



## BRAUNSTONE TOWN COUNCIL

Serving the communities of Braunstone Town and Thorpe Astley

*Darren Tilley – Chief Executive & Town Clerk*

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### 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.

23<sup>rd</sup> October 2024

*To: Councillor Robert Waterton (Chair), Councillor Sam Maxwell (Vice-Chair) and Councillors Anthea Ambrose, Nick Brown, Garry Dulon, Richard Forrest, Leanne Lee, Gary Sanders, Darshan Singh, Marion Waterton and Mark Widdop.*

Dear Councillor

You are summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the **Ravenhurst Room** at Braunstone Civic Centre on **Thursday 31<sup>st</sup> October 2024** commencing at **7.30pm**, for the transaction of the business as set out below.

Alternatively, members of the public may observe this meeting, and make contributions under the Public Session item, using Zoom video and web conferencing software (details below).

Join Zoom Meeting

<https://us06web.zoom.us/j/81660380365?pwd=2ENa0B64eIPXG7B15s7diQ3ybpQ7Fb.1>

Meeting ID: 816 6038 0365

Passcode: 385222

Yours sincerely,

Chief Executive & 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 submit a petition and/or 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 29<sup>th</sup> August 2024 and 19<sup>th</sup> September 2024**  
To confirm the accuracy of the Minutes of the Meetings held on:
  - a) 29<sup>th</sup> August 2024 and
  - b) 19<sup>th</sup> September 2024to 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 note there are no planning and licensing applications for consideration.
7. **Additional Planning and Licensing Applications**  
To agree observations on planning and licensing applications received since the publication of the agenda (if any).
8. **Planning Decisions**  
To receive and note planning decisions made by Blaby District Council (**Enclosed**).
  - a) Planning Decisions
  - b) Land to the West of Autoglass
  - c) Land to the West of Autoglass

**9. Feedback on Planning Application Decisions**

To receive feedback concerning planning application decisions by Blaby District Council where the Committee has queried the decision.

Councillor Leanne Lee for Millfield Ward was asked to pursue the following planning decisions with the relevant Planning Case Officer at Blaby District Council:

- a) 23/1006/HH; two storey side extension and two single storey rear extension including demolition of existing outbuilding (revised scheme to 22/1006/HH) at 31 Headley Road;
- b) 23/1024/HH; two storey side extension, first floor side and rear extension; at 132 Kingsway; and
- c) 24/0339/HH; two storey side extension and single storey side and rear extension; at 7 Edward Avenue.

**10. Braunstone Village Conservation Area Proposals**

To receive an update on the process to consider whether there is a case to designate an area of Braunstone Village to the South of Braunstone Lane as a Conservation Area, including timescales for a decision (**Enclosed**).

**11. Air Quality Monitoring Annual Status Report 2024**

To receive the Blaby District Air Quality Monitoring Annual Status Report for consideration (**Enclosed**).

**12. Neighbourhood Planning**

To review the position concerning whether the Town should be designated as a Neighbourhood for the purposes of undertaking a Neighbourhood Plan (**Enclosed**).

**13. Financial Comparisons**

To receive Financial Comparisons for the period of 1<sup>st</sup> April 2024 to 30<sup>th</sup> September 2024 (**Enclosed**).

**14. Approval of Accounts**

To consider payments from 21<sup>st</sup> August 2024 until 17<sup>th</sup> October 2024 (**Enclosed**).

*Next Scheduled Meeting: Thursday 12<sup>th</sup> December 2024*



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**

**HELD AT BRAUNSTONE CIVIC CENTRE**

**THURSDAY 29<sup>th</sup> AUGUST 2024**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Sam Maxwell (Vice-Chair) and Councillors Anthea Ambrose, Nick Brown, Richard Forrest, Darshan Singh, Marion Waterton and Mark Widdop.

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

There were two members of the public present at the meeting.

**21. Apologies**

An apology for absence was received from Councillor Gary Sanders.

**22. Disclosures of Interest**

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

**23. Public Participation**

In accordance with Standing Order 3.6, members of the public may submit a petition and/or 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 two members of the public present at the meeting, both of whom were interested in item 10 on the agenda, Braunstone Village Conservation Area Proposals. Clarity was sought concerning post-consultation amendments.

**24. Minutes of the Meetings held 6<sup>th</sup> June 2024 and 18<sup>th</sup> July 2024**

The Minutes of the meetings held on 6<sup>th</sup> June 2024 and 18<sup>th</sup> July 2024 were circulated (item 4 on the agenda).

**RESOLVED** that the Minutes of the meetings held on 6<sup>th</sup> June 2024 and 18<sup>th</sup> July 2024 be approved and signed by the Chairperson as a correct record.

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

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

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

Planning Applications

1. **Application No:** 24/0102/FUL
- Description:** Change of use from dwelling house (use Class C3) to residential home for care of up to 2 children (Use Class C2), provision of new hardstanding & vehicular access from Millfield Crescent
- Amended parking/access/landscaping plans & highways technical note*
- Location:** 10 Millfield Crescent Braunstone Town Leicestershire (Millfield Ward)
- Response:** Braunstone Town Council objects to the application due to insufficient private outdoor amenity space.
- Reason:** *Given the proposal was to care for two vulnerable children, the dwelling and curtilage was considered to be unfit for purpose since the property does not contain any private and secure outdoor amenity space. The revised parking and access arrangements would exacerbate this by reducing the existing small outdoor amenity space on the front. However, this would require fencing to make it both private and secure and this would be detrimental to the character and appearance of the street scene.*
2. **Application No:** 24/0475/FUL
- Description:** Change of use from dwelling house (use class C3) to a family assessment centre/residential institution (use Class C2)
- Location:** 8 Riseholme Close Braunstone Town Leicestershire (Millfield Ward)
- Response:** Braunstone Town Council objects to the application in its current form due to:
- a) the proposed size and scale of the operation; and
  - b) insufficient on-site parking arrangements.
- Reason:** *The proposal stated the facility would comprise of 3 families (4 adults and 3 children under three years old) and potentially up to 3 staff. Therefore, there could be 10 people at the proposed facility at any one time, sharing bathroom facilities and living space. It is unclear whether there would be additional professional staff visiting. The property was a*

*terraced/town house located in a cul-de-sac and the number of comings and goings associated with the facility, including family and professionals would exceed the equivalent of a normal domestic dwelling. The number of parking spaces (even considering the on-street space) was insufficient for the size and scale of the proposed facility. As such the application in its current form would adversely impact on the amenity enjoyed by a residential area in terms of size, scale, noise and comings and goings. Therefore, it would not be in accordance with Development Management Policy 1.*

**3. Application No:** 24/0330/FUL

**Description:** Extension to existing school building to create new reception with associated external works including ramp access, bin store and parking layout

**Location:** Kingsway Primary School Kingsway North Braunstone Town Leicestershire (Ravenhurst Ward)

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

- a) the recommendations in the submitted Biodiversity Net Gain Assessment, including the recommendation for replacement tree planting, being implemented within one year of the completion of the development;
- b) the implementation in full, within one year of the completion of the development, the recommendations of the submitted Preliminary Ecological Appraisal as follows:
  - 4.2 Mitigation Requirements,
  - 4.3 Compensation Requirements,
  - 4.4 Opportunities for Enhancement;
- c) on-site parking remaining available for use during construction in school term time; and
- d) the proposed reconfigured parking being implemented and remaining available for use in perpetuity.

**Reasons:** *The proposals enhanced the site by providing a secure accessible reception area, with a new ramp providing step free access. The car park would also be enhanced providing accessible spaces and removing the bins to a dedicated store. However, it was important:*

- a) *to ensure any trees removed would be replaced with species which would provide biodiversity net gain;*

- b) that the construction would not have a negative impact on wildlife or the natural environment and that the impact would not only be mitigated but that opportunities should be taken to provide biodiversity and environmental enhancements;
- c) to ensure that there was no displacement of parking on to the highway during the construction; and
- d) to ensure sufficient on-site parking remained available, avoiding additional parking on the narrow highway, which could present safety concerns for highway users and users of the school.

**4. Application No:** 24/0567/HH

**Description:** Single storey side and rear extension

**Location:** 11 Charlecote Avenue Braunstone Town Leicestershire (Ravenhurst Ward)

**Response:** *Braunstone Town Council does not have any objection to the proposals.*

**Reason:** *The proposal was single storey to the rear and side. The property was located on a large established plot. As such the impact on residential amenity was considered to be low. The proposal both retained and increased the on-site parking availability. As such there would be no adverse impact on highway safety.*

**5. Application No:** 24/0607/FUL

**Description:** Change of use from dwelling house (Use Class C3) to residential children's home (Use Class C2) to accommodate a maximum of two children aged between 8-18 years old with the inclusion of a bin store and cycle shelter and conversion of sun room to sensory playroom

**Location:** 17 Valley Drive Braunstone Town Leicester Leicestershire (St Mary's Ward)

**Response:** *Braunstone Town Council does not object to the proposed change of use, subject to:*

1. *no more than 2 children, aged from 8 years up to the age of 18 years old, without the prior approval of the local planning authority;*
2. *the operation of the proposed facility being strictly in accordance with the submitted Planning Statement;*



3. *onsite car parking arrangements, for at least two vehicles, being provided prior to occupation and permanently available for use;*
4. *the onsite car parking (in 3 above) being surfaced with a hard bound material, either permeable or with drainage and permanently maintained; and*
5. *the installation of sound proofing measures, subject to the approval of the Environmental Health Authority, on the party wall with no. 19.*

**Reasons:**

*The property was located on a medium sized established plot and the proposal would support vulnerable children in a community setting; however, it was important:*

1. *to ensure that the number of children cared for was appropriate to the size of the dwelling and its amenities;*
2. *that the facility operated in a manner which provided high quality care and assistance for vulnerable children while minimising the impact on the amenity enjoyed by the neighbouring properties in terms of noise, disturbance and comings and goings;*
3. *to avoid parking on the highway (including the footpath) close to a road junction, which could present safety issues for highway users (including pedestrians);*
4. *to ensure the parking area was suitable for parking while avoiding surface water run-off; and*
5. *to protect the amenity enjoyed by the occupants of the neighbouring property in terms of noise and disturbance.*

**6. Application No:** 24/0516/VAR (Call-in)

**Description:**

Variation of condition 4 attached to planning permission 24/0336/FUL to revise the maximum number of staff working at any one time to 5no. and variation of condition 3 to revise the age limit to between 4 and 17 years (inclusive).

**Location:**

26 Turnbull Drive Braunstone Town Leicester (Millfield Ward)

**Response:**

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

- a) *a minimum of three on-site parking spaces being provided, surfaced with hard-bound material, and maintained and available for use in perpetuity;*

- b) *the maximum number of children being cared for at the property at any one time being restricted to two; and*
- c) *a staff attendance record being kept on site and made available upon request by the District Planning Authority.*

**Reasons:**

- a) *To avoid additional parking on the Highway (including the footway), which could present safety concerns to highway users (including pedestrians) and cause obstruction to the access to neighbouring properties.*
- b) *Increasing the age limit was unlikely to have a material impact on the amenity enjoyed by the neighbouring properties in terms of noise and disturbance. However, increasing the number of children potentially could and as such any change should be the subject of consideration by the District Planning Authority.*
- c) *To allow the District Planning Authority to monitor the use, to safeguard the living conditions of nearby residents and in the interests of highway safety.*

Licensing Applications

There were no licensing applications to consider.

**26. Planning Applications and Licensing Applications**

The Committee received details of a planning application 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 response be forwarded to Blaby District Council:

- 1. **Application No:** 24/0608/FUL
- Description:** Proposed car port
- Location:** Paul Pender & Son Shakespeare Inn Braunstone Lane Braunstone Town Leicestershire (Ravenhurst Ward)
- Response:** *Braunstone Town Council does not object to the proposed car port; subject to:*
  - 1. *Built in strict accordance with the submitted plans; using the materials identified in the plans, unless an alternative was agreed in writing with the planning authority; and*

2. *the car port blending into the style and design of the neighbouring outbuildings on the site (for example, the vertical timber cladding and support posts being painted white, the slate roof being grey and the guttering/downpipes and brick plinths being black).*

**Reasons:**

1. *To ensure that the car port was built in the proposed design and style in keeping with the site and the wider area.*
2. *The site contained a Listed Building and the wider area was under consideration for designation as a conservation area; therefore, it was important to ensure that the proposed car port was in keeping with both the listed building and the character and setting of the surrounding area.*

## 27. Additional Planning and Licensing Applications

The Committee received details of additional planning applications to be considered by Blaby District Council (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:

2. **Application No:** 24/0666/FUL  
**Description:** Retrospective application for siting of an InPost Parcel Locker  
**Location:** Osiers Travellers Check Lubbethorpe Way Braunstone Town Leicestershire  
**Response:** *Braunstone Town Council does not object to the application.*  
**Reason:** *The Locker appeared in keeping with the buildings and canopy on the site. The location of the locker was behind the kiosk, away from the petrol pumps, with separate vehicular access and room for vehicles to wait without impacting on the highway or vehicular movements on the site.*
3. **Application No:** 24/0688/HH  
**Description:** Single storey side and rear extensions and porch to front  
**Location:** 17 Fishpools Braunstone Town Leicester (Millfield Ward)

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

- 1. on-site parking to the front of the property being retained for parking; and*
- 2. no windows, openings or mechanical ventilation in the side elevation of the side extension without the prior permission of the local planning authority.*

**Reasons:** *1. With the loss of the garage, to ensure that sufficient on-site parking was retained for the size of the property, avoiding additional parking on the highway close to a junction, which could present safety concerns.*

- 2. To protect the amenity enjoyed by the residents of the neighbouring property in terms of privacy and noise.*

**4. Application No:** 24/0615/OUT

**Description:** Outline application for the demolition of buildings, alterations to existing farmhouse, and the erection of up to 145 new dwellings and creation of associated vehicular access to Hinckley Road and pedestrian/cycle access to Beggars Lane, and associated infrastructure and enabling earthworks, with all matters to be reserved except access points into the Site.

**Location:** Land South of Hinckley Road Leicester Forest East

**Response:** *Braunstone Town Council currently objects to the outline application on the following grounds:*

- 1. the site had not been included in the current Local Plan, adopted in February 2019; while that same plan included a Site Allocation (SA1) at "Land North of Hinckley Road, Kirby Muxloe" for at least 750 dwellings, 885 had been approved but remained to be developed;*
- 2. the proposed design and layout of the site was contrary to facilitating active travel and integrating communities; and*
- 3. there was only one vehicular access to the site, which was via the A47, Hinckley Road, opposite the sports clubs (and site SA1 above).*

**Reasons:** *While new housing was needed, it shouldn't be piecemeal, an integrated and evidenced based approach should be pursued:*

- 1. While it was accepted that the site had been put forward for consideration as part of the current review of the Local Plan, the assessment and*

evidence process was not complete, consequently no proposals had been published for consultation. The current adopted local plan included provision for 750 dwellings (25% affordable) on land to the north of Hinckley Road and 885 had been approved; therefore, there was sufficient land allocated to accommodate a further 135 new dwellings on that site.

2. The proposed site was adjacent to a recent development; however, it was separated from it. Active Travel England criterion 7, Site Permeability states “the development should provide / safeguard pedestrian and cycling connections to neighbouring sites including future phases of development”; the proposed site was designed in a way to cut it off from neighbouring areas, with access only from a major road and for pedestrians and cyclists from Beggars Lane. Any development on this site would need to be better integrated with the wider area.
3. The A47 Hinckley Road was significantly congested (not just at commuter times). The site access would be at the same point as the proposed 885 dwellings. Of this site, the Local Plan requires “a comprehensive package of transport improvements informed by a robust transport assessment will be required. The improvements should include:
  - Improvements to junction and link capacity on Hinckley Road (A47);
  - New junction into the site; and
  - Traffic calming measures”.Such information was similarly required for the proposed development, including collective impact and collective mitigation.

## 28. Planning Decisions

The Committee received and noted planning decisions made by Blaby District Council (item 8 on the agenda).

**RESOLVED** that the planning decisions made by Blaby District Council be received and 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.*

## 29. **Feedback on Planning Application Decisions**

Feedback had not been received from Councillor Leanne Lee concerning the following planning decisions:

- 23/1006/HH; two storey side extension and two single storey rear extension including demolition of existing outbuilding (revised scheme to 22/1006/HH) at 31 Headley Road;
- 23/1024/HH; two storey side extension, first floor side and rear extension; at 132 Kingsway; and
- 24/0339/HH; two storey side extension and single storey side and rear extension; at 7 Edward Avenue.

This would be pursued for the next meeting.

Councillor Anthea Ambrose had followed up on decision 23/0787/FUL; two storey extension to provide residential dwelling; single storey extension to provide new retail unit; and demolition of existing lean-to; at 2 Ayston Road.

Councillor Ambrose had obtained a copy of the Planning Officer's delegated decision. Parking was detailed in section 13 and there was a garage at the side of the house, with a parking place to the front. At least one space was required due to the one bedroom flat. An impact report had been received from Highways concerning parking. Parking was available in front of the shop and since the pavement and frontage was wide enough, it was considered not to have an adverse impact on movements along the footpath. While the impact report recognised the arrangement was not ideal, historically and at neighbouring premises, parking was provided on the frontages. Given that many customers would walk and use public transport, the parking arrangements had been considered sufficient.

### **RESOLVED**

1. that feedback be provided at the next ordinary meeting of the Committee, scheduled for 31<sup>st</sup> October 2024, in respect of planning decisions 23/1006/HH, 31 Headley Road, 23/1024/HH, 132 Kingsway, and 24/0339/HH, 7 Edward Avenue; and
2. that the feedback concerning planning decision 23/0787/FUL, 2 Ayston Road, be received and noted.

