

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

THURSDAY 9TH AUGUST 2018

PRESENT: Councillor Robert Waterton (Chair), and Councillors Anthea Ambrose, Parminder Basra, Roger Berrington, Phil Moitt, Satindra Sangha, Darshan Singh and Mr John Dodd (Ex-Officio).

Officers in attendance: Darren Tilley, Executive Officer & Town Clerk & Pauline Snow, Deputy Executive Officer & Community Services Manager

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

34. Apologies

Apologies for absence were received from Councillors Berneta Layne and Bill Wright

35. Disclosures of Interest

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

36. 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.

37. Minutes of the Meeting held 12th July 2018

The Minutes of the Meeting held on 12th July 2018 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meeting held on 12th July 2018 be approved and signed by the Chairperson as a correct record.

38. 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.

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:** 18/0864/FUL
- Description:** Alterations and conversion into two self-contained flats
- Location:** 6 Sun Way Braunstone Town Leicestershire LE3 3DS
- Response:** *Braunstone Town Council objects to the application for change of use and conversion of the shop from retail to residential. Braunstone Town Council has no objections to the proposals for a separate flat on the first floor, nor the proposed access for that flat.*
- Reasons:** *The retail outlet was within the boundary of the 2016 Neighbourhood Parades Assessment for Sun Way, which forms part of the proposed Development Plan document for the District. The identified Neighbourhood Parade boundary for Sun Way guards against the unnecessary loss of valued facilities and services, particularly since this would reduce the community's ability to meet its day-to-day needs. The proposal for a separate first floor residential unit supports the need for the provision of Affordable Housing units in the District.*
- 2. Application No:** 18/0901/HH
- Description:** Single storey front, first floor side and single storey and two storey rear extensions
- Location:** 514 Braunstone Lane Braunstone Town Leicestershire LE3 3DH
- Response:** *Braunstone Town Council objects to the application, due to the proposed dormer window in the side elevation of the roof.*
- Reason:** *The dormer window in the side elevation of the roof was out of keeping with the design and character of the area; it would add a discordant element to the street scene and would have an adverse impact on the amenity enjoyed by the neighbouring property in terms of privacy.*

39. Planning Applications and Licensing Applications

The Committee received details of planning applications to be considered by Blaby District Council (item 6 on the agenda). The Committee noted that there were no licensing applications.

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

- 1. Application No:** 18/0960/HH

Description: Single storey side and rear extension

Location: 8 Lyndale Road Braunstone Town Leicestershire LE3 2QD

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

Reason: *The proposals were single storey on a large sized plot and therefore were unlikely to have an adverse impact on the amenity enjoyed by the neighbouring properties.*

- 2. Application No:** 18/0961/HH

Description: Erection of single storey side and single storey rear extensions

Location: 150 Lubbethorpe Road Braunstone Town Leicestershire LE3 2XF

Response: *Braunstone Town Council does not object to the application, subject to floor levels not being lower than existing levels and details of flood proofing / resilience being submitted for approval by the local planning authority.*

Reason: *The proposals were single storey on a large sized plot, neighbouring properties had side extensions and there was unlikely to be an adverse impact on the amenity enjoyed by the neighbouring properties. However, the property was located in a in a flood zone, therefore flood protection measures to mitigate against flooding should be installed in accordance with guidance issued by DCLG in 2007 "Improving the flood performance of new dwellings".*

- 3. Application No:** 18/0966/HH

Description: Single storey side and rear extensions

Location: 11 Radford Drive Braunstone Town Leicestershire LE3 3DR

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

Reason: *The proposals were single storey on a large sized plot,*

neighbouring properties had side and rear extensions and there was unlikely to be an adverse impact on the amenity enjoyed by the neighbouring properties.

- 4. Application No:** 18/0936/NMAT
- Description:** Non-Material Amendments to 15/0799/RM - Parcels R3(2), R3(3) and R4 relating to house type elevations, facing materials, layout of private drives access and re-location of parking space adjacent to plot 170
- Location:** Tay Road Lubbethorpe Enderby Leicestershire
- Response:** *Braunstone Town Council has no objections to the non-material amendment.*
- Reasons:** *The proposed change was to house design and the plot already had a variance of designs and house types.*

40. 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 additional licensing applications.

