including an environmental and noise impact assessment, mitigating measures and measures to prevent pollution of water courses;*
- b) proposals being submitted to improve the pedestrian crossing points on the access road adjacent to the junction with Meridian Way, along with junction improvements, and junction and pedestrian crossing point improvements to the entrance to the adjacent public house; these measures to be fully implemented before the store opens for business;*
- c) the purchase, installation, operation and maintenance of air quality monitoring equipment;*
- d) the Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without the explicit consent of the Local Highways Authority;*
- e) the landscaping proposals set out in the plans must incorporate plant protection and be completed within a year of the construction with any plants which either die or need to be removed for any reason within the first five years being replaced;*
- f) the drainage proposals set out in the plans must be completed prior to the opening of the new store;*
- g) signs must not present any danger to highway users, nor obscure visibility or hinder surveillance; be maintained in a good condition and the height, hours of use and maximum luminance levels be in accordance with the District Council's Lighting Policy; and*
- h) developer contributions towards improvements to local public open space / community facilities.*

**Reasons:**

- a) To ensure that any adverse impact upon the amenity enjoyed by local residents and upon the local environment would be mitigated and*

controlled;

- b) *to mitigate the impact of increased traffic, from customers and deliveries, which would impact on pedestrian safety, including families with young children who walk to Meridian Leisure and public house, noting that the design and layout of the junction would need to be reviewed in light of increased traffic flows to the site and increased traffic flows on Meridian Way with the opening of the route over the M1 to Lubbethorpe;*
- c) *to help assess the impact of the development (and any future proposals) on local Air Quality Management Areas;*
- d) *to ensure the Public Right of Way would be safe and available during and after the period of construction;*
- e) *to enhance the local built environment, to reduce any adverse impact upon the amenity enjoyed by local residents in terms of noise, disturbance and nuisance;*
- f) *further development in this area may increase the risk of flooding further downstream, impede the flow of floodwater and result in a loss of floodwater storage capacity;*
- g) *to avoid any adverse impact on highway users and to avoid hindrance to crime prevention measures, to maintain the visual amenity and to avoid adverse impact on highway users in terms of visibility and glare and unnecessary levels of light spillage; and*
- h) *the extended area to the west of the site, at the rear of Owen Close, was currently Public Open Space and this would be lost under the proposals; therefore, in accordance with the original approval for the development of the site and provision of open space, compensatory developer contributions should be sought towards improvements to other areas of public open space and/or local community facilities.*

## 129. Planning Applications and Licensing Applications

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

It was noted that application 2, reference 19/0167/NMAT, Parcel R2(1) Tay Road Lubbethorpe, Non-Material amendment to planning application 17/1053/RM - Removal of car ports to plots 241/242, 250/251, 281/282, 287/288 and 298 Parcel R2(1), had been determined by Blaby District Council.

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

### Planning Applications

1. **Application No:** 19/0153/HHPD
- Description:** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 6.0m, for which the maximum height would be 4.0m and the height to the eaves would be 3.0m
- Location:** 78 Watergate Lane Braunstone Town Leicestershire LE3 2XP
- Response:** *Braunstone Town Council does not object to the proposed single storey rear extension.*
- Reason:** *The rear extension was single storey on a large sized plot and therefore was unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties.*

### Licensing Applications

3. **Application No:** M&B Jackets
- Description:** Application Renewal
- Location:** 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.*

- 4. Application No:** Burger World
- Description:** Application Renewal
- Location:** 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. Additional Planning and Licensing Applications**

The Committee received details of planning applications received since the publication of the agenda (item 7 on the agenda). The Committee noted that there were no licensing applications.

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

- 5. Application No:** 19/0197/HH
- Description:** Two storey side extension and garage conversion
- Location:** 42 Goodheart Way Thorpe Astley Braunstone Town Leicester
- Response:** *Braunstone Town Council objects to the application, since the proposal does not meet the criteria set out in Development Management Policy 1.*
- Reason:** *The proposal would have an unsatisfactory relationship with nearby uses that would be significantly detrimental to the amenities enjoyed by the existing or new occupiers, due to considerations of noise, disturbance and overbearing effect on the neighbouring property. The design would be out of keeping with the character and appearance of the area since the*

*proposal would join a detached property to a semi-detached property and would result in the overdevelopment of the site due to factors including footprint, scale and massing.*