#### *Reasons for Decision*

1. *To ensure consistency of approach when applying conditions relating to off-road parking.*
2. *A parking place had been provided for the one bedroom flat and an impact assessment had been undertaken by Highways concerning parking arrangements for the retail unit.*

## 30. **Braunstone Village Conservation Area Proposals**

The Committee received an update on the process to consider whether there would be a case to designate an area of Braunstone Village to the South of

Braunstone Lane as a Conservation Area, including timescales for a decision (item 10 on the agenda).

The Chief Executive & Town Clerk advised that a meeting had been arranged for Tuesday 3<sup>rd</sup> September 2024, between officers at Blaby District Council, Leicester City Council and Braunstone Town Council, to review proposed amendments to the Character Appraisal and Joint Management Plan as a result of the consultation responses.

**RESOLVED** that the report be noted.

*Reason for Decision*

*To note progress with the process for considering the area of Braunstone Village to the south of Main Street/Braunstone Lane for designation as a Conservation Area.*

### **31. Lubbesthorpe Impacts Group**

The Committee received an update on progress concerning matters relating to the Lubbesthorpe development, along with a report on the recent meeting of the Lubbesthorpe Impacts Group held on 7<sup>th</sup> August 2024.

The Chair, Councillor Robert Waterton, reported that on 31<sup>st</sup> July 2024 there were 1099 occupations (Phase 1 comprises 1265 dwellings/occupations when completed). This compares to 1025 occupations on 31<sup>st</sup> January 2024 (74 in 6 months, roughly 12 per month). There were 6 new occupations between the end of June 2024 and the end of July 2024.

The Lubbesthorpe Impacts Group discussed the implications of the above relatively slow progress, including:

- a) the consequences for the land for housing 'conveyor belt' – Blaby District Council should have 5 years of potential housing on the 'conveyor belt' but currently has only around 3.6 years. Not moving quickly through the Lubbesthorpe Phases (each of which needs final planning approval) potentially means more new housing developments approved elsewhere in the District;
- b) Implementing the 'affordable' housing strategy at Lubbesthorpe was also slowed down, so planning applications for affordable housing elsewhere (e.g. the Avon Road application) could be approved.

Members were also aware that publicity had been given recently to the tendency of developers to seek to escape from their S106 commitments to building affordable housing in a mixed development because of the impact on their profit margin. There were also stories in the media about affordable houses being built and then standing empty because Housing Associations could not afford to take them on. These issues had not yet, however, shown themselves at Lubbesthorpe.

Local Centre 1 on Tay Road was under way and completion expected in Spring 2025. No progress had been made on GP provision for those, especially in Braunstone Town, who would be disenfranchised by the closure of the Forest

House practice's surgery at Braunstone Crossroads and its replacement by the new surgery in Local Centre 1 (Forest House would continue with the Warren Lane surgery).

The 'Enderby Hub' rejection was taken to Appeal on 9th July 2024 – the decision by the Planning Inspectorate was awaited. In the meantime, the Drummond Estate submitted a second, slightly different application which was approved by Blaby District Council Planning Committee in late July.

Concerning Highways, Members noted the continued Highways infrastructure problems with new developments being approved (e.g. housing in Countesthorpe, the 'Enderby Hub'), with only minor changes to the road system being proposed, with many such proposals either not implemented or subject to delays and with underlying models which were narrowly focused. As Lubbesthorpe expands, this situation was likely to become critical for much of the District and particularly for Parishes represented on the Lubbesthorpe Impacts Group. The much-used A47 through Leicester Forest East and Kirby Muxloe faced not only the impact of Lubbesthorpe but also of the 885 houses to be built on the A47 next to the existing Kirby Muxloe settlement and of, potentially, another 145 houses on the Leicester Forest East side of the road.

The Group had also discussed the ongoing flooding issues, particularly the water run-off onto Beggars Lane from the Lubbesthorpe estate.

It was also noted that the new Government was due to make changes around planning and infrastructure.

The next meeting of the Group had been scheduled for 6th November 2024.

**RESOLVED** that the update be received and noted.

*Reason for Decision*

*To receive details of current and ongoing matters discussed relating to the new Lubbesthorpe development and its impact.*

### **32. Financial Comparisons**

The Committee received Financial Comparisons for the period 1st April 2024 to 31<sup>st</sup> July 2024 (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 2024/2025.*

### **33. Approval of Accounts**

The Committee received payments from 29<sup>th</sup> May 2024 until 20<sup>th</sup> August 2024 (item 13 on the agenda).



**RESOLVED** that the list of Approved Expenditure Transactions for the Period 29<sup>th</sup> May 2024 until 20<sup>th</sup> August 2024 be approved.

*Reason for Decision*

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

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.

*These minutes are a draft and are subject to consideration for approval at the currently proposed meeting scheduled for 31<sup>st</sup> October 2024.*

**BRAUNSTONE TOWN COUNCIL**

**MINUTES OF THE EXTRAORDINARY MEETING OF  
PLANNING & ENVIRONMENT COMMITTEE**

**HELD AT BRAUNSTONE CIVIC CENTRE**

**THURSDAY 19<sup>th</sup> SEPTEMBER 2024 AT 7.30PM**

**PRESENT:** Councillor Robert Waterton (Chair), Councillor Sam Maxwell (Vice-Chair) and Councillors Anthea Ambrose, Nick Brown, Richard Forrest, Marion Waterton and Mark Widdop.

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

There were three members of the public present at the meeting.

**34. Apologies**

An apology for absence was received from Councillor Darshan Singh.

**35. Disclosures of Interest**

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

Councillor Nick Brown advised that he had agreed to second the motion by the Portfolio Holder, concerning the Designation of a new Conservation Area in Braunstone Village and the making of a non-immediate Article 4 Direction, at Blaby District Council on Tuesday 24<sup>th</sup> September 2024. The motion would be to approve the recommendations contained in the Senior Planning Officer's report.

**36. Public Participation**

In accordance with Standing Order 3.6, members of the public may submit a petition and/or 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 three members of the public present.

The Chair agreed with the residents that they could make their points during the item and the initial comments by members of the Committee.

All three members of the public welcomed the proposed Conservation Area for Braunstone Village, the Character Appraisal and the Management Plan. All were looking forward to the proposal being approved by Blaby District Council and implemented.

### 37. Braunstone Town Conservation Area

The Committee received, following the consultation process, an amended Conservation Area Character Appraisal and Management Plan for consideration and recommendation for adoption by Blaby District Council (item 4 on the agenda).

**RESOLVED** that the recommendations:

1. to formally designate the new Braunstone Village Conservation Area, which is shown in Appendix A; and
  2. to prepare and make a 'non-immediate' Article 4 Direction removing some Permitted Development rights to specific properties as detailed in the Conservation Area Management Plan (Appendix C);
- as detailed in the report to Blaby District Council on 24<sup>th</sup> September 2024 (attached as an Annexe), be supported.

#### *Reason for Decision*

*There was evidence of incremental change in Braunstone Village, with the loss of more traditional building features and materials, as well as small scale developments that were more visually harmful. The area was seen as being close to a tipping point in terms of this change, with the expanded permitted development rights for non-listed properties providing a heightened risk.*

The meeting closed at 8.10pm.

#### 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 currently proposed meeting scheduled for 31<sup>st</sup> October 2024.*

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 31<sup>st</sup> OCTOBER 2024**

#### **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 Applications

- 1. Application No:** 24/0712/FUL

**Description:** Retrospective application for siting on InPost Parcel Locker

**Location:** 440 Braunstone Lane Braunstone Town Leicestershire (St Mary's Ward)

**Response:** *Braunstone Town Council does not object to this application; subject to the existing on-site parking being retained for customer parking and maintained as such in perpetuity.*

**Reason:** *The Parcel locker provided a pick up point at a local convenience store, supporting its sustainability, while reducing delivery journeys. However, it was important to ensure existing on-site parking would be retained to avoid parking on the highway, close to a junction which could present safety concerns for highway users.*
  
- 2. Application No:** 24/0700/FUL

**Description:** Change of use from dwelling house (Use Class C3) to a residential institution (Use Class C2) to accommodate a maximum of 3 children aged 7-17 years

**Location:** 136 Kingsway Braunstone Town Leicester (Millfield Ward)

**Response:**

*Braunstone Town Council recommends that no approval be given to the application until the following details had been submitted in writing:*

- a. number of staff on duty at the property at any one time, including at shift change times, and with associated times;*
- b. details of how professional and personal visits would be managed and the anticipated number and frequency of such visits;*
- c. details of the number and frequency of movements, deliveries, visits, turnover of staff shifts; and*
- d. in relation to a – c above, an explanation of how the existing onsite parking provision for two vehicles would be suitable and not have an adverse impact on highway safety.*

**Reasons:**

*The Council supported schemes in principle that would create support for children in a residential rather than institutional setting. However,*

- a. the Planning Application form indicated there were currently eight full time employees at the site and 2 full time and 1 part time employees were proposed; given the proposed change of use from a domestic dwelling, the figures provided needed to be clarified;*
- b. unless the children were from one family, then the number of professional and personal visits would potentially exceed that of a normal domestic dwelling; further understanding of this was needed to assess scale and impact;*
- c. as with any change of use, it was important to assess the potential impact upon the amenity enjoyed by the occupants of the neighbouring properties, particularly in terms of comings and goings, noise and disturbance;*
- d. it was important to avoid additional on street parking, including on the footway and public open space, on the narrow busy highway, which could present highway safety concerns for highway users (including pedestrians).*

- 3. Application No:** 24/0706/FUL
- Description:** Change of use of existing dwelling (Use Class C3) to a children's home (Use Class C2) for the care of up to three children aged 6 to 14 years.
- Location:** 18 Stonehurst Road Braunstone Town Leicester (Ravenhurst Ward).
- Response:** *Braunstone Town Council recommends that no approval be given to the application until the following details had been submitted in writing:*
- a. how rotas would be worked out for minimal disruption to the community, including number of staff on duty at the property at any one time, including at shift change times, with associated times;*
  - b. details of how professional and personal visits would be managed and the anticipated number and frequency of such visits;*
  - c. details of the number and frequency of movements, deliveries, visits, turnover of staff shifts; and*
  - d. in relation to a – c above, an explanation of how the proposed onsite parking provision for three vehicles would be suitable and not have an adverse impact on highway safety.*
- Reasons:** *The Council supported schemes in principle that would create support for children in a residential rather than institutional setting. However,*
- a. an understanding of how staffing would be deployed at shift change and to meet the needs of children, would give an indication to the size and scale of the operation and its impact on the local community;*
  - b. unless the children were from one family, then the number of professional and personal visits would potentially exceed that of a normal domestic dwelling; further understanding of this was needed to assess scale and impact;*
  - c. as with any change of use, it was important to assess the potential impact upon the amenity enjoyed by the occupants of the neighbouring properties, particularly in terms of comings and goings, noise and disturbance;*
  - d. it was important to avoid additional on street*

*parking, including on the footway, on the narrow highway at a bend, where access was required to frontages, which could present highway safety concerns for highway users (including pedestrians) and cause obstruction.*

4. **Application No:** 24/0738/HH
- Description:** Two storey side extension and single storey side and rear extension
- Location:** 26 Charlecote Avenue Braunstone Town Leicester (Ravenhurst Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- 1. at least three off street car parking spaces being provided within the curtilage of the property, being available for use, and retained in perpetuity; and*
  - 2. no windows, vents or openings in the side elevation of the extended property without the prior consent of the local planning authority.*
- Reasons:**
- 1. Given the size of the extended property, three off-street parking spaces should be provided in accordance with the Leicestershire Highway Design Guide.*
  - 2. To protect the amenity enjoyed by the occupants of the neighbouring property in terms of privacy and noise.*
5. **Application No:** 24/0708/HH
- Description:** Single storey side extension and front porch including new external materials (revised scheme 24/0029/HH)
- Location:** 36 Rosamund Avenue Braunstone Town Leicester (Ravenhurst Ward)
- Response:** *Braunstone Town Council does not object to the application.*
- Reason:** *The proposed extension was adjacent to a highway rather than a neighbouring property and was single storey. Sufficient on-site parking was available for the number of bedrooms.*

6. **Application No:** 24/0723/HH
- Description:** Two Storey Side Extension, Single Storey Side and Rear Extension and Internal Alterations
- Location:** 38 The Osiers Braunstone Town Leicester (Millfield Ward)
- Response:** *Braunstone Town Council does not object to the application; subject to:*
- 1. on-site parking, within the curtilage of the property, being provided for at least three vehicles and being available for use in perpetuity;*
  - 2. the on-site parking being surfaced with a hardbound material, either permeable or with suitable drainage, and maintained in perpetuity; and*
  - 3. no side windows, openings or vents in the side elevation of the proposed extension, without the explicit consent of the local planning authority.*
- Reasons:** *The two-storey extension was proposed for a similar footprint as existing single storey side and rear extensions. The property was on a large well established plot and the proposals were unlikely to have an adverse impact on the amenity enjoyed by neighbouring properties.*
- 1. The number of bedrooms at the property would increase to four. The highway was narrow and any additional highway parking would cause obstruction, including on the footway, causing risks to the safety of users, particularly pedestrians. The Google Street View taken in October 2022 shows a vehicle parked outside the property obstructing the footpath. Similar occurrences could be seen along the same stretch of road.*
  - 2. To ensure that suitable parking would be provided and to avoid adding to flooding on the highway during periods of heavy and prolonged rainfall.*
  - 3. To protect the amenity enjoyed by the occupants of the neighbouring property in terms of privacy and noise.*
7. **Application No:** 24/0778/HH
- Description:** Two storey side and two and single storey rear extension and canopy to front



**Location:** 15 Radford Drive Braunstone Town Leicester (St Mary's Ward)

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

- 1. on-site parking, including the garage space, being provided for at least three vehicles and being available for use in perpetuity;*
- 2. the proposed side window in the first floor of the side extension being of opaque glass and non-opening; and*
- 3. no additional side windows, openings or vents in the side elevation of the proposed extension, without the explicit consent of the local planning authority.*

**Reasons:** *The two-storey extensions were proposed for a similar footprint as existing single storey side and rear extensions. The property was on a large well established plot and the proposals were unlikely to have an adverse impact on the amenity enjoyed by neighbouring properties.*

- 1. To avoid additional parking on the highway, including the footway, which could present safety issues to highway users, particularly pedestrians.*
- 2. To allow for natural light to enter the property, while avoiding the neighbouring side entry being overlooked.*
- 3. To protect the amenity enjoyed by the occupants of the neighbouring property in terms of privacy and noise.*

**8. Application No:** 24/0753/FUL

**Description:** Change of use from dwelling house (Use Class C3) to residential children's home (Use Class C2) to accommodate a maximum of three children under the age of 18 years old and the inclusion of a bin store and cycle shelter

**Location:** 82 Mossdale Road Braunstone Town Leicester (Millfield Ward)

**Response:** *Braunstone Town Council does not object to the proposed change of use; subject to:*

- 1. no more than three children (between the age of 8 and 18) to be resident at any one time;*
- 2. no more than two members of staff should be on duty at any one time, with the exception of shift*

- change over;
3. *the existing on-site car parking facilities for at least three vehicles (as detailed on the proposed block plan) and the proposed cycle storage being permanently available for use;*
  4. *the arrangements set out in the submitted Planning Statement, from Osman Design Partnership Ltd, in particular the section "The Proposal" – car parking, staff pick up, staff shift change, visitors and planned appointments, being implemented and strictly adhered to; and*
  5. *prior to first occupation as a residential children's home, the proposed wall lining upgrade to the party wall, as detailed in the submitted Noise Impact Assessment, should be installed and thereafter retained.*

**Reasons:**

*The Council supported schemes in principle that would create support for children in a residential rather than institutional setting. However, these should not be at the expense of the residential amenity enjoyed by neighbouring properties and the local community. The applicant had submitted a detailed planning statement concerning the aims and operation of the proposed children's home and how any impact on the residential area would be mitigated.*

1. *The comings and goings and number of visits at the children's home would be directly related to the number of resident children. Any increase would need to be properly assessed to determine whether there would be an impact on residential amenity.*
2. *To ensure that the size and scale of the operation would not have an adverse effect on the amenity enjoyed by the neighbouring properties in terms of comings and goings.*
3. *To avoid additional on street parking, including on the footway, on the narrow highway close to a junction, which could present highway safety concerns for highway users (including pedestrians).*
4. *As with any change of use, it was important to mitigate the potential impact upon the amenity enjoyed by the occupants of the neighbouring properties, particularly in terms of comings and goings, noise and disturbance.*
5. *To protect the amenity enjoyed by the occupants of the adjoining property in terms of noise.*

- 9. Application No:** 24/0795/FUL
- Location:** Unit 5 Vitruvius Way Meridian Business Park Braunstone Town (Thorpe Astley Ward)
- Description:** Retention of temporary building and 3 containers (Use class B1(c) light industrial) installed under a previous application 21/1504/FUL
- Response:** *Braunstone Town Council does not object to the retention of the temporary building and three containers, provided that the number of employees was limited to 3 (as detailed in the application form) and, therefore, the number of on-site parking spaces could be reduced to 8 (as detailed in the application form).*
- Reason:** *The buildings and containers were considered to be in keeping with the character, use and appearance of the employment area. However, in the interests of highway safety, it was important to ensure that the number of on-site parking spaces retained on the site was proportionate to the number of employees and visitors. Thereby avoiding additional parking on the highway.*
- 10. Application No:** 24/0726/FUL
- Location:** Land Adj to 109 Ravenhurst Road Braunstone Town Leicester LE3 2PW (Ravenhurst Ward)
- Description:** Proposed demolition of existing garages and erection of two storey commercial unit
- Response:** *Braunstone Town Council objects to the proposals, due to:*
- 1. the design and appearance of the two storey commercial unit not being in keeping with the character and appearance of the area; and*
  - 2. insufficient information provided concerning:*
    - a) vehicle parking,*
    - b) waste storage and collection,*
    - c) employment, and*
    - d) hours of opening.*
- Reasons:**
- 1. The area contained 1940s/1950s character semi-detached properties. These properties had a consistent design and appearance, while containing different character features. While it was accepted that the site in question contained garages, these weren't sufficiently different to be out of keeping. The nearby retail units*