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

- 5. Application No:** 18/1005/HH
- Description:** Single storey side/rear extension
- Location:** 1B Amy Street.
- Response:** *Braunstone Town Council does not object to the application.*
- Reason:** *The proposals were single storey mainly on the existing footprint with a small side extension and there was unlikely to be an adverse impact on the amenity enjoyed by the neighbouring properties.*
- 6. Application No:** 18/0997/ADV
- Description:** Display of two advertisement boards.
- Location:** Everards Meadows, Soar Valley Way.
- Response:** *Braunstone Town Council has no objections to the application, subject to the signs not obstructing users of the highway (including pedestrians), street signage or security and surveillance equipment.*

- Reason:** *To ensure the safety of users of the highway and security of the site and surrounding area.*
7. **Application No:** 18/1002/HH
- Description:** Two storey side and single storey rear extension.
- Location:** 30 Brockenhurst Drive.
- Response:** *Braunstone Town Council has no objections to the application, subject to there being no windows in the side elevation, without the explicit consent of the local planning authority.*
- Reason:** *To avoid any adverse impact upon the amenity enjoyed by the neighbouring properties in terms of privacy.*
8. **Application No:** 18/1019/DOC
- Description:** Discharge of condition 22: remediation strategy
- Location:** Former Everards Brewery.
- Response:** *Braunstone Town Council has no objections to the discharging of condition 22, subject to:*
- a) the relevant regulatory bodies being satisfied that the geo environmental surveys, data collected and analysis was robust and that the conclusion that a formal remediation strategy was not required was backed up by evidence; and*
 - b) there being longer-term monitoring of pollutant linkages.*
- Reasons:** *Surveys had been undertaken and data collected and presented in detailed reports:*
- a) Relevant regulatory bodies would have the expertise to determine whether the data collected was relevant and robust, whether the analysis was sound and therefore whether the conclusion was reasonable; and*
 - b) The testing was undertaken during June/July when there had been a low water table; the site had returned higher pollutant levels in the past when there had been a higher water table; longer term monitoring would allow for testing whether the pollutant levels were affected by water table levels.*

41. 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: particular concerns were that the application did not detail arrangements for storage and disposal of chemicals and trade materials.

42. Feedback on Planning Application Decisions

The Committee received feedback concerning a decision by Blaby District Council on Application No. 17/1728/FUL, Rear Of 2 Westover Road, Braunstone Town, Leicestershire; Change of use from funeral directors (Class A1) to vehicle window replacement business (Class B1), since the Committee had queried the decision (item 9 on the agenda).

In reviewing the District Planning Authority's decision, the Committee had particular concerns that the application did not detail arrangements for storage and disposal of chemicals and trade materials. Councillor Berrington having reviewed the application documentation, alerted the Committee to a supporting statement submitted as part of the application process, which was attached at Appendix 2 of the report on the agenda. This statement included "All chemicals used for window screen repairs will be stored in a locked cabinet and supplied by a licensed supplier".

43. Feedback on Street Trading Application – Marriott Catering Services Ltd

The Committee received feedback from Blaby District Council concerning a Street Trading Application by Marriott Catering Services Ltd (item 10 on the agenda). It was noted that the planning authority had approved the Street Trading Application. The planning authority advised that the Highways Authority had been consulted on the application for a Street Trading Licence and had not raised any objection.

44. Highways Issues – Thorpe Astley

The Committee received an update on progress towards addressing parking issues around the Royal Mail Depot and with safety improvements to Meridian Way and to consider future options and approach (item 11 on the agenda).

RESOLVED

1. that Town Councillors who serve on the District Council be asked to pursue the implementation of the scheme of works, including improvements to crossing points, on Meridian Way as part of condition 60 of the Lubbesthorpe Planning Approval; and

2. that the Executive Officer & Town Clerk examine practicalities, costs and options for the installation of place signs on the new gateway to the Town from Lubbesthorpe and/or the entrances to the Thorpe Astley estate.

Reasons for Decision

1. *To ensure that the Planning Authority fully implements the requirements of condition 60 following the opening of the bridge over the M1 and the linking of the development to the highway network at Meridian Way.*
2. *The Town Council was responsible for the Town's place signs and would be responsible for installation of such signs at the new gateway and could therefore explore incorporating speed reminders and/or safety messages.*

45. Lubbesthorpe Strategic Consultative Forum

The Committee received a report on the meeting of the Lubbesthorpe Strategic Consultative Forum held on 8th August 2018 (item 12 on the agenda). It was noted that a presentation was given by representatives of Go Travel Solutions on the development and sustainable travel at Lubbesthorpe. Members were keen to be informed and involved in any initiatives on transport provision in Lubbesthorpe.

Information was made available on the current situation with house numbers completed and it was suggested that a breakdown of the affordable housing being provided that could be presented to the Forum on a regular basis for their information.

Members noted that a representative from the Drummond Estate would be attending the next meeting of the Forum to discuss the Management Fee.

RESOLVED that Go Travel Solutions be contacted to advise that the Town Council would be happy to be involved and informed of transport provision at Lubbesthorpe and in the surrounding area.

Reason for Decision

To ensure that the Town Council has an input in the provision of local transport solutions.

46. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2018 to 31st July 2018 (item 13 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.

47. Approval of Accounts

The Committee considered payments from 13th June 2018 until 31st July 2018 (item 14 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 13th June 2018 until 31st July 2018 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.

48. Termination of the Meeting

The meeting closed at 8.45pm.

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: _____

DATE: _____