**6. Application No:** 19/0179/FUL

**Description:** Construction of new public road from Warren Park Way/Harolds Lane to New Lubbethorpe Strategic Employment Site

**Location:** Warren Park Way/Harolds Lane Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the proposals, subject to the following conditions:*

- a) *prior to commencement of any work, a detailed construction plan must to be submitted and approved by the Local Planning Authority setting out the method of construction and including details of a construction traffic route, an environmental and noise impact assessment, mitigating measures and measures to protect wildlife habitats, tress and water courses;*
- b) *the decommissioned Leachate Treatment System Pipework be removed; and*
- c) *the new road must not be opened to through traffic until junction improvements at Mill Hill (B582) and Warren Park Way had been approved, constructed and completed and confirmation received from the Local Highways Authority that the junction and new road met the relevant standards for a "B" road set out in the Leicestershire Highway Design Guide.*

**Reasons:**

*The proposal would provide more capacity to the local highway network, which at peak times had reached its full capacity and additional capacity would be required as a result of ongoing growth in the area.*

- a) *To ensure that any adverse impact upon the amenity enjoyed by local residents and upon the local environment would be mitigated and controlled.*
- b) *To ensure methane gas would not be retained in sealed pipework underground.*
- c) *To ensure that use of the new road could be maximised in order to mitigate the impact of*

*growth on the surrounding residential areas, enabling the road to be used both for access to the new developments and also for through traffic, including by Heavy Goods Vehicles.*

- 7. Application No:** 19/0178/FUL
- Description:** Highway and junction improvement works at Mill Hill (B582) and Warren Park Way
- Location:** Junction Of Mill Hill (B582) And Warren Park Way  
Enderby  
Leicestershire
- Response:** *Braunstone Town Council does not object to the proposals, subject to the following conditions:*
- a) prior to commencement of any work, a tree survey should be undertaken to determine whether any trees within in the proposed site would be the subject of a preservation order and if so, these trees should be retained within the proposed scheme;*
  - b) no trees should be disturbed or felled during the breeding season for birds (February – June);*
  - c) additional tree planting being carried out elsewhere adjacent to the woodland or adjacent to the new road (proposed at application 19/01/79/FUL), the plans for which being submitted to and approved by the local planning authority; the additional trees should be planted within one-year of the removal of any trees and be replaced should they either die or be removed for any reason within 5 years; and*
  - d) the new road must not be opened to through traffic until confirmation had been received from the Local Highways Authority that the junction met the relevant standards for a “B” road set out in the Leicestershire Highway Design Guide.*
- Reasons:** *The proposal would provide more capacity to the local highway network, which at peak times had reached its full capacity and additional capacity would be required as a result of ongoing growth in the area.*
- a) To ensure that trees with high amenity and/or nature conservation value were*

*protected.*

- b) *To avoid impact on nesting birds and their young.*
- c) *To avoid the loss of trees in order to mitigate any loss of associated habitats and to assist with maintaining air quality.*
- d) *To ensure that use of the new road could be maximised in order to mitigate the impact of growth on the surrounding residential areas, enabling the road to be used both for access to the new developments and also for through traffic, including by Heavy Goods Vehicles.*

**8. Application No:** 19/0180/RM

**Description:** Reserved Matters application for the construction of new public road and roundabout to connect proposed road (19/0179/FUL) to New Lubbethorpe Strategic Employment Site

**Location:** Land East Of Harolds Lane And North Of Leicester Lane Enderby Leicestershire

**Response:** *Braunstone Town Council does not object to the proposals, subject to the following conditions:*

- a) *prior to commencement of any work, a detailed construction plan must to be submitted and approved by the Local Planning Authority setting out the method of construction and including details of a construction traffic route, an environmental and noise impact assessment, mitigating measures and measures to protect wildlife habitats, tress and water courses;*
- b) *the decommissioned Leachate Treatment System Pipework be removed; and*
- c) *the new road must not be opened to through traffic until junction improvements at Mill Hill (B582) and Warren Park Way had been approved, constructed and completed and confirmation received from the Local Highways Authority that the junction and new road met the relevant standards for a "B" road set out in the Leicestershire Highway Design Guide.*

**Reasons:** *The proposal would provide more capacity to the local highway network, which at peak times had reached its full capacity and additional capacity*

would be required as a result of ongoing growth in the area.