*retain similar character design and appearance to the surrounding residential dwellings. However, the proposed commercial units would be out of keeping in terms of the contemporary design, including the design of the first floor and roof, and with the retention of two existing garages.*

2. *The submitted application form and design and access statements were incomplete or inconsistent, particularly in respect of:*

a) *vehicle parking – no details have been provided of the number of spaces, the Design and Access Statement suggests that vehicles could park on the street, however, this was a narrow highway, close to a bend, which presented highway safety concerns;*

b) *waste storage and collection – no details provided; however, the intended use would result in waste being created and therefore, arrangements needed to be made for its storage and collection;*

c) *employment – the application suggests no employees at the site, which contradicts the intended use; the design and access statement refers to staff but does not provide any numbers, such information was required to assess the impact on the residential amenity in terms of noise and comings and goings; and*

d) *hours of opening – no details provided in the application, while the Design and Access Statement only provided for approximate timings; actual timings would be needed to assess the impact upon residential amenity.*

11. **Application No:** 24/0812/FUL
- Location:** 1 Monica Road Braunstone Town Leicester (Millfield Ward)
- Description:** Retrospective application for siting of InPost Parcel Locker
- Response:** *Braunstone Town Council does not object to this application; subject to the existing on-site parking being retained for customer parking and maintained as such in perpetuity.*

- Reason:** *The Parcel locker provided a pick up point at a local pharmacy, supporting its sustainability, while reducing delivery journeys. However, it was important to ensure existing on-site parking would be retained to avoid parking on the highway, close to a junction which could present safety concerns for highway users.*
12. **Application No:** 24/0827/OUT
- Location:** 2 Freeboard Road Braunstone Town Leicester (Millfield Ward)
- Description:** Erection of one dwelling (outline application with details of access and layout)
- Response:** *Braunstone Town Council objects to this application due to the proposed development resulting in:*  
*(a) overdevelopment of the site due to consideration of scale and mass; and*  
*(b) insufficient amenity space for both the new and existing dwelling.*
- Reasons:** *(a) The proposed dwelling's size on a small plot would result in it being built in close proximity to both 33 Woodcote Road and 2 Freeboard Road resulting in cramped living conditions.*  
*(b) The proposed dwelling was built on the existing garage and amenity space for 2 Freeboard Road and the creation of the new dwelling would result in cramped living conditions for both dwellings which would have little useable amenity space.*
13. **Application No:** 24/0814/HH
- Location:** 27 Kingsway North Braunstone Town Leicestershire (Ravenhurst Ward)
- Description:** First-floor side extension and alterations to the ground floor
- Response:** *Braunstone Town Council was unable to comment on this application given there were no floor plans or elevations available.*
- Reason:** *To ascertain the material impact on the amenity enjoyed by the neighbouring properties and the visual impact upon the street scene.*

14. **Application No:** 24/0762/FUL
- Location:** Mcdonalds Restaurant Meridian East Meridian Business Park Braunstone Town (Thorpe Astley Ward)
- Description:** Minor changes to elevations to include under eaves extensions for improvements to the operations at the store, amendments to the access to the site to improve traffic flow with new goal post height restrictor and associated works to the site
- Response:** *Braunstone Town Council does not object to the application.*
- Reason:** *The proposed extensions and alterations were in keeping with the site use and could be accommodated without impacting upon parking or site movements.*
15. **Application No:** 24/0841/HH
- Location:** 13 Farmway Braunstone Town Leicester (Millfield Ward)
- Description:** Proposed single storey front, side, and rear extension (including demolition of existing car port) and conversion of garage to study
- Response:** *Braunstone Town Council does not object to the application; subject to:*
1. *on-site parking for at least two vehicles being of a hardbound permeable material or with suitable drainage and being available for parking in perpetuity; and*
  2. *no windows, openings or vents in the side elevation of the proposed extension without the explicit consent of the local planning authority.*
- Reasons:** *The dwelling was on a reasonable size plot and the proposed alterations were on a similar footprint to existing outbuildings; however:*
1. *it was important to avoid additional on-street parking on the narrow street and to avoid additional surface water run-off on to the highway; and*
  2. *to protect the amenity enjoyed by the occupants of the neighbouring property in terms of privacy and noise.*

## Licensing Applications

There are no licensing applications.

**BRAUNSTONE TOWN COUNCIL**

**PLANNING & ENVIRONMENT COMMITTEE – 31<sup>st</sup> OCTOBER 2024**

**Item 6 – Planning and Licensing Applications**

Purpose

To agree observations on planning and licensing applications received.

Planning Applications

- 1. Application No:** 24/0859/FUL  
**Description:** Retrospective application for siting of InPost Parcel Locker and application for 2m extension to existing  
**Location:** ATM at Co op Turnbull Drive Braunstone Town (Millfield Ward)

Licensing Applications

There are no licensing applications.



**BRAUNSTONE TOWN COUNCIL**

**PLANNING & ENVIRONMENT COMMITTEE – 31<sup>st</sup> OCTOBER 2024**

**Item 8 – Planning Decisions**

To receive and note planning decisions made by Blaby District Council.

<b>Application Number</b>	<b>Description</b>	<b>Location</b>	<b>Braunstone Town Council Response</b>	<b>Decision by Planning Authority</b>
24/0492/DOC	Discharge of Condition 5 (Surface Water Drainage System), Condition 6 (Management of surface water during construction), Condition 7 (Long-term maintenance of surface water drainage system) and Condition 12 (Construction Method Statement) attached to planning permission 23/0234/FUL	Land to the West of Autoglass Ltd Meridian North Braunstone Town Leicestershire LE19 1WY (Thorpe Astley Ward)	Not Applicable	Approved (see Appendix 1)
24/0351/VAR	Application to vary conditions 2, 10, 11, 13, 14, 17 and 26 and remove condition 8 of planning application 23/0234/FUL	Land to the West of Autoglass Ltd Meridian North Braunstone Town Leicestershire LE19 1WY (Thorpe Astley Ward)	Not Applicable	Approved (see Appendix 2)

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0405/HH	Garage conversion with single storey rear extension	36 Beech Drive Braunstone Town Leicester (St Mary's Ward)	<ol style="list-style-type: none"> <li>1. Objects to the provision of only two on-site parking spaces as a result of the Garage conversion and/or porch extension;</li> <li>2. Does not object to the single storey rear extension;</li> <li>3. Recommends approval of the single storey garden shed be subject to the shed only being used for domestic purposes in connection with the main dwelling, not separately sold, let or otherwise disposed of.</li> </ol>	<p>Approved; subject to</p> <ul style="list-style-type: none"> <li>• materials to match the existing building unless otherwise agreed; and</li> <li>• the use of the approved garden shed/play room being ancillary to the use of the main dwelling, and the garden shed/play room shall not be sold/let/leased or otherwise disposed of separately from the main dwelling.</li> </ul>
24/0497/VAR	Variation of Condition 1 (approved drawings), Condition 2 (parking) and Condition 6 (maximum staff and student numbers) attached to planning permission 20/1188/FUL	64 Amy Street Braunstone Town Leicester (Ravenhurst Ward)	Not Applicable	<p>Approved; subject to</p> <ul style="list-style-type: none"> <li>• not occupied until the 7 parking spaces (including 1 disabled bay) and turning facilities have been implemented; the onsite parking provision shall be maintained in perpetuity;</li> <li>• carried out in accordance with the mitigations and recommendations contained within the Flood Risk Assessment;</li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0497/VAR <i>Continued.....</i>				<ul style="list-style-type: none"> <li>• in the event of a flood, the approved Flood Warning and Evacuation Plan received into the DPA on 8<sup>th</sup> October 2020 shall be carried out;</li> <li>• the premises shall not be used for teaching purposes other than between the hours of 08:45 to 15:15 Monday to Friday and at no time on Saturday, Sunday or Public Holidays; and</li> <li>• the premises shall be used for a maximum of 5 staff and 12 children at any given time unless otherwise agreed in writing.</li> </ul>
24/0607/FUL	Change of use from dwelling house (Use Class C3) to residential children's home (Use Class C2) to accommodate a maximum of two children aged between 8-18 years old with the inclusion of a bin store and cycle shelter and conversion of sun room to sensory playroom	17 Valley Drive Braunstone Town Leicester (St Mary's Ward)	No objections, subject to: <ol style="list-style-type: none"> <li>1. no more than 2 children, aged 8 to 18 years old, without prior approval;</li> <li>2. the operation of the proposed facility being strictly in accordance with the submitted Planning Statement;</li> <li>3. onsite car parking arrangements, for at least</li> </ol>	Approved; subject to <ul style="list-style-type: none"> <li>• not be occupied until the parking spaces have been implemented in accordance with the approved drawing; the onsite parking provision shall be maintained in perpetuity;</li> <li>• residential care for no more than two children aged between 8 and 18</li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0607/FUL Continued.....			<p>two vehicles, being provided prior to occupation and permanently available for use;</p> <p>4. the onsite car parking (in 3 above) being surfaced with a hard bound material, either permeable or with drainage and permanently maintained; and</p> <p>5. the installation of sound proofing measures, subject to the approval of the Environmental Health Authority, on the party wall with no. 19.</p>	<p>(inclusive) at any one time;</p> <ul style="list-style-type: none"> <li>• the use of premises as a Children’s Home shall be limited to a maximum of 3 members of staff at any one time; an appropriate attendance record shall be kept on site and made available upon request; and</li> <li>• the development shall not be used for any other purpose other than a residential care home.</li> </ul>
24/0544/ADV	Re-wrapping of existing totem sign with internally illuminated LED branded aluminium panels 1140 x 3500mm (Sign 1) and replacement of existing sign with new 980 x 10800mm internally illuminated LED fascia band sign (Sign 2) to front elevation	34 Narborough Road South Braunstone Town Leicester (Ravenhurst Ward)	Not Applicable	<p>Approved; subject to</p> <ul style="list-style-type: none"> <li>• the consent shall expire FIVE years from 2<sup>nd</sup> September 2024;</li> <li>• no advertisement to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission;</li> <li>• no advertisement shall be sited or displayed so as to:- <ul style="list-style-type: none"> <li>○ endanger persons using</li> </ul> </li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0544/ADV Continued.....				<p>any highway, railway, waterway, dock, harbour or aerodrome (civil or military);</p> <ul style="list-style-type: none"> <li>○ obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or</li> <li>○ hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle;</li> <li>● any advertisement, shall be maintained in a condition that does not endanger the public;</li> <li>● any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public;</li> <li>● where an advertisement is required under these Regulations to be removed,</li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0544/ADV <i>Continued.....</i>				<p>the site shall be left in a condition that does not endanger the public or impair visual amenity;</p> <ul style="list-style-type: none"> <li>• the maximum luminance of the internally illuminated totem sign (Sign 1) shall not exceed 400cd/m<sup>2</sup> at any time;</li> <li>• the maximum luminance of the internally luminated fascia band sign (Sign 2) shall not exceed 400 cd/m<sup>2</sup> at any time; and</li> <li>• the advertisements (Signs 1 and 2) shall not be lit by flashing illumination.</li> </ul>
24/0516/VAR	Variation of Condition 2 (approved plans), Condition 3 (age limit of children), Condition 4 (maximum no. of staff working at any one time) and Condition 6 (parking details) attached to planning permission 24/0336/FUL	26 Turnbull Drive Braunstone Town Leicester (Millfield Ward)	<p>Recommends the following conditions be applied to any variation:</p> <p>a) a minimum of three on-site parking spaces being provided, surfaced with hard-bound material, and maintained and available for use in perpetuity;</p> <p>b) the maximum number of children being cared for at the property at any one time</p>	<p>Approved; subject to:</p> <ul style="list-style-type: none"> <li>• limited to the residential care of no more than two children between the ages of 4 and 17 years (inclusive) at any one time;</li> <li>• limited to a maximum of 5 members of staff working on site at any one time;</li> <li>• limited to a Children's home only and for no other use falling within the Class C2;</li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0516/VAR <i>Continued.....</i>			being restricted to two; and c) a staff attendance record being kept on site and made available upon request by the District Planning Authority.	<ul style="list-style-type: none"> <li>• not occupied until the parking has been implemented in accordance with approved plan 'Proposed Parking Plan'; the onsite parking provision shall be maintained in perpetuity.</li> <li>•</li> </ul>
24/0473/VAR	Variation of Condition 2 (approved drawings) and Condition 4 (landscaping) attached to planning permission reference 23/0117/FUL	2 Pinfold Braunstone Town Leicester (Millfield Ward)	Not Applicable	<p>Approved; subject to:</p> <ul style="list-style-type: none"> <li>• constructed in facing bricks to match those of the existing building;</li> <li>• the landscaping be carried out within one year of completion and any trees, hedges, shrubs or plants which within a period 5 years die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species;</li> <li>• not occupied until two off street car parking spaces have been provided for both the proposed dwelling and No.2 Pinfold, made available for use and</li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0473/VAR Continued.....				<p>retained in perpetuity;</p> <ul style="list-style-type: none"> <li>• no further extensions or additions to the proposed dwelling or the existing dwelling, or the erection of outbuildings within each curtilage;</li> <li>• no additional fencing within the site;</li> <li>• access surfacing being hard-bound for a minimum of 5m behind the highway boundary to prevent the potential depositing of loose materials onto the highway;</li> <li>• before use, drainage shall be provided within the site such that surface water does not drain into the public highway and shall be maintained; and</li> <li>• a verification report being submitted to evidence the completion of the remediation to relevant standards and by a competent person, demonstrating the effectiveness of the remedial work.</li> </ul>



Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0330/FUL	Extension to existing school building to create new reception with associated external works including ramp access, bin store and parking layout (part retrospective).	Kingsway Primary School Kingsway North Braunstone Town Leicester (Ravenhurst Ward)	<p>No objections; subject to:</p> <p>a) the recommendations in the submitted Biodiversity Net Gain Assessment, including the recommendation for replacement tree planting, being implemented within one year of the completion of the development;</p> <p>b) the implementation in full, within one year of the recommendations of the submitted Preliminary Ecological Appraisal as follows:</p> <ul style="list-style-type: none"> <li>• 4.2 Mitigation,</li> <li>• 4.3 Compensation,</li> <li>• 4.4 Enhancement;</li> </ul> <p>c) on-site parking remaining available for use during construction in school term time; and</p> <p>d) the proposed reconfigured parking being implemented and remaining available for use in perpetuity.</p>	<p>Approved; subject to:</p> <ul style="list-style-type: none"> <li>• constructed using the materials detailed in the 'Material Schedule';</li> <li>• carried out in strict accordance with the aims and requirements set out within the Habitat Management and Monitoring Plan and the methods of working and enhancements set out within the Construction Environment Management Plan: Biodiversity;</li> <li>• the landscaping and mitigation scheme being carried within one year of completion of the development and any trees, hedges, shrubs or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species; and</li> </ul>

Application Number	Description	Location	Braunstone Town Council Response	Decision by Planning Authority
24/0330/FUL <i>Continued.....</i>				<ul style="list-style-type: none"> <li>• Prior to installation, details of any external lighting shall be submitted to and agreed in writing; any external lighting shall be installed in accordance with the approved details.</li> </ul>
24/0666/FUL	Retrospective application for siting of InPost Parcel Locker	Osiers Travellers Check Lubbesthorpe Way Braunstone Town Leicester (Thorpe Astley Ward)	No objections.	Approved in accordance with the approved plans and shall be retained in that manner at all times.
24/0688/HH	Single storey side and rear extensions and porch to front	17 Fishpools Braunstone Town Leicester (Millfield Ward)	No objections; subject to: <ol style="list-style-type: none"> <li>1. on-site parking to the front of the property being retained for parking; and</li> <li>2. no windows, openings or mechanical ventilation in the side elevation of the side extension without the prior permission of the local planning authority.</li> </ol>	Approved; subject to: <ul style="list-style-type: none"> <li>• external materials to match the existing;</li> <li>• the car parking spaces shown on drawing number 'Proposed Block Plans – 002' shall be provided and permanently remain available for use; and</li> <li>• no openings constructed at any time within the south-west facing side elevation without prior permission.</li> </ul>

<b>Application Number</b>	<b>Description</b>	<b>Location</b>	<b>Braunstone Town Council Response</b>	<b>Decision by Planning Authority</b>
24/0712/FUL	Retrospective application for siting of InPost Parcel Locker	440 Braunstone Lane Braunstone Town Leicester (Ward)	No objections; subject to the existing on-site parking being retained for customer parking and maintained as such in perpetuity.	Approved in accordance with the approved plans and shall be retained in that manner at all times.



Date: 20 August 2024 (by email)  
Our Ref: 24/0492/DOC  
Contact: Ms Tasneem Quareshy  
Telephone: 0116 2727767  
Email: [planning@blaby.gov.uk](mailto:planning@blaby.gov.uk)

Miss Catherine Preston  
Carter Jonas  
Two Snow Hill  
Birmingham  
B4 6GA

FAO Miss Catherine Preston

Dear Miss Preston

**Application ref:** 24/0492/DOC  
**Applicant:** Euro Property Investments Limited  
**Proposal:** Discharge of Condition 5 (Surface Water Drainage Scheme), Condition 6 (Management of surface water during construction), Condition 7 (Long-term maintenance of surface water drainage system) and Condition 12 (Construction Method Statement) attached to planning permission 23/0234/FUL  
**Site:** Land To The West Of Autoglass Ltd, Meridian North, Braunstone Town, Leicestershire, LE19 1WY

I refer to the application for approval of the above details received on 10.06.2024, the following conditions imposed on planning permission 23/0234/FUL are discharged.

Condition 5 – Surface Water Drainage Scheme

*‘No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the District Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.’*

The reason for imposing this condition was:

*‘To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site’.*

The applicants submitted the following documents;

- Drwg No. JDA/432/1/1 Rev B - Proposed Impermeable Area Plan (received 26.07.2024),

**Jonathan Hodge, Planning & Economic Development Group Manager**

Blaby District Council, Council Offices, Desford Road, Narborough, Leicestershire, LE19 2EP

Telephone: 0116 275 0555 Email: [planning@blaby.gov.uk](mailto:planning@blaby.gov.uk)

Web: [www.blaby.gov.uk](http://www.blaby.gov.uk)



- Drwg No. JDA/432/3/1 Rev B – Flood Exceedance Layout Plan (received 26.07.2024),
- Drainage Model Rev E (received 26.07.2024),
- Drwg No. JDA/432/7/1 Rev A – Typical Drainage Construction Details (received 10.06.2024),
- Flood Risk Assessment Rev N (received 26.07.2024)

Further to consultation with Leicestershire County Council as the Lead Local Flood Authority who provided the following comments *‘The LLFA were satisfied with the details submitted in relation to Conditions 6 and 7, but requested further information in relation to Condition 5, as summarised below:*

- *Catchment area plan*
- *Flood flow routing plan and consideration of a high-level overflow within the flow control chamber.*

*In response, the applicant has provided a catchment area plan, demonstrating that the positively drained area is 0.34ha, which is consistent with the previously submitted hydraulic calculations. Additionally, a flood flow routing plan has been provided, showing that water is safely conveyed via the access road in the event of exceedance or blockage’.*

The details provided under condition 5 are considered acceptable and hereby approved.

#### Condition 6 – Management of surface water during construction

*‘No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the District Planning Authority. The construction of the development must be carried out in accordance with these approved details’.*

The reason for imposing this condition was:

*‘To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase’.*

The applicants submitted the following documents;

- Construction Method Statement V2 – submitted 10.06.2024.

Further to consultation with Leicestershire County Council as the Lead Local Flood Authority the following submitted document; Construction Method Statement V2 (received 10.06.2024) which ‘includes mitigation measures to limit the quantity and improve quality of surface water during construction’. This document is considered acceptable, and Condition 6 is hereby approved.

**Jonathan Hodge, Planning & Economic Development Group Manager**

Blaby District Council, Council Offices, Desford Road, Narborough, Leicestershire, LE19 2EP

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#### Condition 7 – Long term maintenance of surface water drainage system

*‘No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the District Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details.’*

The reason for imposing this condition was:

*‘To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development’.*

The applicants submitted the following documents;

- Flood Risk Assessment Rev N (received 26.07.2024)

Further to consultation with Leicestershire County Council as the Lead Local Flood Authority the following submitted document; Flood Risk Assessment Rev N (received 26.07.2024) is considered acceptable and Condition 7 is hereby approved.

#### Condition 12 – Construction Method Statement

*‘No development shall commence on site including any site clearance/preparation works, until a Construction Method Statement has been submitted to the District Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the construction period:*

- a) the parking of vehicles of site operatives and visitors;*
- b) loading/unloading and storage of plant, materials, oils, fuels, and chemicals;*
- c) wheel washing facilities and road cleaning arrangements;*
- d) measures to control the emission of dust during construction;*
- e) hours of construction work, including deliveries.’*

The reason for imposing this condition was:

*‘To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and to minimise detrimental effects to neighbouring businesses, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase’.*

The applicants submitted the following documents;

- Construction Method Statement V2 (received 10.06.2024)

Further to consultation with Blaby District Councils Environmental Services Department the submitted Construction Method Statement V2 (received 10.06.2024) is considered acceptable and Condition 12 hereby approved.

**Jonathan Hodge, Planning & Economic Development Group Manager**

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**Summary**

**The details submitted for conditions 5, 6, 7 and 12 are considered acceptable and are hereby discharged, provided the development proceeds in strict accordance with the approved details.**

Yours sincerely,

*Tasneem Quareshy*

Planning Officer  
Development Services  
Blaby District Council



**APPROVAL**



Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

**NOTICE OF DECISION ON PLANNING APPLICATION  
TOWN AND COUNTRY PLANNING ACT 1990**

**VARIATION OR REMOVAL OF CONDITION**

**Name and Address of Applicant**

Mr Mark Hackett  
Euro Property Investments Limited  
20 Brickfield Road  
Birmingham  
B25 8HE

**Name and Address of Agent**

Ms Laura Stops  
Carter Jonas  
2 Snow Hill  
Snow Hill Queensway  
Birmingham  
B4 6GA

**Part -1 Particulars of Application**

Date of Application 26 April 2024

Application No. **24/0351/VAR**

**Particulars and Location of Development**

Application to vary conditions 2, 10, 11, 13, 14, 17 & 26 and remove condition 8 of planning application 23/0234/FUL.

Land To The West Of Autoglass Ltd Meridian North Braunstone Town Leicestershire

**Part -2 Particulars of Decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the Blaby District Council **GRANTS** permission for a variation of condition in the following terms:

**Subject to the following conditions -**

**CONDITIONS**


- 1 The development hereby permitted shall be begun before 1 December 2026.
- 2 The development hereby approved shall be built in strict accordance with the following approved plans:

Location Plan - SGP Architects + Masterplanners drawing number 21-272-SGP-STE-ZZDR-A-131000 revision P2 (received 20.03.2023)

Site Plan - SGP Architects + Masterplanners drawing number 21-272-SGP-STE-ZZ-DR-A-131001 revision P18 (received 19.04.2024)

Office GA Plans - SGP Architects + Masterplanners drawing number 21-272-SGP-

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B01-ZZDR-A-131101 revision P5 (received 19.04.2024)  
Warehouse Layout - SGP Architects + Masterplanners drawing number 21-272-SGP-B01-ZZ-DR-A-131100 revision P7 (received 20.08.2024)  
Warehouse Elevations - SGP Architects + Masterplanners drawing number 21-272-SGPB01-ZZ-DR-A- 131300 revision P10 (received 19.04.2024)  
Roof Plan - SGP Architects + Masterplanners drawing number 21-272-SGP-B01-ZZ-DR-A-131103 revision P6 (received 19.04.2024)  
Soft Landscape Proposals - FPCR Environment and Design drawing number 10989-FPCR-XX-XX-DR-L-0001 issue P08 (received 22.04.2024)  
Hard Landscaping - SGP Architects + Masterplanners drawing number 21-272-SGP-STEZZ-DR-A- 131012 revision P9 (received 19.04.2024)  
Swept Path Analysis FTA Design Articulated Vehicle - Connect Consultants drawing number 23042 - TR001 revision C (received 26.05.2023)  
Swept Path Analysis FTA Design Articulated Vehicle - Connect Consultants drawing number 23042 - TR002 revision E (received 26.05.2023)  
Swept Path Analysis FTA Design 7.5 Tonne Rigid Vehicle - Connect Consultants drawing number 23042 - TR003 revision B (received 26.05.2023)  
Swept Path Analysis FTA Design Articulated Vehicle - Connect Consultants drawing number 23042 - TR004 (received 26.05.2023)  
Proposed Sections - SGP Architects + Masterplanners drawing number 21-272-SGP-B01-ZZ-DR-A-131200 revision P6 (received 19.04.2024)  
Boundary Treatments - SGP Architects + Masterplanners drawing number 21-272-001-SGP-ST-ZZ-DR-A-131003 revision P13 (received 20.08.2024)  
Cycle Shelter and Bin Store Plans and Elevations - SGP Architects + Masterplanners drawing number 21-272-001-SGP-ST-ZZ-DR-A-131400 revision P1 (received 19 April 2024)  
External Works Layout Plan - John Davies Associates - External Works Layout Plan drawing number JDA/432/5/1 Revision F (received 19 April 2024)

- 3 The development hereby permitted shall be constructed using the materials specified on the approved drawings, unless alternative materials are agreed in writing by the District Planning Authority.
- 4 The approved landscaping scheme shall be carried out within one year of completion of the development and any trees, hedges, shrubs or plants which within a period of 5 years from the completion of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
- 5 The development hereby approved shall not be occupied until the surface water drainage scheme approved under application reference 24/0492/DOC has been carried out.

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- 6 The development hereby approved shall be carried out in accordance with the construction phase surface water management scheme approved under application reference 24/0492/DOC.
- 7 The surface water drainage system shall be maintained in perpetuity in accordance with the details approved under application reference 24/0492/DOC.
- 8 The boundary fencing and gates shall be installed in accordance with the approved plan: Boundary Treatments - SGP Architects + Masterplanners drawing number 21-272-001-SGP-ST-ZZ-DR-A-131003 revision P13 (received 20.08.2024).
- 9 The bin store shall be carried out in accordance with the approved plan: Cycle Shelter and Bin Store Plans and Elevations - SGP Architects + Masterplanners drawing number 21-272-001-SGP-ST-ZZ-DR-A-131400 revision P1 (received 19 April 2024).
- 10 The development hereby approved shall be carried out in accordance with the Construction Method Statement approved under application reference 24/0492/DOC.
- 11 The cycle storage shall be carried out in accordance with the approved plan: Cycle Shelter and Bin Store Plans and Elevations - SGP Architects + Masterplanners drawing number 21-272-001-SGP-ST-ZZ-DR-A-131400 revision P1 (received 19 April 2024).
- 12 No part of the development hereby permitted shall be first occupied until such time as the access arrangements shown on SGP Architects + Masterplanners drawing number 21-272-SGP-STE-ZZ-DR-A-131001 Revision P18 (received 19.04.2024) have been implemented in full.
- 13 No part of the development hereby permitted shall be first occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained.
- 14 No part of the development hereby permitted shall be first occupied until such time as vehicular visibility splays of 2.4 metres by 43.0 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.
- 15 The development hereby permitted shall not be first occupied until such time as off street car and HGV parking provision with turning facilities has been provided, hard surfaced and marked out in accordance with SGP Architects + Masterplanners drawing number 21-272-SGP-STE-ZZ-DR-A-131001 Revision P18. Thereafter the onsite parking and turning provision shall be kept available for such uses.

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- 16 Other than those details shown on the approved plans, no mezzanine floors or additional first floor accommodation/floorspace shall be created within the building.
- 17 No external work, fabrication or assembly works shall take place outside of the unit hereby approved at any time.
- 18 No storage of goods, equipment or materials shall take place outside the building at any time except within containers or areas which shall be screened in accordance with details to be previously submitted to and agreed in writing by the District Planning Authority.
- 19 No external plant or machinery (including roof and wall mounted flues and vents) shall be installed without the details first being submitted to and agreed in writing by the District Planning Authority on a planning application submitted in that regard.
- 20 Any proposals (either at this time or at any time in the future) for the provision of CCTV shall first be submitted to and agreed in writing by the District Planning Authority.
- 21 Prior to the installation of any external lighting, a lighting scheme/strategy prepared by a competent ecologist shall be submitted to and agreed in writing by the District Planning Authority. Thereafter the lighting shall be provided and maintained in accordance with the approved details.
- 22 The development hereby approved shall be carried out in accordance with the Reasonable Avoidance Measure Method Statement approved under application reference 24/0639/DOC.
- 23 No vegetation or trees shall be removed on site within the bird breeding season (March to August inclusive) without a prior check for breeding birds (undertaken within a 24 hours period preceding works) to be undertaken by a competent ecologist. Any active nests identified must not be moved until fledglings have dispersed.
- 24 The development hereby permitted shall not be first occupied until such time as a Landscape Ecological Management Plan (LEMP) demonstrating how the proposed Biodiversity Net Gain (detailed within the submitted Biodiversity Metric 3.1, dated 24.04.2024) and on site biodiversity enhancement measures (detailed within the submitted Preliminary Ecology Appraisal) will be achieved, has been submitted to and agreed in writing by the District Planning Authority. The measures shall thereafter be completed within one year of first occupation and monitored in accordance with the approved details.



- 25 The unit hereby approved shall be restricted to uses and activities falling within Classes E(g) iii, E(g) ii, B2 and B8 with ancillary offices only of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any subsequent re-enactment with or without modification.

**REASONS**

- 1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made. This date matches that set by the previous permission reference 23/0234/FUL.
- 2 For the avoidance of doubt.
- 3 To ensure that the District Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.
- 4 In the interests of visual amenity.
- 5 To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.
- 6 To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase.
- 7 To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.
- 8 In the interests of the overall appearance of the development.
- 9 To ensure adequate refuse storage and in the interests of the overall appearance of the development.
- 10 To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and to minimise detrimental effects to neighbouring businesses, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.



- 11 To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).
- 12 To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).
- 13 In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (December 2023).
- 14 To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (December 2023).
- 15 To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).
- 16 To ensure sufficient off-street parking provision is available to serve this development.
- 17 To safeguard the appearance of, and parking provision for, the development and to ensure that any external activity does not become a source of nuisance for nearby uses.
- 18 To safeguard the appearance of and parking provision for the development.
- 19 To prevent any possible adverse impacts from any external plant and machinery that may be required to be installed by the proposed and future occupiers of the unit hereby approved.
- 20 In the interests of the overall appearance of the development.
- 21 To ensure that the level of illumination is kept to the minimum necessary in the interests of the natural environment and protected species, notably foraging and community bats.
- 22 To ensure that suitable precautions are undertaken in the interests of protected species.
- 23 To ensure protection for nesting birds during the breeding season.



- 24 To ensure Biodiversity Net Gain and on site biodiversity enhancements are achieved in accordance with the National Planning Policy Framework (December 2023).
- 25 For the avoidance of doubt and to reflect the changes made under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and to ensure that the District Planning Authority can retain control over any alternative uses for the site.

**NOTES TO APPLICANT**

1. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
2. This grant of planning permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
3. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission and may result in enforcement action.
4. When Central Government introduced changes to the fees to be submitted in respect of planning applications, it also introduced a fee to be paid for the discharge of conditions attached to the permission. The fee is payable in respect of each request to discharge conditions, not for individual conditions. I would suggest that if there are a number of conditions which need to be discharged, they are grouped into one request.

You should keep the decision of the Council in respect of discharged conditions as a fee is now also paid for each request confirming that conditions have been discharged.

5. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.



**SUMMARY OF REASON FOR RECOMMENDATION AND  
RELEVANT DEVELOPMENT PLAN POLICIES**

- 1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.



Mr Mark Hackett

Date: 9 September 2024  
My Ref: Development Monitoring  
Contact: Planning Enforcement Team  
Tel No: 0116 272 7521  
Email: [planning.enforcement@blaby.gov.uk](mailto:planning.enforcement@blaby.gov.uk)

Dear Sir/Madam

### **Development Monitoring**

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site will be monitored to ensure:-

- (a) compliance with all conditions attached to the planning permission and;
- (b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully

Planning Enforcement Team



## **Blaby District Council**

### **Householder Delegated Report:**

Application made under the Town and Country Planning Act (1990)

Application Number:	23/1006/HH
Site Address:	31 Headley Road, Braunstone Town, LE3 2PJ
Proposal:	Two storey side extension and two and single storey rear extension including demolition of existing outbuilding (revised scheme to 22/1006/HH)
Recommendation:	Approve with conditions

## **Relevant policies and legislation**

### **Blaby District Local Plan (Core Strategy) Development Plan Document (2013)**

- Policy CS2 – Design for new development
- Policy CS24 – Presumption in favour of sustainable development

### **Local Plan (Delivery) Development Plan Document (2019)**

- Policy DM1 – Development within the Settlement Boundaries
- Policy DM8 – Local Parking and Highway Design Standards

### **National Planning Policy Framework (2021)**

The National Planning Policy Framework establishes the key principles for proactively delivering sustainable development through the development plan system and the determination of planning applications. The emphasis is that development plans allow for development in sustainable locations and that new development is of good design.

## **Consultation responses**

### **Town Council**

Objected to the proposed on street parking as highways guidance is for provision of 3 spaces for a 4 bedroom dwelling and there is limited existing on street parking.

### **Neighbours**

No comments received.

## LCC Highways

Considered the impact of the development would not be unacceptable. Suggested conditions regarding surfacing the site frontage and provision of off street parking as well as an informative regarding construction by a public footpath.

## Relevant planning history

App Ref:	Description	Decision & date
05/0831/1/PX	Two storey side extension	Approved 26.09.2005
22/1006/HH	Two storey side extension and two and single storey rear extension	Approved 17.02.2023

## Assessment

The application site is identified on the Policies Map (2019) as being located within

- The Settlement Boundaries

Site constraints:

- Public footpath

## Site description and proposal

The development site is a previously extended two storey semidetached dwelling situated within the defined settlement boundaries of Braunstone Town, as shown on the Blaby District Local Plan Proposals Map (2019). The site is set to the west side of Headley Road where it becomes Francis Avenue and bounds W9 Public Footpath along the north side boundary. The area is characterised by semi-detached properties of similar design and materials and is set back from the highway with 2 off street parking spaces on the site frontage. The area also features a number of two storey and single storey side extensions including a flat roof two storey side extension at 22 Headley Road adjacent to the development site. The existing dwelling features a flat roof single storey rear extension with a pitch roof detached outbuilding erected near to the boundary with the Public Footpath.

The proposal is a revised scheme of application 22/1006/HH for a two storey side and rear extension. The proposal is for a two storey side and rear extension boundary with the Public Footpath to the north of the site with a pitched roof single

storey rear extension incorporating the existing rear extension to be approximately 6m from the rear of the original dwelling.