- a) *To ensure that any adverse impact upon the amenity enjoyed by local residents and upon the local environment would be mitigated and controlled.*
- b) *To ensure methane gas would not be retained in sealed pipework underground.*
- c) *To ensure that use of the new road could be maximised in order to mitigate the impact of growth on the surrounding residential areas, enabling the road to be used both for access to the new developments and also for through traffic, including by Heavy Goods Vehicles.*

**9. Application No:** 19/0164/OUT

**Description:** Outline application for a commercial development consisting of the erection of x4 warehouse buildings with ancillary offices and gatehouses (Use Class B8) and x1 training and education centre (Use Class D1) including associated accesses off St Johns (B4114) and Leicester Lane

**Location:** Land To The West Of St Johns (B4114) Enderby Leicestershire LE19 2AB

**Response:** *Braunstone Town Council recommends that any approval be subject to the following conditions:*

- a) *prior to commencement of any work, a detailed construction plan must to be submitted and approved by the Local Planning Authority setting out the method of construction and including details of a construction traffic route, an environmental and noise impact assessment, mitigating measures and measures to protect wildlife habitats, tress and water courses;*
- b) *no construction work to be undertaken on the site until the proposed new road (application 19/0179/FUL & 19/0180/RM) and junction improvements (application 19/0178/FUL) had been approved, constructed and completed and confirmation received from the Local Highways Authority that the junction and new road met the relevant standards for a "B" road set out in the Leicestershire Highway Design Guide;*
- c) *no construction work to be undertaken until*

*an application had been submitted to and discharged by the Local Planning Authority setting out how the development would meet the requirements a – n set out in the Site Allocations Policy SA3 of the Blaby District Local Plan (Delivery) Development Plan Document, adopted February 2019; and*

- d) *the proposed units on the site must not be operational until the improvements to the junctions on Leicester Lane and St Johns and the site road layout, as set out in the submitted plans, had been approved, constructed and completed and confirmation received from the Local Highways Authority that these met the relevant standards set out in the Leicestershire Highway Design Guide.*

**Reasons:**

*The site had been identified as new allocation for Employment in the Blaby District Local Plan (Delivery) Development Plan Document, adopted February 2019.*

- a) *To ensure that any adverse impact upon the amenity enjoyed by local residents and upon the local environment would be mitigated and controlled.*
- b) *To mitigate the adverse impact on the capacity of the local highway network, reduction in air quality and the impact on the amenity enjoyed by residents in the surrounding residential areas.*
- c) *To ensure that the development provided for a mix of uses, provided transport infrastructure improvements, highway improvements, included sustainable transport measures, protected the environment, heritage, biodiversity and landscape and addressed surface water run off mitigating potential flooding.*
- d) *To mitigate the adverse impact on the capacity of the local highway network and reduction in air quality.*

**10. Application No:** 19/0208/HH

**Description:** Demolish existing conservatory and replace with a single storey rear extension, loft conversion with rear dormer, garage conversion with extension to the front of the garage

**Location:** 23 Murby Way Thorpe Astley Braunstone Town

Leicestershire

**Response:**

1. *Braunstone Town Council does not object to the extensions, nor the loft conversion; subject to replacement on-site parking in accordance with Development Management Policy 8; and*
2. *Braunstone Town Council objects to the dormer window in the loft conversion.*

**Reasons:**

1. *Murby Way was the main route providing access to the Thorpe Astley estate and local amenities, parking on the highway would present safety issues to highway users.*
2. *The dormer window in the loft conversion gave a viewpoint over neighbouring properties, which could result in an adverse impact on the amenity enjoyed by residents at these properties in terms of privacy.*

**11. Application No:** 19/0223/HH

**Description:** Two storey side extension with part render and demolish existing garage

**Location:** 43 Farmway Braunstone Town Leicestershire LE3 2XB

**Response:** *Braunstone Town Council does not object to the application; subject to:*

- a) *the replacement onsite parking for three vehicles, as detailed in the submitted plans, being porous, provided prior to the development and remaining permanently available; and*
- b) *the proposed window in the side elevation of the extension being of opaque glass and no additional windows in the side elevation, without the explicit consent of the local planning authority.*

**Reasons:**

- a) *The proposals would result in additional bedrooms, with the loss of the existing side parking provision, a porous surface would reduce additional surface water run-off.*
- b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

**131. 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.*

**132. Feedback on Planning Application Decisions**

The Committee received feedback concerning planning application decisions by Blaby District Council where the Committee had queried the decision.

Councillor Berrington provided feedback on planning application 18/1424/FUL – Land Rear of 23 Valley Drive, where the Committee had raised particular concerns about the access arrangements and that the proposals would be significantly detrimental to amenity. Councillor Berrington had visited the site and spoken with a planning officer, there were only two dwellings (semi-detached) on the site and this did not require separate footway access. There were five parking spaces and sufficient garden space at the rear of the properties. Therefore it had been considered acceptable in planning terms.

**133. Consultation on Proposed Modifications to Leicestershire Minerals and Waste Local Plan to 2031**

The Committee received and commented on the proposed main modifications, following the examination hearing sessions, to the proposed Leicestershire Minerals and Waste Local Plan to 2031 (item 10 on the agenda).

**RESOLVED** that the proposed main modifications to the Leicestershire Minerals and Waste Local Plan be noted and that no further response be given.

*Reason for Decision*

*The Council had made representations and its recommendations had not been adopted by the Examination Inspector. The process of reviewing and adopting a Local Plan is set out in Acts of Parliament and various statutory guidance and re-stating previous representations and/or raising new objections to matters not covered by the Main Modifications, would not be admissible at this stage.*

### **134. Lubbesthorpe Strategic Consultative Forum**

The Committee reported on the meeting of the Lubbesthorpe Strategic Consultative Forum held on 27th February 2019 (item 11 on the agenda).

Councillors Waterton, Ambrose and Wright provided feedback on the recent meeting of the Forum, which they had attended.

On 4th February there were 255 occupations. There would be 56 Affordable Housing units in Phase 1A, which consisted of 40 two bed houses and 16 three bed houses. 45 were Affordable Rent and 11 Shared Ownership. Affordable Occupations was currently 23.

Concerning provision for the elderly it was anticipated that a facility would be built to house 60 – 70 residents. In addition, in a later phase bungalows would be built.

Concerning the scheme of works for Murby Way/Foxon Way, it was confirmed that this would entail installing tactile paving at the existing crossing points and no further work was anticipated. The developer had submitted proposals to the County Council for approval and the District Planning Authority had indicated that if it was approved, the condition would be discharged.

In respect of the Land Trust, the costs associated with maintaining the open space would only be underwritten by Drummond until the last house had been completed.

It was announced at the meeting that it would be the last meeting of the Forum, which was being discontinued. It had been suggested that this was because the new Parish Council for Lubbesthorpe would be established in May. However, Councillor Waterton had challenged this logic, given that most of the issues discussed at the Forum were wider locality issues.

**RESOLVED** that written confirmation be requested from Blaby District Council that the Lubbesthorpe Strategic Consultative Forum would be ended, including asking for the reasons for the decision and confirmation on the process for dealing with Lubbesthorpe related matters in the future.

*Reason for Decision*

*Official confirmation would be required, since the Council made appointments to the Forum. The Council would also need to review how it engaged with Blaby District Council going forward on Lubbesthorpe related matters.*

### **135. Financial Comparisons**

The Committee received Financial Comparisons for the period 1st April 2018 to 26th February 2019 (item 12 on the agenda).

**RESOLVED** that the report be noted.

*Reason for Decision*

*There were no issues of concern with the income and expenditure against the budget for 2018/2019.*

**136. Approval of Accounts**

The Committee considered payments from 9th January 2018 until 26th February 2019 (item 13 on the agenda).

**RESOLVED** that the list of Approved Expenditure Transactions for the Period 9th January 2018 until 26th February 2019 be approved.

*Reason for Decision*

*To authorise payments in accordance with the Accounts & Audit Regulations and the Council's Financial Regulations and to ensure that the ledger was accurate in order that spend against the budget could be monitored effectively.*

**137. 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.

*These minutes are a draft and are subject to consideration for approval at the next meeting scheduled for 4<sup>th</sup> April 2019.*

## BRAUNSTONE TOWN COUNCIL

### PLANNING & ENVIRONMENT COMMITTEE – 4TH APRIL 2019

#### Item 5 – Planning and Licensing Applications dealt with under Delegated Authority

##### Purpose

To receive and note responses to planning and licensing applications taken under Delegated Authority.