The proposal has been amended with the two storey rear extension now projecting approximately 3 from the rear of the original dwelling though set the same distance the south boundary. The single storey rear extension being amended to also be across the rear of the two storey extension as well which will include demolition of the detached garage. The ridge and eaves height of the extension remain as previously approved though to accommodate the greater width of the extension the ridge has been moved further away from the south boundary and will feature an additional north facing roof light bringing the total up to 3. The proposed patio to the rear has also been widened to include the width of the two storey extension following demolition of the detached outbuilding.

### Site visit

A visit to the site was carried out under the previous application on 06.01.2023.

### Neighbours amenity

The two storey element on the proposal is built up to the north side boundary with the public foot path adjacent to 1 Francis Avenue, a semidetached dwelling of a similar design and scale to the development site which features single storey development up to the boundary. Given the separation between the dwellings it is considered that 1 Frances Avenue would not be impacted to the extent that the application would warrant refusal in terms of overbearing impact or loss of light. This side elevation of proposal will feature a first floor window facing 1 Francis Avenue serving an ensuite which is considered necessary to condition to be obscure glazed and top opening.

The proposed single storey rear will be built up to both the north side boundary and south side boundary with 29 Headley Road. To the north boundary the extension replaces the existing outbuilding to be removed though not extending as far this boundary so is considered to be no more detrimental than the existing structure. In respect of the south boundary the approximately 4.1m ridge height and 6m projection from the rear wall is considered to have an overbearing impact though it is noted the ridge is set further away from the boundary than the previously approved scheme. Assessment of the wider area around the development site identified a number of other rear extensions and detached outbuilding built up to boundaries. Given the presence of such development in the area and given the single storey nature of the proposal on the boundary with 29 Headley Road it is considered that refusal of the application cannot be justified on the grounds of overbearing impact.

Furthermore as the proposal is set to the north of 29 Headley Road it is considered that the proposal would not result in loss of light to this neighbour.

It is considered that the proposed development should not unduly impact on any neighbouring property in terms of overbearing impact or loss of light by virtue of its size, scale and position.

### Design and considerations

Policies CS2 and DM1, in addition to enhancing the design of the new development within the district, also set out criteria for development proposals to meet, to satisfy that the development works will not be significantly detrimental to the amenities enjoyed by the existing and future occupiers.

The proposed two storey side extension is set down and back from the principle elevation and is considered to have a subservient appearance on the street scene. In view of other two storey extensions visible on the street scene notable to flat roof two storey extension at 22 Headley Road adjacent to the development site the proposal is considered to be acceptable on the street scene.

Due to the public footpath running along the side boundary with the development site the rear of the proposal will be visible from public vantage points however the design is considered to be acceptable when viewed from the rear.

The proposed development is considered to be of a satisfactory design and appearance. It should not result in the overdevelopment of the site by virtue of its footprint, scale and massing. Furthermore, it would use external materials to match those of the existing house.

### Highway and parking implications

The proposed development would increase bedroom numbers from 3 to 4. As highlighted in the objection from the Town Council under the Leicestershire Local Highway Guidance, 3 off-street car parking spaces are required for a 4 bedroomed property.

The consultation response from LCC Highways advised that the proposal was not considered unacceptable in highways terms though conditions were requested regarding provision of hard standing and provision of 2 parking spaces. The existing site frontage is surfaced in concrete (a material identified as acceptable in the consultation response) and accommodates 2 off street parking spaces. As such it is considered that the existing parking provision meets the requirements outlined by LCC Highways with the proposed pre occupation conditions not being suitable. Given the sites location within the Principal Urban Area with bus routes available

from Narborough Road South, and with the lack of any objection from the County Highway Authority, it is considered that 2 off street parking spaces are acceptable. It is therefore considered that a condition for retention of the existing parking provision is acceptable.

### Recommendation

Based on the above assessment, it is considered that the proposal is acceptable in planning terms and therefore the recommendation is to **APPROVE** the application subject to the imposition of conditions.

### Conditions and reasons

1	C	CSC01A	<b>Statutory 3 year condition</b> - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
	R	CSC01R	To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
2	C		<b>Approved drawings</b> The development hereby approved shall be built in strict accordance with the following approved plans: Location and Block Plan - 4020/01 (received 28.11.2023) Proposed Roof Plan - 4020/02 (received 28.11.2023) Proposed Floor Plans - 4020/03 (received 28.11.2023) Proposed Elevations - 4020/04 (received 28.11.2023) Proposed Elevations - 4020/05 (received 28.11.2023)
	R	C09R	For the avoidance of doubt.
3	C	CM05	<b>All external materials to match existing</b> - All external materials used in the proposed development shall match those used in the existing building unless otherwise agreed in writing by the District Planning Authority.
	R	CM07R	To ensure that the external materials are not detrimental to the building or character and appearance of the area.
4	C		<b>Off street parking provision</b> - The 2 existing off street parking spaces on the site frontage shall remain surfaced with hard bound material and permanently available for car parking.
	R		To reduce the possibility of deleterious material being deposited in the highway and ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
5	C		<b>Obscure glazing and top opening</b> - The window located in the first floor side elevation serving the en-suite shall be

		obscurely glazed and of a top opening design and shall remain so in perpetuity.
R	CR08R	To safeguard the privacy and living conditions of nearby residents.

## Notes to applicant

	Z08	No development outside of the site
	Z18	No deviation from approved plans
		<p>The applicant is advised to take note of the following advice received from the Leicestershire County Council Highway Authority:</p> <p>a) Prior to construction, measures should be taken to ensure that users of the Public Footpath W9 are not exposed to any elements of danger associated with construction works.</p> <p>b) Public Footpath W9 must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.</p> <p>c) Public Footpath W9 must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.</p> <p>d) If the developer requires Public Footpath W9 to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to <a href="mailto:networkmanagement@leics.gov.uk">networkmanagement@leics.gov.uk</a> at least 12 weeks before the temporary diversion is required.</p> <p>e) Any damage caused to the surface of Public Footpath W9, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.</p> <p>f) No new gates, stiles, fences or other structures affecting Public Footpath W9, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.</p>

## Justification statement

1	J10	Proactive Statement WEF 11-09-18
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**DECISIONS DELEGATED TO OFFICERS BY PART 3 SECTION 6 SUB SECTION 12 OF THE BLABY DISTRICT COUNCIL CONSTITUTION**

Application No. 23/1006/HH	
<p style="text-align: center;">Recommendation / decision</p> <p>Approve, with conditions</p>	
Case Officer Signature  <b>Max Heagin</b>	Date  05/01/2024
2 <sup>nd</sup> Signature (when required)	Date

**Blaby District Council**

**Householder Delegated Report:**

<b>Application No:</b>	23/1024/HH
<b>Address:</b>	132 Kingsway Braunstone Town Leicestershire LE3 2TU
<b>Proposal:</b>	TWO STOREY SIDE EXTENSION, FIRST FLOOR SIDE AND REAR EXTENSION.
<b>Recommendation:</b>	Approved, subject to conditions

**Conditions**

1. CSC01A Statutory 3 year condition  
CSC01R
  
2. PL01 Approved drawings (received 20 December 2023)
  - Existing Site Block Plan - 001 Rev A
  - Proposed Block Plan 002 Rev A
  - Proposed Ground Floor Plan 004 Rev A
  - Proposed First Floor Plan 005 Rev A
  - Existing and Proposed Elevations 006 Rev A
  - Existing and Proposed Elevations 007 Rev A
  - Proposed Rear Elevation with Existing Garage 008 Rev AC09R
  
3. CM05 Materials to match  
CM07R
  - a. No further openings without permission in the **north** elevations of the proposed extensions. CR16  
In the interests of neighbouring residential amenity.
  
4. The two no. parking spaces shown on the plans hereby permitted shall be retained in perpetuity.  
To ensure adequate off-street parking.

**Justification Statement**

J10 – Proactive statement

**Notes to applicant**

1. Z18 No deviation from approved plans
2. Z01 Birds & Bats
3. Z12 Party Wall Act



**DECISIONS DELEGATED TO OFFICERS BY PART 3 SECTION 6 SUB SECTION  
12 OF THE BLABY DISTRICT COUNCIL CONSTITUTION**

Application No. 23/1024/HH	
Recommendation / decision	
Approve, with conditions	
Case Officer Signature	Date
Charlene Hurd	14.01.2024

**The application site**

132 Kingsway is a semi-detached dwelling house constructed of red brick with tiled roof. The roof is hipped with a front double gable element connected to the adjoining property. A small porch area is located along the front elevation. White uPVC windows and doors are in place.

The property has two parking spaces available within the front garden, one laying across the front of the property and the other in front of the garden fence, which allows access to the garden and garage within the garden. The parking area in front the of garage was not being used for parking at the time of the site visit but for domestic storage. The fencing between 132 and 134 Kingsway had been removed to allow for a large garden shared between the two properties.

**Proposal description**

The development proposes a two-storey side extension with hipped roof. The ground floor side extension will provide an open plan kitchen/diner and shower at ground floor level. At first floor level a further bedroom will be created, to form a four-bedroom property, with a new bathroom being formed over the existing small first floor rear extension and constructed over half the width of the dwelling, with pitched roof.

The front porch will be continued along the front elevation, which will be hung on brackets at a minimum height of 2.5m, which will enable cars to park underneath this addition. The chimney will also be removed.

Materials proposed in the scheme will be brick, concrete tiles and uPVC windows and doors.

The proposed scheme was amended during the course of the application to reduce the depth of the side extension back to level with an existing rear gate and allow the existing parking arrangement for two vehicles to continue on site.

A site visit was carried out on 14 December 2023.

## **Relevant Planning History**

None noted.

## **Consultation Responses**

Ward Councillor	No comments received.
Braunstone Town Council	Did not object to the application subject to provision of three off street car parking spaces and that no windows, vents or openings being installed in the side elevation without permission for the District Planning Authority.
Leicestershire County Council Highways	Provided Standing Advice only

## **Relevant Planning Policies**

### **Blaby District Local Plan (Core Strategy) Development Plan Document (2013)**

Policy CS2 – Design for new development

Policy CS24 – Presumption in favour of sustainable development

### **Local Plan (Delivery) Development Plan Document (2019)**

Policy DM8 – Local Parking and Highway Design Standards

### **National Planning Policy Framework (NPPF) 2019**

### **National Planning Practice Guidance (NPPG)**

## **Assessment**

### **Residential Amenities**

The two-storey side extension will unlikely impact upon neighbouring properties, where No. 134 Kingsway does not have windows along the side elevation. The rear first floor storey element only extends to mid-width across the property and due to the small depth of the extension is unlikely to impact upon 130 Kingsway (the adjoining neighbour). The works are small scale and the anticipated impacts minimal, therefore the proposal is unlikely to cause harm to neighbours and is considered acceptable.

### **Design**

The proposed extensions are subservient in height and scale to the existing property and uses hipped and gable roof details as found on the property and as a local feature. Overall, the design in its use of materials, roof types and porch are considered acceptable.

### Off Street Parking

The scheme proposes an extra bedroom taking the dwelling to a four-bedroomed house from three, with only two parking spaces remaining in use on site and being retained, one less than required in LCC Highways Design Guide.

The proposed development would fail to accord with Policy DM8 of the DPD, however Paragraph 111 of the NPPF states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'. In this case it could not be argued that the deficit of one space would have a severe impact upon the highway and therefore should be approved.

LCC Highways did not object to the proposal, only providing Standing Advice.

### Conclusions

Based on the above considerations, it is considered that the proposal is acceptable in planning terms and therefore the recommendation is to **APPROVE** the application subject to the imposition of conditions.

## **Blaby District Council**

### **Householder Delegated Report:**

Application made under the Town and Country Planning Act (1990)

Application Number:	24/0339/HH
Site Address:	7 Edward Avenue, Braunstone
Proposal:	Two storey side extension and single storey side and rear extension
Recommendation:	Approve, with conditions

## **Relevant policies and legislation**

### **Blaby District Local Plan (Core Strategy) Development Plan Document (2013)**

- Policy CS2 – Design for new development
- Policy CS24 – Presumption in favour of sustainable development

### **Local Plan (Delivery) Development Plan Document (2019)**

- Policy DM1 – Development within the Settlement Boundaries
- Policy DM8 – Local Parking and Highway Design Standards

### **National Planning Policy Framework (2021)**

The National Planning Policy Framework establishes the key principles for proactively delivering sustainable development through the development plan system and the determination of planning applications. The emphasis is that development plans allow for development in sustainable locations and that new development is of good design.

## **Consultation responses**

### **Braunstone Town Council**

No objection, subject to the following:

- At least three off-street car parking spaces (including the garage space) being provided within the curtilage of the property, being available for use, and retained in perpetuity;

- The window proposed in the side elevation of the extension being of opaque glass and only the top (storm) window opening; and
- No additional windows, vents or openings in the side elevation of the extended property without the prior consent of the local planning authority.

## Neighbours

1 letter of objection has been received in respect of the proposal. The letter raises the following issue:

- Concerns that the scaffolding required to construct the proposed development may encroach onto neighbouring no. 9 Edward Avenue.

## Relevant planning history

App Ref:	Description	Decision & date
21/1439/HH	Two storey side and single storey rear extensions and rendering of existing property	Approved 01.03.2022

## Assessment

The application site is identified on the Policies Map (2019) as being located within

- The Settlement Boundaries

Site constraints:

- None

### Site description and proposal

The application site is formed of a semi-detached two storey dwelling house, with a modern front porch extension and block paving to the front of the property. The dwelling is located within a street of similar style dwellings. The property is located within an area where there are already several other two-storey side extensions and rendered properties.

The proposed development comprises a single-storey rear extension with a flat roof and two roof lanterns. The application also proposes a two-storey side extension, where the ridge height would meet the main ridge of the property (approximately 8 metres), with an eaves height to match the existing eaves (approximately 5.1 metres). The front elevation would be flush with both the front and rear elevations of the dwelling as existing. It would be approximately 2.8 metres in width and built up to the shared

boundary with a box guttering as not to overhang onto the neighbours land. On the flank wall at first floor level is a window serving an en-suite.

The rear extension would extend by 4 metres from the rear elevation and be built across the majority of the rear elevation (there would be a 1.15 metre gap to the eastern side of the rear extension to enable the positioning of a new door). The rear extension would also be built partially across the proposed side extension. The roof height would be 3.1 metres with two roof lanterns and bi-folding doors.

The property previously received planning permission for a similar type of development, however the applicant has confirmed that due to issues with a manhole cover in the rear garden raised by Severn Trent Water, amendments were required to reduce the width of the rear extension.

Internally the extension accommodates a kitchen / diner, a garage and utility room on the ground floor, a bedroom and an extension to an existing bedroom with en-suite on the first floor.

Although no parking plan has been submitted, the front of the property is already laid to hardstanding.

The property is to be rendered in its entirety in white render (RAL 9010).

### Site visit

A visit to the site was carried out on 02.05.2024.

## Planning Considerations

Section 38(6) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan unless there are other material considerations which indicate otherwise. This section of the report will first consider the proposed development against the policy background and then consider any other material considerations.

The fundamental considerations in relation to this application centre on the principle of the development within this location. Further considerations include its impact on residential amenities of nearby dwellings, the character and appearance of the area and any potential traffic and highway implications. Each material consideration shall be taken in turn and balanced against the relevant policy position.

### Principle of development

Policy DM1 sets the principle for residential development within the settlement boundary provided it has a satisfactory relationship with nearby uses and would not be significantly detrimental to the amenities enjoyed by existing and nearby residents. Given the residential nature of the proposal in this location it is considered that the

principle of development has been established, subject to its impacts in terms of residential amenities, the character of the area and highway safety implications. These are assessed below.

### Neighbours amenity

The proposal comprises a two-storey side extension which would be built up to the shared boundary with the adjacent neighbour to the west (no. 9). The two properties are separated by a side driveway. The adjacent property has a large timber outbuilding on the boundary. On the first floor are 2 windows both obscurely glazed. The larger window serves the stairwell whilst the smaller serves a WC. On the ground floor are further windows, one towards the front which lights the hallway and the side access door and window leading into the kitchen.

Despite the proposed extension being built up to the boundary there would remain a gap of approximately 3 metres between the two properties and it is not considered that the extension as proposed would give rise to any loss of light to the side flank windows. The two-storey side extension would not extend beyond the rear of the existing rear elevation and in this regard it is not considered to cause any overbearing impact.

A window is proposed on the first floor of the side extension. To protect the amenity of no. 9 Edward Avenue, a condition could be imposed to ensure that the proposed window is of opaque glass and only the top (storm) window can open. A condition could also be imposed to ensure that no additional windows, vents or openings in the side elevation of the extended property can be built without the prior consent of the local planning authority, to protect the amenity of neighbouring properties in terms of privacy and noise.

The rear extension would measure 4 metres from the rear elevation of the dwelling across the majority of the rear elevation, leaving a 1.15 metre wide gap to the eastern side to allow access to the rear of the property. The nearest rooms on the north side are approximately 7 metres to the north-west and the 45-degree sight line would not be breached.

The attached dwelling (no. 5) has no rear extensions. The boundary treatment between the two properties comprises a 2 metre high fence and the extension would be visible only 1 metre above the fence. The rear of the properties face north and the rear rooms benefit from indirect sunlight from the east in the early mornings and the west in the late afternoon. Although the extension may cause some loss of sunlight from the west in the late afternoons it is not considered to be such a significant impact that would render the rear room of the neighbouring property dark and unusable. Furthermore the properties are orientated north-south with sunny southern front aspects and in this regard the residential amenities of the attached property are not considered to be significantly impacted by the proposed rear extension.