##### Planning Application

- 1. Application No:** 19/0226/HH
- Description:** Proposed single storey front and side extension and detached store to the rear
- Location:** 77 Narborough Road South Braunstone Town  
Leicestershire LE3 2HD
- Response:** *Braunstone Town Council does not object to the application, subject to:*
- a) *on-site parking for 3 vehicles being provided prior to the garage conversion and remaining permanently available for parking; and*
  - b) *the detached store to the rear should only be used in connection with the domestic use of the main dwelling, must not be used for any business activity, and must not be sold or otherwise disposed of.*
- Reasons:**
- a) *The proposals would result in an additional bedroom, with the loss of the existing Garage parking provision. To avoid over parking on a busy narrow section of the highway which is close to a junction and therefore could present safety concerns to highway users.*
  - b) *To avoid an adverse impact on the amenity enjoyed by the neighbouring property in terms of noise and nuisance caused by business activity in a residential area and to avoid overdevelopment of the site.*

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 4TH APRIL 2019**

#### **Item 6 – Planning and Licensing Applications**

##### Purpose

To agree observations on planning and licensing applications received.

##### Planning Applications

- 1. Application No:** 19/0283/FUL

**Description:** The resurfacing of existing car parking and public realm and change of use for car parking and placement of temporary structures for one Class A1 unit, and up to five Class A3 / A5 pop ups with associated seating areas and fencing.

**Location:** Fosse Park North Fosse Park Avenue Enderby  
Leicestershire
- 2. Application No:** 19/0263/HH

**Description:** Single storey rear extension with canopy

**Location:** 172 Kingsway Braunstone Town Leicestershire LE3 2TU

##### Licensing Applications

There are no licensing applications.

**BRAUNSTONE TOWN COUNCIL**

**PLANNING & ENVIRONMENT COMMITTEE – 4TH APRIL 2019**

**Item 7 – Additional Planning Applications and Licensing Applications**

Purpose

To agree observations on planning and licensing applications received since the publication of the agenda:

Planning Application

- 3. Application No:** 19/0319/HH
- Description:** Single storey rear extension
- Location:** 53 Braunstone Close Braunstone Town Leicestershire LE3  
2GU

Licensing Applications

There are no additional licensing applications.

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 4TH APRIL 2019**

#### **Item 8 – Lubbesthorpe Strategic Consultative Forum**

##### Purpose

To consider future arrangements following the end of the Lubbesthorpe Strategic Consultative Forum.

##### Background

At the meeting of the Committee on 7th March 2019, Councillors Waterton, Ambrose and Wright provided feedback on the recent meeting of the Lubbesthorpe Strategic Consultative Forum, which they had attended on Wednesday 27th February 2019 (minute 134).

It was announced at the Forum on 27th February that it would be the last meeting of the Lubbesthorpe Strategic Consultative Forum, which was being discontinued. It had been suggested at the Forum meeting that this was because the new Parish Council for Lubbesthorpe would be established in May. However, Councillor Waterton had challenged this logic, given that most of the issues discussed at the Forum were wider locality issues.

Therefore, the Committee resolved *“that written confirmation be requested from Blaby District Council that the Lubbesthorpe Strategic Consultative Forum would be ended, including asking for the reasons for the decision and confirmation on the process for dealing with Lubbesthorpe related matters in the future”*. The Reason for the Committee’s decision was that *“Official confirmation would be required, since the Council made appointments to the Forum. The Council would also need to review how it engaged with Blaby District Council going forward on Lubbesthorpe related matters”*. A copy of the letter is attached at Appendix 1. To date a response from Blaby District Council is awaited.

##### Consideration by Council (21st March)

As an Outside Body, to which the Council makes appointments, feedback from the meeting of the Lubbesthorpe Strategic Consultative Forum held on 27th February was reported to Council on 21st March. This feedback also included the decision that the Forum be disbanded.

Council resolved to recommend to the Planning & Environment Committee *“that in the absence of a suitable response from Blaby District Council Planning Department to the letter referred to in the resolution of Planning & Environment Committee at minute 134, the Council formally write to the Chief Executive of Blaby District Council setting out its objections to the ending of the Lubbesthorpe Strategic Consultative Forum and requesting that the decision be reviewed”*.

## Feedback on Items discussed at the Forum (27th February)

A copy of the draft minutes from the Lubbesthorpe Strategic Consultative Forum on 27th February 2019 are attached at Appendix 2.