An objection received in relation to the proposed development highlighted concerns that the scaffolding may encroach onto no.9 Edward Avenue. However, this potential issue is a civil matter and falls out of the remit of the local planning authority.

Overall, it is not considered that the proposed extensions would cause any harm to the residential amenities of this property and therefore would be in accordance with Policy DM1.

Overall, the proposed scheme is considered to be in accordance with DM1.

### Character and appearance

Policies CS2 and DM1 seek to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character.

The property is a semi-detached property built in the 1930s. The surrounding area comprises similar style properties, several of which have similar two-storey side extensions.

Although the two-storey extension would not have a lower ridge height, the hipped roof is considered to form a subservient feature proportionate to the host dwelling and is considered to be acceptable.

The rear extension would not be visible from the public realm and is not considered to have any impact on the character and appearance of the dwelling within the street scene.

It is acknowledged that the application property benefits from a rendered front porch and front wall, however these works have not received planning permission and it is advised that the applicant submits a separate planning application for regularisation. The property also includes a rendered bay window with buff coloured facing bricks on the front elevation and red bricks to the side and rear. To create a more comprehensive appearance the proposal is to render the extensions and the facing front brickwork. The use of render is a common feature within the area and although mainly confined to the central bays between the ground and first floors, there are several properties within the immediate area that are fully rendered.

It is not considered that the proposed use of render would cause harm to the character or appearance of the dwelling or within the surrounding area.

Overall, the proposal accords with relevant policies CM2 and DM1.

### Highway and parking implications

Policy DM8 relates to highway and parking implications. The extension would provide additional living accommodation with one additional bedroom, creating a 4-bedroom dwelling. The Leicestershire Highways Design Guide requires 3 parking spaces for 4+ bedroom dwellings. In addition, Braunstone Town Council have requested the imposition of a condition that requires the provision of at least three off-street parking spaces (including the garage space) within the curtilage of the property.

The front of the property is already laid to hardstanding, there is no garage and there would only be sufficient parking on the driveway for two vehicles once the side



extension is constructed. However, the proposal is a family dwelling and there are no on-street parking restrictions, with parking along the roadside being a common feature. It is also important to note that the previous planning application (21/1439/HH) only included two off-street parking spaces.

Paragraph 115 of the NPPF states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'. In this case it could not be argued that the loss of one space would have a severe impact upon the highway and therefore should be approved.

It is therefore not considered that the proposal would cause potential highway hazard or create parking problems elsewhere and in this instance the amount of parking available is considered acceptable.

### Recommendation

Based on the above assessment, it is considered that the proposal is acceptable in planning terms and therefore the recommendation is to **APPROVE** the application subject to the imposition of conditions.

### Conditions and reasons

1	C	CSC01A	<b>Statutory 3 year condition</b> - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
	R	CSC01R	To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
2	C	PL01	<b>Approved drawings</b> The development hereby approved shall be built in strict accordance with the following approved plans: - <del>Existing and proposed plans and elevations – Dwg no. MPD-BR-01-01127D (received 15.04.2024)</del>
	R	C09R	For the avoidance of doubt.
3	C	CM10	<b>Materials as specified on application form</b> - The development hereby permitted shall be constructed using the materials specified on the Planning Application form unless alternative materials are agreed in writing by the District Planning Authority.
	R	CM07R	To ensure that the external materials are not detrimental to the building or character and appearance of the area.
4	C	CR14	The window proposed in the side elevation of the extension shall be obscurely glazed and shall remain so in perpetuity.

	R	CR08R	To safeguard the privacy and living conditions of nearby residents.
5	C	CR16	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent re-enactment with or without modification) no additional windows, vents or openings shall be constructed at any time within the side elevation of the proposed extension without the prior permission of the District Planning Authority on an application submitted in that regard.
	R	CR08R	To safeguard the privacy and living conditions of nearby residents.

## Notes to applicant

	Z08	No development outside of the site
	Z12	Party Wall Act
	Z18	No deviation from approved plans

## Justification statement

1	J10	Proactive Statement WEF 11-09-18
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**DECISIONS DELEGATED TO OFFICERS BY PART 3 SECTION 6 SUB SECTION 12 OF THE BLABY DISTRICT COUNCIL CONSTITUTION**

Application No. 24/0339/HH	
<p style="text-align: center;">Recommendation / decision</p> <p>Approve, with conditions</p>	
Case Officer Signature  <b><i>Rebekah Newman</i></b>	Date  21/05/2024
2 <sup>nd</sup> Signature (when required)  <b><i>Ian Davies</i></b>	Date  21/05/2024

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 31<sup>st</sup> OCTOBER 2024**

#### **Item 10 – Braunstone Village Conservation Area Extension**

##### **Purpose**

To receive a report on the designation of an area of Braunstone Village to the South of Braunstone Lane as a Conservation Area.

##### **Background**

In March 2019, Leicester City Council commissioned a review of the appraisal for the Braunstone Village Conservation Area (within Leicester City's administrative area). The Braunstone Town Heritage Warden of the time, Mr. John Dodd, contacted Blaby District Council to request they instigated the designation as a conservation area, the area to the south of Braunstone Lane to coincide with the already designated conservation area within the Leicester City boundary. Mr. Dodd chased his enquiry, but never received a response.

On 13th May 2021, Braunstone Town's Heritage Warden, Mr. John Dodd, reported to the Annual Towns' (Residents) Meeting, which included the following:

*The proposed development of the farmyard of Manor Farm on Braunstone Lane (Main Street) with affordable dwellings has cause for concern over the protection of the setting of the Grade II listed Manor Farm. This site is in the core of the villages and although the current building was first recorded in the 1660's the site would have been occupied with earlier buildings which date to the 12/13 century. Their foundations should still exist under the farmyard. Sadly from a heritage point of view, central government have "updated" the planning regulations which are now similar to those of the 1960's! A shining example of the 1960's planning can be seen by the modern brick house, butting right up to the original timber framed village shop, also a Grade II listed building.*

*Sadly my request to Blaby DC to have the Main Street area included as a conservation area has not been taken up despite Leicester City Council's recent re-appraisal of their side of Main Street's conservation area created in the 1970's. It seem quite ridiculous where one side of the Main Street has the protection of a conservation order, yet all the oldest timber framed buildings opposite their conservation area, are not in any sort of conservation order apart from their Grade II listing status.*

Following consultation with the Chair of the Committee, the Council's Town Clerk made contact with Blaby District Council's Planning Policy Team to ascertain whether a Conservation Area could be pursued for the part of Braunstone Village to the south of Braunstone Lane/Main Street.

As a result, a report was considered by Planning & Environment Committee on 9<sup>th</sup> September 2021, which resolved:

1. that the principle of designating the southern (Town/District) side of Braunstone Village as a Conservation Area, including the proposed area for designation, as outlined in the report of the Braunstone Town Heritage Warden, be supported;
2. that the offer from the Heritage Warden to draft a conservation area character appraisal for the Town/District side of Braunstone Village for consideration by the Committee be welcomed and accepted;
3. that subject to comments and amendments to the draft character appraisal (in 2 above), a consultation on the proposals and merits of proposed conservation area designation be undertaken; and
4. that the Town Council seek input into the Leicester City Character Appraisal of the northern (City) side of Braunstone Village and offer its communication channels to assist with the City Council's consultation.

The reasons for the Committee's decision was as follows:

1. To manage and protect the special architectural and historic features of Braunstone Village.
2. To identify Braunstone Village's special character and appearance in order to help inform the design of any future development proposals so that they preserve and enhance the Village and acknowledge its features.
3. To ensure that residents, partners and stakeholders could input their knowledge and be fully engaged with the proposals.
4. To support the protection and enhancement of the City side of Braunstone Village and ensure that Town residents could input their knowledge and be fully engaged with the proposals.

(Minute 42, 2021/2022).

On 9<sup>th</sup> September 2021, the Committee received a report from the Braunstone Town Heritage Warden concerning the merits of designating as a conservation area, the area of Braunstone Village to the south of Braunstone Lane to coincide with the already designated conservation area within the Leicester City boundary and resolved to make representations to Blaby District Council in support of the proposal (Minute 42, 2021/2022).

On 4<sup>th</sup> November 2021, the Committee received a draft Character Appraisal of Braunstone Village prepared by the Heritage Warden and determined that a residents' survey should be undertaken on the proposals (Minute 56, 2021/2022).

Between December 2021 and January 2022, a residents' survey was held to ascertain whether there would be general support for a conservation area. Citizens Advisory Panel were consulted and a survey was delivered to properties in Braunstone Village on both sides, the survey was also sent to partners and included in the December 2021 Braunstone Life.

A meeting was held between Braunstone Town Council's Town Clerk, Braunstone Town's Heritage Warden and Blaby District Council Planning Policy Officers on 2<sup>nd</sup> February 2022 to map out the next stages of the process and ensure that appropriate

technical support would be provided. Initial contact was made with the conservation team at Leicestershire County Council to support the process.

The Committee received the survey results on 10<sup>th</sup> March 2022 (Minute 87, 2021/2022). 38 responses were received (all in favour); 2 felt the proposed boundary should be different and 1 felt the proposed Character Appraisal didn't fully recognise the special character of the area.

On 5<sup>th</sup> May 2022, the Committee received and approved a proposed timetable for the next stages of the process to consider (Minute 102, 2021/2022). Unfortunately, the approved programme did not commence, due to capacity issues at the District Planning Authority and at Leicestershire County Council's conservation team.

As a result on 25<sup>th</sup> August 2022, to move the appraisal process forward, the Committee resolved to suggest to Blaby District Council that Leicester City Council be approached to undertake the appraisal review alongside their review of the existing conservation area within their administrative boundary (Minute 25, 2022/2023).

In December 2022, it was confirmed that Leicester City Council could support the project. In addition to providing expertise this would also ensure that both Conservation Area reviews were aligned.

In February 2023, Leicester City Council advised they had delayed the review of the existing Braunstone Village Conservation Area due to other pressing matters.

In April 2023 Leicester City Council advised they were planning a review of the Braunstone Village Conservation Area in the Summer of 2023. The City Council were planning to incorporate the Braunstone Town/Blaby District proposal to extend the conservation area to the South of Braunstone Lane in the consultation.

By the summer of 2023, with no further progress, discussions were held between the Chair of the Committee and a Leicester City Ward Councillor for Braunstone Park and Rowley Fields, with the aim of moving the process forward.

An 'inception meeting' was held between all three councils in November 2023, when the following milestones were agreed:

- Four to six weeks from inception date for production of draft documents.
- Two to four weeks for internal checking.
- Six to eight weeks suggested for public consultation.
- Four to six weeks suggested for assessing consultation responses and revising documents for final approval.

The approach was endorsed by the Committee on 14<sup>th</sup> December 2023 (Minute 55, 2023/2024).

Leicester City Council's conservation team commenced evidence gathering in January 2024, which involved reviewing existing evidence and work, including the appraisal undertaken by the Town's Heritage Warden in 2021, and the responses to the initial survey undertaken by the Town Council in December 2021/January 2022.

The draft documents were received by Blaby District Council, as the planning authority, in February 2024. Internal Checking was undertaken by officers from all three authorities during March 2024.

The Blaby District Council meeting originally scheduled for 16th April was cancelled. Therefore, the draft appraisal and joint management plan was considered and approved for consultation by the District Council on Tuesday 21st May 2024.

A public consultation was undertaken between 4<sup>th</sup> June and 16<sup>th</sup> July 2024 on the proposals, which included a proposed Conservation Area Character Appraisal and a Joint (with the existing Leicester City Braunstone Conservation Area) Management Plan. The consultation included an informal drop in event on 3rd July between 6pm - 8pm at Shakespeare Park Sports Pavilion.

A separate consultation was held by Leicester City Council concerning updates to the existing Braunstone conservation area appraisal in Leicester City, including the proposed Joint Management Plan, which closed on 19<sup>th</sup> August 2024.

Following the consultation period, the results were assessed and a meeting was held between all three Councils on 3<sup>rd</sup> September 2024 to discuss the proposed changes.

#### Adoption of a New Conservation Area

Blaby District Council on 24th September 2024 unanimously approved the designation of the part of Braunstone Village to the South of Main Street/Braunstone Lane as a Conservation Area. The District Council adopted both the Character Appraisal and Management Plan. This new Conservation Area complements the existing Conservation Area on the northern side of Main Street/Braunstone Lane (within Leicester City's administrative area), which was designated in 1974.

The Conservation Area designation is designed to preserve and enhance the existing townscape, alongside individual buildings, due to its special historic and architectural interest. The designation has immediate effect and will be considered material when considering planning applications.

The approved Character Appraisal highlights the area's historic, architectural, archaeological and townscape interest, which is considered sufficient to merit its protection.

The approved combined Management Plan sets out proposals and actions to preserve and enhance the special character of the whole of Braunstone Village.

The designation imposes additional planning controls, including on 'Permitted Development' rights (rights that allow certain works to be carried out without a planning application). They do not prevent development from taking place but help manage it to ensure it maintains and enhances the area's special qualities.

## Next Steps

With designation of the conservation area, a 'non-immediate' Article 4 Direction has been approved. This applies to specific properties (19 in total) and would restrict Permitted Development rights further as an additional control.

The Direction does not come into force for a period of 12 months. Prior to coming into force there will be a 6 week consultation involving letters to the affected properties, site notices and a press notice. Blaby District Council as the Planning Authority will confirm within 6 months of making the direction (i.e. immediately following the conservation area designation) whether it is decided to proceed with its implementation or allow it to lapse, in light of any representations to received.

Further discussions will be taking place between all three Councils regarding any guidance that can be given to residents, the Article 4 direction consultation, and any future action as described in the Management Plan.

Discussions have also taken place about an opening/designation event, which potentially would be held at Shakespeare Park. This may involve gathering round a sign for a picture.

Liaison has also taken place with the local history and heritage groups to ascertain whether designation of the Conservation Area is an opportunity to explore whether anyone would be interested in taking on the role of Volunteer Heritage Warden, previously held by John Dodd and currently vacant. The adoption of the Joint Management Plan may present an opportunity to consider a single Heritage Warden for Braunstone Village.

## Recommendations

1. That the designation of the part of Braunstone Village to the South of Main Street/Braunstone Lane as a Conservation Area on 24th September 2024, complimenting the existing Conservation Area on the northern side of Main Street/Braunstone Lane, be welcomed; and
2. that the *Next Steps* as set out in the report be endorsed.

## Reasons

1. To preserve and enhance the whole of Braunstone Village due to its special historic and architectural interest given there was evidence of incremental change, with the loss of more traditional building features and materials, as well as small scale developments that are more visually harmful; the area was close to a tipping point in terms of this change, with the expanded permitted development rights for non-listed properties providing a heightened risk.
2. To recognise that designation of the Conservation Area was the first step in ensuring that the special character of Braunstone Village would be protected and enhanced in the medium to long term.



## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 31<sup>st</sup> OCTOBER 2024**

#### **Item 11 - Air Quality Monitoring Annual Status Report 2024**

##### Purpose

To receive the Blaby District Air Quality Monitoring Annual Status Report for consideration.

##### Background

The Town Council has been concerned, particularly in the last 7 – 8 years, about poor air quality and the impact of continued growth in the area upon the quality of the air and the health of residents.

The Committee has been provided with a background to Blaby District Council's powers and responsibilities, alongside particular initiatives and monitoring reports through previous items and presentations given by Environmental Health Officers in 2018, 2019 and 2020.

##### Blaby District 2024 Air Quality Annual Status Report

Blaby District Council has responsibility to measure the quality of air in the district to ensure that it meets required standards for certain pollutants. Blaby District Council monitors nitrogen dioxide and hazardous particles.

There are currently five declared Air Quality Management Areas (AQMAs) for Nitrogen Dioxide (NO<sub>2</sub>), which includes:

- AQMA 1: A5460 Narborough Road South; and
- AQMA 3: M1 corridor at Leicester Forest East.

In addition, air quality monitoring stations are used at various locations to sample the air to detect the concentration of pollutants. This equipment identifies trends and patterns of air pollution.

There are currently automatic monitoring stations at:

- CM4: Hinckley Road, Leicester Forest East; and
- CM6: Lubbethorpe Road, Braunstone Town.

There are also diffusion tubes monitoring the levels of Nitrogen Dioxide placed across the district. These tubes monitor AQMAs and areas of potential higher levels of nitrogen dioxide. Currently there are Diffusion Tubs at:

1. Kingsway;  
25.7 Narborough Road South;  
35.2 Narborough Road South;  
99.5 Murby Way.

The National Air Quality Objective for the average annual concentration of nitrogen dioxide is 40 µg/m<sup>3</sup>. An AQMA is declared when this figure is exceeded.

The results of the monitoring carried out can be found within the 2024 Air Quality Annual Status Report, an extract of which is attached at Appendix 1 (some diagrams, maps and tables detailing information from other areas have been omitted). The full version is available on Blaby District Council's website and from the Office of the Town Clerk.

### Air Quality Management Areas – Proposed Changes

In May 2024, Blaby District Council proposed to revoke three of the existing Air Quality Management Areas (AQMAs) in the district and to declare a new AQMA. The District Council undertook a consultation, which was circulated to Councillors.

#### Revocations

- *AQMA 1: Narborough Road South*
- *AQMA 2: M1 corridor in Enderby and Narborough*
- *AQMA 4B: Enderby Road, Whetstone*

Each of these AQMAs were originally declared in 2000-2001 when the levels of Nitrogen Dioxide (NO<sub>2</sub>) were found to be exceeding the Government's Air Quality Strategy annual mean objective for NO<sub>2</sub>. The current annual target set by the government is 40µg/m<sup>3</sup>. The attached maps show the levels of NO<sub>2</sub> in these areas for the past five years. The levels in each of these sites have remained below 40µg/m<sup>3</sup> for several years and we therefore, in line with the latest relevant Government guidance, the Council intends to revoke the AQMAs.

The District Council will continue to monitor the NO<sub>2</sub> levels in and around these areas in case the air quality deteriorates or there are future exceedances. In addition, the District Council will continue to carefully consider planning applications that may have an adverse effect on the levels of NO<sub>2</sub>. There are also related measures in our Local Plan.

#### Declaration

- AQMA 7: Lubbethorpe Road, Braunstone Town

The District Council proposes to declare a new AQMA in Braunstone Town. The levels of NO<sub>2</sub> have been found to be exceeding the Government's annual mean objective. Therefore, the District Council proposes to declare a new AQMA centred on the junction between Narborough Road South and Lubbethorpe Road, Braunstone Town. A map outlining the proposed area is included in the report attached at Appendix 1. Once the AQMA is declared, the District Council will be preparing an Air Quality Action Plan to address the problem over the following 12 months.

### Action Requested

Consider the Blaby District 2024 Air Quality Annual Status Report (Appendix 1) and whether there are any actions the Town Council can take to support the ongoing work to tackle air quality.



# 2024 Air Quality Annual Status Report (ASR)

In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management, as amended by the Environment Act 2021

Date: June 2024

Information	Blaby District Council Details
Local Authority Officer	Anna Farish
Department	Environmental Services
Address	Council Offices, Desford Road, Narborough, Leicester LE19 2EP
Telephone	0116 275 0555
E-mail	<a href="mailto:environmental.services@blaby.gov.uk">environmental.services@blaby.gov.uk</a>
Report Reference Number	ASR 2024
Date	June 2024

# Executive Summary: Air Quality in Our Area

## Air Quality in Blaby District

Breathing in polluted air affects our health and costs the NHS and our society billions of pounds each year. Air pollution is recognised as a contributing factor in the onset of heart disease and cancer and can cause a range of health impacts, including effects on lung function, exacerbation of asthma, increases in hospital admissions and mortality. In the UK, it is estimated that the reduction in healthy life expectancy caused by air pollution is equivalent to 29,000 to 43,000 deaths a year<sup>1</sup>.

Air pollution particularly affects the most vulnerable in society, children, the elderly, and those with existing heart and lung conditions. Additionally, people living in less affluent areas are most exposed to dangerous levels of air pollution<sup>2</sup>.

Table ES 1 provides a brief explanation of the key pollutants relevant to Local Air Quality Management and the kind of activities they might arise from.

**Table ES 1 - Description of Key Pollutants**

Pollutant	Description
Nitrogen Dioxide (NO <sub>2</sub> )	Nitrogen dioxide is a gas which is generally emitted from high-temperature combustion processes such as road transport or energy generation.
Sulphur Dioxide (SO <sub>2</sub> )	Sulphur dioxide (SO <sub>2</sub> ) is a corrosive gas which is predominantly produced from the combustion of coal or crude oil.
Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	Particulate matter is everything in the air that is not a gas. Particles can come from natural sources such as pollen, as well as human made sources such as smoke from fires, emissions from industry and dust from tyres and brakes. PM <sub>10</sub> refers to particles under 10 micrometres. Fine particulate matter or PM <sub>2.5</sub> are particles under 2.5 micrometres.

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<sup>1</sup> UK Health Security Agency. Chemical Hazards and Poisons Report, Issue 28, 2022.

<sup>2</sup> Defra. Air quality and social deprivation in the UK: an environmental inequalities analysis, 2006

The main pollutants of concern in the Blaby District, as in most areas of the UK, are associated with road traffic, in particular Nitrogen Dioxide (NO<sub>2</sub>) and fine particulate matter (PM) at locations close to busy, congested roads where people may live or work. Previous review and assessments have identified areas of concern, known as Air Quality Management Areas (AQMA's). Currently there are five designated AQMAs in the district, all of which were declared in relation to exceedances of the national Air Quality annual mean Objective for NO<sub>2</sub>. The boundaries of the five AQMAs can be viewed in the maps presented in Appendix D Figures 1-5.

The AQMAs are currently as follows:

- AQMA 1: A5460 Narborough Road South
- AQMA 2: M1 corridor in Enderby and Narborough
- AQMA 3: M1 corridor between Thorpe Astley and Leicester Forest East
- AQMA 4b: Enderby Road, Whetstone
- AQMA 6: Mill Hill, Enderby

[Link to Blaby District Council website: Air Quality](#)

The trend for 2023 is encouraging and air pollutant concentrations experienced an overall decrease across the Blaby District in comparison to 2022 and all existing AQMAs have remained below the Air Quality Objective (AQO) limit of 40µg/m<sup>3</sup> for 2023. These figures support our proposed revocations from last year's Annual Status Report. The areas planned for revocation are AQMA 1, AQMA 2 and AQMA 4b following advice from Defra as there have been at least five years of continuous levels without exceedances of the AQO.

Due to an inaccurate distance correction and an administrative issue with the national portal that lists the AQMAs, the 2023 ASR was initially not accepted by Defra. However, these two issues were successfully addressed and Defra accepted the 2023 ASR in late February 2024. The Council subsequently initiated consulting on the proposed revocations and a report is due to be considered by our Cabinet Executive in Autumn 2024. In any event, monitoring will continue to ensure compliance.

The decision was made in the 2023 ASR to keep AQMA3 for a further year due to the significant levels of development in and around the area going forward, and there being the potential for levels of NO<sub>2</sub> to increase. The vast majority of monitoring results for 2023 have shown a further reduction in levels of NO<sub>2</sub>. Therefore, in accordance with current

Defra guidance, we are proposing to revoke this AQMA. Protection against further increases are provided through policies in the Local Plan and monitoring will continue.

Throughout 2023 The Environmental Services team were subjected to limited resources as two full time members of staff left to progress their careers within the Council, and additional unplanned time-consuming site survey work relating to landfill gas. This resulted in a reduction of the capacity for air quality actions to be implemented by the Team.

AQMA 6 is a high traffic area and although levels of NO<sub>2</sub> decreased in 2023 and fell below the AQO, we need to ensure this continues and therefore the AQMA will remain in place as advised by DEFRA.

In 2022, An exceedance of the AQO was recorded around the junction of Lubbesthorpe Road and Narborough Road South in Braunstone Town for NO<sub>2</sub> with a measurement of 43 µg/m<sup>3</sup>\* (\*distance corrected), which reduced to 36µg/m<sup>3</sup>\* in 2023. In last year's Annual Status Report, the council proposed to declare a new AQMA. This proposal is to be taken forward, as there is still a risk of the AQO being exceeded. The new AQMA will be known as AQMA 7 and a map showing the outline of the proposed area can be seen in Appendix D Figure 6.

Blaby District Council have made an ongoing commitment to continue the monitoring and management of air quality, taking action to reduce levels of airborne pollutants. The council has five Air Quality Monitoring Stations (AQMS) that are continuous monitors measuring NO<sub>2</sub>, two of these also monitor Particulate Matter (PM). There are 27 diffusion tubes that measure NO<sub>2</sub> across the district and these are exchanged monthly. In 2022 and 2023 the council installed several mobile monitors (Zephyrs) that record real time data for NO<sub>2</sub> and PM. Illustrations below show examples of the Councils monitoring devices and Maps illustrating the locations of the monitors can be seen in Appendix D: Figures 1-16.



Air Quality Monitoring Station



Diffusion Tube



Zephyr

## Actions to Improve Air Quality

Whilst air quality has improved significantly in recent decades, there are some areas where local action is needed to protect people and the environment from the effects of air pollution.

The Environmental Improvement Plan<sup>3</sup> sets out actions that will drive continued improvements to air quality and meet the new national interim and long-term targets for fine particulate matter (PM<sub>2.5</sub>), the pollutant most harmful to human health. The Air Quality Strategy<sup>4</sup> provides more information on local authorities' responsibilities to work towards these new targets and reduce fine particulate matter in their areas.

The Road to Zero<sup>5</sup> details the Government's approach to reduce exhaust emissions from road transport through a number of mechanisms, in balance with the needs of the local community. This is extremely important given that cars are the most popular mode of personal travel and the majority of Air Quality Management Areas (AQMAs) are designated due to elevated concentrations heavily influenced by transport emissions.

The Council has been involved in several schemes aimed at reducing emissions and improving air quality within the district:

- Blaby District Council has been encouraging residents to use green energy rather than more pollutant energy sources such as log burners. There is the Council-backed Big Community Switch which helps households find better green energy deals. It focuses on 100% renewable energy and helps householders cut their carbon emissions.
- In June 2023 the Council actively took part in Clean Air Day with a 'Walk to School' initiative. This encouraged children and parents across the district to leave the car at home and walk to school to raise awareness of the benefits of clean air. The Council's Environmental Services Team organised four walks and were joined by officers from 'Active Blaby', Leicestershire County Council's 'Choose How You

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<sup>3</sup> Defra. Environmental Improvement Plan 2023, January 2023

<sup>4</sup> Defra. Air Quality Strategy – Framework for Local Authority Delivery, August 2023

<sup>5</sup> DfT. The Road to Zero: Next steps towards cleaner road transport and delivering our Industrial Strategy, July 2018



Move' and their mascot 'Theo the Fox'. The Air Quality Officer delivered four 'preschool' walks with primary school children and their teachers / parents to raise awareness about travelling to school in an eco-friendly manner. Resources from Global Action Plan such as wordsearch, design your own superhero, and PowerPoints were also provided to all schools within the district to help raise awareness. This work also formed some legacy work from the previous 'Countdown to Clean Air' Air Quality Project.

- Blaby District Council has been taking several measures to reduce its own impact on air quality. The Council has reduced greenhouse gas emissions by 30% in the last year contributing to the reduction in air pollution within the district. This reduction is largely due to switching all refuse vehicles to hydrogenated vegetable oil (HVO), a greener substitute to fossil fuels. The Council is committed to reducing emissions further and has plans to transition the whole fleet to electric over time. In 2023 the Council was awarded over £500,000 via an air quality grant from DEFRA entitled 'Let's Go Electric' which will be spent on an electric conversion kit for an existing refuse vehicle, and the purchase of the Council's first fully electric road sweeper. There are also plans for a fully electric refuse vehicle, and the installation of over 300 Solar panels on the roof of our Whetstone depot to help provide green energy to power these vehicles.
- In 2023 Blaby District Council installed four Electric Vehicle chargers to provide access to EV charging for staff and visitors to the main offices in Narborough. This is aimed to help influence Council Officers to consider purchasing an EV in the future and forms part of the Net Zero Action Plan helping Blaby to lead the way in reducing emissions and improving air quality. A further two chargers are planned in the future as and when they are required.
- Blaby District Council along with 6 other Leicestershire districts have been awarded a government grant to provide electric vehicle (EV) solar charging hubs. The project is being delivered by Harborough District Council and includes plans to install 12 EV chargers and a solar canopy at Enderby Leisure Centre for public use within Blaby District.
- There have been improvements to public transport such as a new bus route from New Lubbethorpe to Fosse Park encouraging residents to leave their cars at home. The route is part of the Novus Leicester network which is funded by the

Drummond Trust. Commuter journeys by car from New Lubbesthorpe have reportedly<sup>6</sup> fallen by 20% since its launch in Summer 2022.

- A multi-agency scheme is underway to improve walking and cycling routes in the district, encouraging residents to leave their cars at home. One of the first sections opened in June 2023 from Braunstone Town to Meridian Leisure Park. The scheme involves multiple partners in addition to Blaby District Council, such as Leicestershire County Council, Leicester City Council, Sustrans, Meridian Leisure Park, Braunstone Town Council and Lubbesthorpe Parish Council.
- The Council have been awarded a grant from DEFRA to investigate and inform the public on levels of Particulate Matter (PM) within the district. Mobile Air Quality monitors (Zephyrs®) have been installed throughout the Blaby district to monitor levels of PM and the Council will be launching a 'live' portal which links to the Zephyrs® in 2024. A map with the current locations of the Zephyrs can be seen in Appendix D: figure 16, however this is subject to change depending on levels of PM measured. This will enable residents to make informed decisions about where and what times to avoid, especially those more vulnerable with existing health concerns. It will also enable those who contribute to pollutants, such as car users, to make informed choices for using alternative means of transport. Whilst the Council are in the early stages of data collection, measurements so far have shown the highest recorded levels of PM have been in the rural area of Fosse Meadows giving an average annual<sup>7</sup> reading of 11.68µg/m<sup>3</sup>, followed by Narborough Road South of 8.32 µg/m<sup>3</sup>. Due to the higher levels recorded at Fosse Meadows, further investigation of the possible sources are required, and the Council have installed another Zephyr® to the nearest residential village of Sharnford. We will use this additional Zephyr® to closely monitor and investigate any trends that may occur to assist in future action plans on air quality.
- Blaby District Council approved the Hackney Carriage and Private Hire Licensing Policy for 2022- 2027 to incentivise the use of Ultra Low Emissions Vehicles (ULEV) and Electric Vehicles (EV). The licensing department offers a reduction in fees (50% for EV's and 25% for ULEV's) for Operators who License a vehicle under any

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<sup>6</sup> New Lubbesthorpe – News: Further improvements to New Lubbesthorpe public transport service

<sup>7</sup> Data based on 6 months readings- data has not been annualised or distance corrected.

of these categories. In 2023, Blaby licensed its first fully electric Private Hire Vehicles.

- The Council have joined in with an innovative new scheme known as Solar Together Leicestershire, which is a group-buying scheme offering high quality solar photovoltaic (PV) panels and battery storage. This scheme encourages residents to look at alternative zero emission energy sources.
- The Council's Development Services team consult Environmental Services on planning applications that are in or close to AQMAs, on busy road corridors, or are otherwise associated with significant traffic generation. Larger developments can sometimes take over a year to process, such as the proposed The Enderby Hub. The most significant consultations that were received in 2023, together with an update on those mentioned in the 2023 ASR are listed on page 44. Controls on dust and other airborne emissions are often imposed through the use of Construction and Demolition Method Statements and Construction Environmental Management Plans (CEMPs).
- There are also several ongoing proposed developments around Blaby District. Air Quality monitoring is being conducted to understand background levels in the vicinity of these development sites. These include the Lubbethorpe development, Croft Quarry extension, a potential new housing development close to Stoney Stanton and the proposed Hinckley National Rail Freight Interchange.

Blaby District Council continues to work closely with the following partners:

- All Leicestershire District & Borough Authorities
- Leicester City Council
- Leicestershire County Council (various sections including Highways and Transportation, Public Health and Sustainable Travel)
- National Highways
- The Environment Agency
- The UK Health Security Agency (UKHSA)

Blaby District Council has an active role in the Air Quality and Health Partnership Steering Group working closely with Public Health and Environment and Transportation implementing an Action Plan based on the outcomes of the Joint Strategic Needs Assessment (JSNA) to tackle poor air quality and related health issues. This action plan informs the Councils air quality and climate change work and supports a joint delivery alongside the Council's Air Quality Action Plan (AQAP) and Air Quality Grant work.

Blaby District Council is a member of the East Midlands Air Quality Network and also is an active participant in the Leicester, Leicestershire, and Rutland Air Quality Forum which brings together a partnership of different organisations and expertise in matters of air quality.

Both of these bodies improve the sharing of information, offering a space for networking and aiding in consistency of approach.

In addition to operating its own air quality monitoring stations, BDC manages Leicestershire County Council's Air Quality Monitoring Station: Continuous Monitor 4 (CM4) (Blaby 4) - located in AQMA 3, Leicester Forest East.

## Conclusions and Priorities

In 2023, there were no exceedances\* (\*once distance corrected) of the Air Quality Objectives for NO<sub>2</sub> recorded in the Blaby District. Going forward there will be two AQMAs where air pollutants will be closely monitored and action plans will be implemented to ensure these pollution levels remain below the Air Quality Objective (AQO). These areas are as follows:

- AQMA 6: Mill Hill, Enderby
- AQMA 7: Lubbesthorpe Road, Braunstone Town

Whilst the Council are positive about being able to revoke four of the existing AQMA's due to ongoing compliance of NO<sub>2</sub> levels, it is acknowledged that the health impacts of air pollution exposure can occur even below the objectives. The Council will continue to closely monitor levels appropriately throughout the district as a whole and continually seek to improve the Air Quality in the district.

Particulate Matter (PM) is an emerging area of interest and will be a focus for the Council in 2024. The Council will continue to measure levels and identify potential sources of PM with an aim to reduce exposure. The Council continues to work closely with Public Health Leicestershire and other partnership agencies to develop a better understanding of the health implications. The 'Particulates Matter' Air Quality Grant project is instrumental in making progress on this.

## Local Engagement and How to get Involved

There has been an increased awareness of environmental matters in recent years and with this has come an increase in interest from residents as to what they can do to help minimise the effects of pollution in the local area.

The Council plays a pivotal role in addressing air quality issues, but the effectiveness of measures will be determined by the level of their adoption through behavioural change. There are many ways in which members of the public can act to reduce their impact on local air quality.