Members of the Forum were invited to comment on the draft before publication and Councillor Waterton has requested that the following be included towards the end of the document:

*“Councillor Waterton expressed concern that this would be the last meeting of the Forum. Most Agenda items related to impacts on the parishes surrounding New Lubbesthorpe; the Forum provided a welcome opportunity for parish representatives to meet and discuss together these impacts”.*

There were two matters that were discussed at the Forum that Blaby officers stated that they would report back on. Officers had reported to Cllr Louise Richardson and Cllr Waterton directly and the feedback is set out below.

### Murby Way/Foxon Way Thorpe Astley

*Cllr Waterton explained he had not been provided with details of what the works proposed at Murby Way/Foxon Way are. Officer’s explained at the Forum that the plan handed out at the November forum denote the extent of the works proposed, and it is those plans that are currently with the Highway Authority for consideration. Georgina Isherwood has responded directly to Cllr Waterton to confirm the details required in relation to condition 60 of outline planning permission 11/0100/1/OX, are that a scheme of works, including improvements to existing crossing points between Murby Way and Foxon Way, shall be submitted to the District Planning Authority for approval. The plan handed out at the meeting on 14th November 2018 does indeed illustrate the type of improved crossing points between these roads and it is this detail which is currently with Leicestershire County Council for approval. No further works or improvements are required by this condition. Once approval is given by LCC then a formal discharge of condition application will be submitted to ourselves for the formal discharge of condition 60.*

### Neighbourhood Plan query

*Cllr Louise Richardson asked at the forum whether a fining system could be put in place through a Neighbourhood Plan for Enderby for large vehicles using the centre. Officers indicated they would speak to colleagues in Planning Policy and revert to Cllr Richardson; Officers have now done this.*

*The Barrow Upon Soar Neighbourhood plan provides at paragraph 137:*

*“HGV movements are currently prohibited in the villages (except for loading). The only lorry route in the area is from the A6 to the industrial estates located on Sibley Road and which use Slash Lane as an access.”*

*As confirmed verbally at the forum, the weight restrictions (and the associated fines) are in place within the centre due to its historic nature, and the need to protect listed*

*bridges and narrow roads. The restriction on HGV Traffic does not operate as a result of the two new housing estates being built. The restrictions operate due to the weight restrictions in place; and it is those existing weight restrictions that are referenced in the Neighbourhood Plan. I said at the forum that I would speak to from Policy Colleagues in relation to the specific query about Enderby. The answer from them is that the information in the Neighbourhood Plan needs to be underpinned by existing weight restrictions in place and enforced by the County Council as Highways Authority. It would be necessary to therefore consider what existing weight restrictions operate on the relevant roads in Enderby for this to then be included in the Neighbourhood Plan.*

#### Offer from Leicester Forest East Parish Council

On Wednesday 20th March, Leicester Forest East Parish Council wrote to the Town Council to advise that they had discussed parishes not being invited to attend future Lubbethorpe Strategic Consultative Forums and they extended an invitation to Braunstone Town Council Members to meet with them on a bi-monthly basis to discuss matters relating to the impact that New Lubbethorpe is having on the surrounding parishes.

#### Recommendations

1. That the offer by Leicester Forest East Parish Council to meet with them on a bi-monthly basis to discuss matters relating to the impact that New Lubbethorpe was having on the surrounding parishes be accepted and that the Chair and Vice-Chair of the Planning & Environment Committee attend on behalf of the Town Council;
2. that the Planning & Environment Committee continue to schedule an item prior to and subsequent to the meetings (referred to in 1 above); and
3. that in the absence of a suitable response from Blaby District Council Planning Department to the letter attached at Appendix 1, the Council write to the Chief Executive of Blaby District Council pointing out that it had not received a response and setting out its objections to the ending of the Lubbethorpe Strategic Consultative Forum and requesting that the decision be reviewed.

#### Reasons

1. To enable the Town Council to continue to effectively engage and represent residents in respect of the wider impact of the Lubbethorpe development.
2. To identify issues relating to Lubbethorpe for discussion at the bi-monthly meetings and to provide a mechanism for feedback to the Council.
3. The Forum had been an opportunity to discuss the wider issues relating to the Lubbethorpe development and there were few alternative opportunities to do this and attempts should be made to restore opportunities for dialogue and information sharing.



**BRAUNSTONE TOWN COUNCIL**

**www.braunstonetowncouncil.org.uk**

*Darren Tilley – Executive Officer & Town Clerk*

**BRAUNSTONE CIVIC CENTRE** Kingsway, Braunstone Town, Leicester LE3 2PP

**Civic Centre Reception & Bookings, Customer Service Shop**

**Thorpe Astley Community Centre Bookings**

Email: enquiries@braunstonetowncouncil.org.uk

**Tel: 0116 2890045**

**Tel: 0116 2890704**

**Fax: 0116 2824785**

Our Ref:

Your Ref:

When calling please ask for:

Darren Tilley

12<sup>th</sup> March 2019

Dear Louise,

**Lubbesthorpe Strategic Consultative Forum**

On Thursday 7<sup>th</sup> March, Braunstone Town Council's representatives on the Lubbesthorpe Strategic Consultative Forum reported on the recent meeting to the Planning & Environment Committee. The Planning & Environment Committee has delegated authority on behalf of the Town Council to deal with Lubbesthorpe related matters.

The Committee were advised that the meeting on 27<sup>th</sup> February was the last meeting of the Forum. You will appreciate that since the Town Council makes formal appointments to the Forum, that written notification by Blaby District Council to the Town Council would be needed. Therefore, I would be grateful if you could provide written confirmation that the Lubbesthorpe Strategic Consultative Forum has ended and also, in order to assist the Planning & Environment Committee, the reasons for the decision and the future process for dealing with wider Lubbesthorpe related matters?

In addition, for the record, I would be grateful if you could forward the minutes of the meeting at your earliest convenience?

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Darren Tilley  
Executive Officer & Town Clerk

## Lubbesthorpe Strategic Consultative Forum

### APPENDIX 2

Meeting 27 February 2019 5.30pm – Minutes

Blaby District Council offices

Councillor Sheila Scott – Chair

In attendance – Cllr Sheila Scott, John Richardson, Louise Hryniw, Georgina Isherwood, Cllr Terry Richardson, Cllr Stuart Coar, Cllr Louise Richardson, Cllr Chris Frost, Cllr Bob Waterton, Cllr Paul Fox, Cllr Bill Wright, Cllr Anthea Ambrose, Jake Atkinson

Apologies - Darren Tilley, Sue Steer, Sue Jones

Initial welcome and introduction and apologies.

- a. Notes of the previous meeting – approved
- b. Matters Arising
  - **General**
    - Current number of occupations: 255
  - **Affordable Housing**
    - The total number of affordable units occupied is 23
    - 22 Affordable Rented Units are occupied (16 2 bed and 6 3 bed)
    - 1 Shared Ownership Unit is now occupied
    - Four more units are now physically completed and are due to be transferred to the Affordable Housing Provider
    - A question was raised regarding bungalow provision and other specialist types of housing and officers quoted from an email on behalf of the Drummond Estate confirming the following:  
*“ The Drummond Estate are working with a preferred developer in respect of the Local Centre site with a view to delivering amongst other services a 60/70 bed extra care facility. This will be subject to the preparation of a detailed design code which will be used to inform submission in due course of a comprehensive reserved matters application which will bring about a high quality scheme*
  
    - The Estate intends through the course of the project to ensure delivery of a wide range of facilities and housing types and tenures”*
  - Officers confirmed discussions are underway with the Developers to secure bungalow provision as part of Phase 1 (sub phase 2)

- **Healthcare update**

- Officers explained that a discussion with the Practice Manager at the Warren Lane Surgery had confirmed that Western Power were moving the electric boxes and rediverting cables, and that work had taken longer than expected because there was an impact on supply in the area. That work is now almost concluded. There has been a meeting with the Contractors who are to start the substantive works in March. Cllr Coar confirmed that his discussions with the Practice Manager confirmed that the extension works were due to start on 28 March 2019.
- Cllr Waterton raised the problem of limited car parking at the surgery, particularly during the construction of the extension. Cllr Coar confirmed that LCC have carried out an audit and double yellow lines are in place close to the surgery.

- **Construction Signage Update**

- Communication is ongoing with the Site Liaison Manager at Lubbesthorpe
- As confirmed at the November forum, Leicestershire County Council are amenable to a more permanent solution for the construction signage on the A47 that would be in place until the development is completed, and represent something fixed as opposed to the A frames that are currently held in place by sand bags. The developers continue to liaise with the Highways Department at the County Council in connection with this process. Various approvals are required from the traffic and signals team, the network management team and then the approvals team (for a S171 licence, if existing posts can't be used) and these approvals are currently being pursued.
- The landowners are also proposing signage on the A563 for 'New Lubbesthorpe'; they have submitted the proposals to Leicestershire County Council Highways Authority and a response is awaited

- **Murby Way/Foxon Way**

- The Site Liaison Manager at Lubbesthorpe has confirmed they are awaiting a response from the County Council as to the acceptability of what they have proposed in respect of the highway works at Murby Way and Foxon Way. The landowner's representatives have also confirmed they do not have any difficulties in doing the works in advance of when they are required, providing the requirements of the County Council are reasonable.
- Cllr Waterton explained he has not been provided with details of what the works are. Officers explained the works proposed are contained in the drawing handed out at the November forum. Officers agreed to further consider what the planning condition requires, and respond directly to Cllr Waterton.

- **Waste Bins**

- The installation of the additional waste bin on Tay Road (at the end of the footpath that links Lubbesthorpe to Leicester Forest East) has now been completed

- **Weight Restrictions on Beggars Lane**

- The Highways Authority have confirmed that a HGV Driver is allowed to enter a weight restricted zone to deliver a load to their site, and so the weight restriction alone cannot prevent construction lorries using Beggars Lane

- **Fining system in Barrow Upon Soar**

- The Barrow Upon Soar Neighbourhood plan provides at paragraph 137:

*“HGV movements are currently prohibited in the villages (except for loading). The only lorry route in the area is from the A6 to the industrial estates located on Sibley Road and which use Slash Lane as an access.”*

- The restriction on HGV Traffic in Barrow Upon Soar does not operate as a result of the two new housing estates being built in Barrow Upon Soar. The restrictions on HGV Traffic are based on the weight restrictions that are in place (through Leicestershire County Council as Highway Authority), and they arise within the centre due to its historic nature, and the need to protect listed bridges and narrow roads. These restrictions are set out in the Neighbourhood Plan.
- Cllr Louise Richardson asked whether a fining system could be put in place through a Neighbourhood Plan for Enderby for large vehicles using the centre. Officers agreed to speak to colleagues in Planning Policy as to whether this would be possible and provide a response.

- c. **Issues from the Representatives**

- No new issues were raised
- Cllr Waterton raised a question relating to point 5 under part b of the minutes from the November forum; will the Land Trust make up any shortfall for the service charge if there is one? Officers explained that in addition to Martin Ward confirming the position at the November Forum, Drummond have confirmed in email correspondence that any shortfall is very unlikely based on the projections that have been done, in addition the £250 is index linked, and the Land Trust is run in accordance with charitable aims. Cllr Terry Richardson explained that dwellings on Lubbesthorpe are no different to most new developments where a maintenance charge is now a standard requirement. Officers explained that all purchasers will be made aware by their Solicitor when they purchase a property of the £250 yearly payment, so will be aware of it from the outset.

- d. **Future support for Lubbesthorpe queries in light of new Parish Council being established**

- Officers confirmed that local elections are on 2<sup>nd</sup> May, and it is expected that a Parish Council for Lubbesthorpe will be elected and a meeting called. A precept of £25,000 has been set for the first year, and that could be used to fund a Parish Clerk if the new Council so wishes. More resource is being put into the Democratic Services Team at Blaby District Council to help with establishing the Parish Council. As such, the quarterly forums will no longer be held, but the Strategic Growth Team, and the District Council generally will support the Parish Council (and other Parish

Councils) in their queries and we will continue to resource those requests, but the focus will naturally shift to the Parish Council to support them.

- A question was raised as to what would happen if insufficient numbers of Parish Councillors came forward. Jake Atkinson confirmed he was pleasantly surprised with the numbers that have turned up to the events so far. Jake Atkinson also confirmed that Leicestershire and Rutland Association of Local Councils will be supporting the Parish Council at their first meeting.

The meeting concluded with closing remarks about how useful the forum has been, and how it is the appropriate time for the new Parish Council to pick up any queries associated with New Lubbesthorpe, supported by the District Council (as referenced above).

DRAFT