- Riding bicycles, walking, or scooting to work and school.
- Using public transport rather than private vehicles or taxi. You can book an on-demand bus service connecting the rural areas of South-West Leicestershire known as the Fox Connect. [FoxConnect website](#)
- Turning vehicles off when you are stationary.
- Consider changing to a lower emission or electric vehicle. There may be government grants available to assist the cost of doing so.
- Compost your garden waste or sign up to Blaby District Council garden waste collection service: [Garden Waste Collections – Blaby District Council](#)
- Use renewable energy to heat your home, such as solar panels. Solar together can make the buying process easier: [Solar Together Leicestershire | Leicestershire County Council](#)
- If you must use a log burner, make sure it is serviced regularly and always use appropriate fuel for your appliance. Make sure that all fuel is fully dry before burning it as this will improve combustion, increase the heat produced and reduce pollution.
- Reduce household energy bills and reduce pollution by turning down the thermostat in your home by one or two degrees when the outside temperature allows.
- Improving your home's insulation may help to reduce heating bills. You may be eligible for a grant to improve insulation: [Energy efficiency grants | Leicestershire County Council](#)

## Local Responsibilities and Commitment

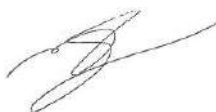
This ASR was prepared by the Environmental Services Department of Blaby District Council with the support and agreement of the following officers and departments:

- Anna Farish- Environmental Services Manager
- David Gould- Senior Environmental Health Officer -Environmental Services
- Catherine Redshaw- Air Quality Projects Officer- Environmental Services
- Sammie Turton- Technical Officer- Environmental Services
- BDC Planning Policy Team
- BDC Development Services Team
- Leicestershire County Council- Public Health
- Leicestershire County Council- Environment and Transport

This ASR has been approved by:

- Environmental Health, Housing and Community Services Group Manager
- Strategic Director
- Portfolio Holder and Blaby District Council's Cabinet Executive

This ASR has been signed off by a Director of Public Health.



Mike Sandys

If you have any comments on this ASR, please send them to Environmental Services at:

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Telephone: 0116 275 0555

Email: [environmental.services@blaby.gov.uk](mailto:environmental.services@blaby.gov.uk)

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## Local Air Quality Management

This report provides an overview of air quality in Blaby District during 2023. It fulfils the requirements of Local Air Quality Management (LAQM) as set out in Part IV of the Environment Act (1995), as amended by the Environment Act (2021), and the relevant Policy and Technical Guidance documents.

The LAQM process places an obligation on all local authorities to regularly review and assess air quality in their areas, and to determine whether or not the air quality objectives are likely to be achieved. Where an exceedance is considered likely the local authority must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in order to achieve and maintain the objectives and the dates by which each measure will be carried out. This Annual Status Report (ASR) is an annual requirement showing the strategies employed by Blaby District Council to improve air quality and any progress that has been made.

The statutory air quality objectives applicable to LAQM in England are presented in Table E.1.

## 2. Actions to Improve Air Quality

### 2.1 Air Quality Management Areas

Air Quality Management Areas (AQMA) are declared when there is an exceedance or likely exceedance of an air quality objective. After declaration, the authority should prepare an Air Quality Action Plan (AQAP) within 18 months. The AQAP should specify how air quality targets will be achieved, maintained and provide dates by which measures will be carried out.

A summary of AQMAs declared by Blaby District Council can be found in Table 0.1. The table presents a description of the five AQMAs that are currently designated within Blaby District. Appendix D: Maps of Monitoring Locations and AQMAs provides maps of AQMAs and also the air quality monitoring locations in relation to the AQMAs. The air quality objectives pertinent to the current AQMA designations are as follows:

- NO<sub>2</sub> annual mean 40µg/m<sup>3</sup>

The Council propose to declare a new AQMA in Lubbesthorpe Road, Braunstone Town area due to previous exceedances of the NO<sub>2</sub> annual mean air quality objective of 40µg/m<sup>3</sup> (see Monitoring results in Appendix A). This AQMA will be known as AQMA 7.

Monitoring results from 2023 support our proposed revocations from last year's Annual Status Report. The Council proposes to revoke three AQMAs due to ongoing compliance with the Air Quality Strategy Objective (AQO) limit of 40µg/m<sup>3</sup>, these being:

- AQMA 1: A5460 Narborough Road South
- AQMA 2: M1 corridor in Enderby and Narborough
- AQMA 4b: Enderby Road, Whetstone

Due to an inaccurate distance correction and an administrative issue with the national portal that lists the AQMAs the 2023 ASR was initially not accepted by Defra. However, these two issues were successfully addressed and Defra accepted the 2023 ASR in late February 2024. The Council subsequently initiated consulting on the proposed revocations and a report is due to be considered by our Cabinet Executive in autumn 2024. In any event, monitoring will continue to ensure compliance.

The decision was made in the 2023 ASR to keep AQMA3 for a further year due to the significant levels of development in and around the area going forward, and there being

the potential for levels of NO<sub>2</sub> to increase. The vast majority of monitoring results for 2023 have shown a further reduction in levels of NO<sub>2</sub>. Therefore, in accordance with current Defra guidance, we are proposing to revoke this AQMA. Protection against further increases are provided through policies in the Local Plan and monitoring will continue

**Table 0.1 – Declared Air Quality Management Areas**

AQMA Name	Date of Declaration	Pollutants and Air Quality Objectives	One Line Description	Is air quality in the AQMA influenced by roads controlled by Highways England?	Level of Exceedance: Declaration	Level of Exceedance: Current Year	Number of Years Compliant with Air Quality Objective	Name and Date of AQAP Publication	Web Link to AQAP
AQMA 1: A5460 Narborough Road South	Declared September 2000; Amended January 2018	NO2 Annual Mean	Residential properties along a small section of Narborough Road South to the extent of Blaby District.	NO	50 µg/m3	28.6 µg/m3	6	Air Quality Action Plan 2021-2025	Air Quality Action Plan 2021-2025 (blaby.gov.uk)
AQMA 2: M1 corridor in Enderby and Narborough	Declared September 2000; Amended 2020	NO2 Annual Mean	Residential properties adjacent to the M1, between around 1.5km and 3km south of Junction 21	YES	50 µg/m3	20.7 µg/m3	6	Air Quality Action Plan 2021-2025	Air Quality Action Plan 2021-2025 (blaby.gov.uk)
AQMA 3: M1 corridor between Thorpe Astley and Kirby Muxloe	Declared September 2000; Amended April 2005; Amended 2020	NO2 Annual Mean	Residential properties adjacent to the M1 and A47 between Thorpe Astley and Leicester Forest East	YES	60 µg/m3	23.6 µg/m3	5	Air Quality Action Plan 2021-2025	Air Quality Action Plan 2021-2025 (blaby.gov.uk)
AQMA 4B: Enderby Road, Whetstone	Declared April 2005; Amended 2020	NO2 Annual Mean	Residential properties along Enderby Road, Whetstone	NO	50 µg/m3	19.8 µg/m3	6	Air Quality Action Plan 2021-2025	Air Quality Action Plan 2021-2025 (blaby.gov.uk)

AQMA Name	Date of Declaration	Pollutants and Air Quality Objectives	One Line Description	Is air quality in the AQMA influenced by roads controlled by Highways England?	Level of Exceedance: Declaration	Level of Exceedance: Current Year	Number of Years Compliant with Air Quality Objective	Name and Date of AQAP Publication	Web Link to AQAP
AQMA 6: Mill Hill, Enderby	Declared January 2018	NO2 Annual Mean	Residential properties along Hall Walk and Mill Hill, Enderby	NO	43 µg/m3	35.6 µg/m3	1	Air Quality Action Plan 2021-2025	Air Quality Action Plan 2021-2025 (blaby.gov.uk)

Blaby District Council confirm the information on UK-Air regarding their AQMA(s) is up to date.

Blaby District Council confirm that all current AQAPs have been submitted to Defra.

## 2.2 Progress and Impact of Measures to address Air Quality in Blaby District Council

The 2023 had to be resubmitted to address 2 issues that were identified by Defra (points 1 and 2 below). Following this resubmission, Defra's appraisal of last year's ASR concluded:

'On the basis of the evidence provided by the local authority the conclusions reached in the report are **accepted** for all sources and pollutants, on the proviso that the grammatical and formatting errors in the report are corrected prior to publication on the council's website. ASRs are public facing documents that serve to keep local communities informed of the steps being taken by their local authority to improve air quality, and as such it is important that they are accessible and easy to read. Following the completion of this report, Blaby District Council should submit an Annual Status Report in 2024.'

Their appraisal also included a 'Commentary' as follows:

- 1. Automatic monitoring station CM6, Braunstone Town is 7 metres away from relevant exposure and is currently over the NO<sub>2</sub> annual mean AQO. However, distance correction for this site has not been carried out. The report will need to be updated following distance correction for this location.** *Distance correction has now been undertaken on CM6 as the monitor is not located at relevant exposure. Details of this distance correction have been included in Table C.4.*
- 2. AQMA 4b is missing from the portal. This will need to be added to the portal so that all the details in the portal and in Table 2.1 match.** *AQMA 4b is now included within the Portal.*

The following comments are designed to help inform future reports:

1. The Council has decided to revoke AQMAs 1, 2 and 4b in 2023. This is welcomed as these AQMAs have achieved compliance for 5 years or more for NO<sub>2</sub> annual mean AQO.
2. There is a good discussion of annual mean concentration trends across the district and the AQMAs. Observed trends are also presented clearly, this is encouraged.
3. Following last year's appraisal, the Council has addressed the issues raised and made necessary changes to the report. This is encouraged.
4. The ASR has been signed off by the Director of Public Health. This is welcomed. Collaboration and consultation with those who have responsibility for Public Health is expected to increase support for measures to improve air quality, with co-benefits for all.
5. The Council is currently undertaking 'Particulate Matters' project and it focuses on PM<sub>2.5</sub> using low-cost monitors within the district. Progress and results from this project should be included in next year's report.

RESPONSE: information from the project is included in this ASR

6. It may be beneficial to include a north arrow and scale bar on the figures for completeness. The current base mapping also makes it difficult to identify the monitoring locations as there are additional points on the map. A different base mapping may be beneficial.

RESPONSE: The maps have been reviewed and improved

Blaby District Council has taken forward several direct measures during the current reporting year of 2023 in pursuit of improving local air quality. Details of all measures completed, in progress or planned are set out in Table 0.2. 26 measures are included within Table 0.2, with the type of measure and the progress Blaby District Council have made during the reporting year of 2023 presented. Where there have been, or continue to be, barriers restricting the implementation of the measure, these are also presented within Table 0.2.

As mentioned earlier, Blaby District Council is currently consulting on the revocation of 3 existing AQMAs and the declaration of a new AQMA. The changes in AQMAs are expected to be completed by summer 2024. A new Air Quality Action Plan will be produced as soon as possible afterwards, with work on this being undertaken with the agencies listed on pages vi and vii.

The Environmental Services team have been subject to limited resources in 2023 due to two full time members of staff leaving to progress their careers within the Council, along with additional time-consuming unexpected site survey work relating to landfill gas. This has led to less air quality actions being implemented throughout the year.



**Table 0.2 – Progress on Measures to Improve Air Quality**

Measure No.	Measure	Category	Classification	Year Measure Introduced in AQAP	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
7 - AQMA 3	Gather information from local sources and interrogate air quality monitoring data to inform actions and support bids for funding. To include reconsideration of source apportionment	Transport Planning and Infrastructure	Other	2019	2030	Local Authority Environmental Health, Local Authority Transport Dept, County Council.	DfT, County Council, Private sector	NO	Partially Funded	> £10 million	Planning	Significantly reduce levels of HGVs, µg/m3 reduction, achievement of annual mean air quality objective	Traffic count, measured concentrations	A feasibility study has been completed and report shared with Transport Strategy Members	Phase 1 delivered through private sector development. Further funding required
16 - AQMA 6	Increased air quality monitoring	Traffic Management	UTC, Congestion management, traffic reduction	2020	2023	BDC	BDC/DEFRA	YES	Partially Funded	£10k - 50k	Implementation	N/A	Additional Monitors installed	Further monitors to be installed as part of Particulates Matters Air Quality Grant Project	Review of Diffusion Tubes completed and resulted in rationalisation of monitoring locations
22 - Wider measures	Behavioural change project with schools	Promoting Travel Alternatives	School Travel Plans	2020	To be determined	BDC	BDC/DEFRA	YES	Funded	£10k - 50k	Implementation	N/A	Completion of project	<ul style="list-style-type: none"> <li>* Delivering Air Quality and Active Travel educational session and assemblies to schools.</li> <li>* Creation and delivery of engaging activities for schools – linking in initiatives such as Clean Air Day and Great Big Green Week to showcase the multitude of positive benefits.</li> <li>* Beat the Street Programme – which encouraged students to use alternative and more environmentally friendly methods of travel. Small Games were held across the North of Blaby District which includes Enderby and Glenfield. These games seen 11 primary schools take part as well as several community</li> </ul>	Changes in staffing and workstreams affected the progress made in 2022. Elements of the Project are being taken forward into 2023 beyond the formal project end date. For example, Clean Air Day 2023 and work with the schools sport partnership.

Measure No.	Measure	Category	Classification	Year Measure Introduced in AQAP	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
														groups/businesses. A total of 33 boxes were installed, 3053 players took part, and 24,314 miles were covered on bike, scooter, or foot, which increased active travel over a four-week period between May and June 2022 and subsequently had the potential to improve Air Quality.	
1 - AQMA 1 A5460 Narborough Road South	Gather information from local sources and interrogate air quality monitoring data to inform actions and support bids for funding.	Traffic Management	Urban Traffic Control (UTC), Congestion management, traffic reduction	Summer 2021	September 2023	BDC, Leicestershire County Council, Leicester City Council	BDC and Defra AQ Grant	YES	Partially Funded	< £10k	Completed	N/A	Clearer picture of traffic flows and effects on air quality	Data gathered throughout the year using a variety of sources	Data from 2022 indicates that AQMA 1 will be undeclared
2 - AQMA 1 A5460 Narborough Road South	Integrate traffic management (for example, SCOOT) with air quality monitoring	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	To be identified	NO	Not Funded		Aborted	N/A	Systems integrated	This work is dependent upon the outcome of Measure 1	Measure no longer required
3 - AQMA1 A5460 Narborough Road South	Improve driver for example, signs and active signs	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	To be identified	NO	Not Funded		Completed	N/A	Signs installed	Current signs already active in park and ride locations such as Fosse Park and Narborough Road South	
4 - AQMA 2 M1 corridor in Enderby and Narborough	Gather information from local sources and interrogate air quality monitoring data to inform actions and support bids for funding. To include reconsideration of source apportionment	Traffic Management	UTC, Congestion management, traffic reduction	Summer 2021	Sep-23	BDC	BDC	NO	Not Funded	< £10k	Completed	N/A	Clearer picture of traffic flows and effects on air quality	Data gathered throughout the year using a variety of sources	Data from 2022 indicates that AQMA 2 will be undeclared

Measure No.	Measure	Category	Classification	Year Measure Introduced in AQAP	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
5 - AQMA 2 M1 corridor in Enderby and Narborough	Integrate traffic management (for example, SCOOT) with air quality monitoring	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	To be determined	Leicestershire County Council	To be identified	NO	Not Funded		Aborted	N/A	Systems integrated	Presentation completed by LCC showing research and future considerations	measure no longer required
6 - AQMA 2 M1 corridor in Enderby and Narborough	Improve driver information about air quality for example, signs and active signs	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	To be determined	Leicestershire County Council	To be identified	NO	Not Funded		Completed	N/A	Signs installed	Current signs already active in park and ride locations such as Fosse Park and Narborough Road South	
8 - AQMA 3 M1 corridor between Thorpe Astley and Leicester Forest East	Deliver Braunstone Crossroads junction improvement	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	To be determined	Leicestershire County Council /Developers	LCC/S106 money	NO	Funded		Planning	N/A	Junction improved	Awaiting date for implementation when development commences	
9 - AQMA 3 M1 corridor between Thorpe Astley and Leicester Forest East	Integrate traffic management (for example, SCOOT) with air quality monitoring	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	Leicestershire County Council	NO	Not Funded		Planning	N/A	Systems integrated	This work is dependent upon the outcome of Measure 7	
10 - AQMA 3 M1 corridor between Thorpe Astley and Leicester Forest East	Improve driver information about air quality for example, signs and active signs	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	Leicestershire County Council	NO	Not Funded		Implementation	N/A	Signs installed	Park and ride signs in area have been amended to represent appropriate wording.	
11 - AQMA 4B Enderby Road, Whetstone	Gather information from local sources and interrogate air quality monitoring data to inform actions and support bids for funding.	Traffic Management	UTC, Congestion management, traffic reduction	Summer 2021	Sep-23	BDC	BDC	NO	Not Funded	< £10k	Completed	N/A	Clearer picture of traffic flows and effects on air quality	Data from 2022 and observations supports undeclaration of this AQMA	
12 - AQMA 4B Enderby Road, Whetstone	Integrate traffic management (for example, SCOOT) with air quality monitoring	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	Leicestershire County Council	NO	Not Funded		Aborted	N/A	Systems integrated	This work is dependent upon the outcome of Measure 11	Measure no longer needed
13 - AQMA 4B Enderby Road, Whetstone	Improve driver information about air quality for example, signs and active signs	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	Leicestershire County Council	NO	Not Funded		Completed	N/A	Signs installed	LCC considering appropriate wording on new signage and effect it will have on drivers.	Careful consideration not to overload drivers with too much signage information

Measure No.	Measure	Category	Classification	Year Measure Introduced in AQAP	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
14 - AQMA 4B Enderby Road, Whetstone	Increased air quality monitoring on Enderby Road, Whetstone	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	To be determined	BDC	Section 106 from Cork Lane housing development.	NO	Not Funded		Planning		Additional Monitor (s) installed	Signed Section 106 agreement in place. However, conditions remain undischarged to facilitate commencement of development and release of funds	Siting specific and relevant location for additional monitors to record the best data was complex in order to represent façade data
15 - AQMA 6 Mill Hill, Enderby	Gather information from local sources and interrogate air quality monitoring data to inform actions and support bids for funding.	Traffic Management	UTC, Congestion management, traffic reduction	Summer 2021	Sep-21	BDC	BDC	NO	Not Funded	< £10k	Completed	N/A	Clearer picture of traffic flows and effects on air quality	Air Quality improvement officers undertook site observations and have compared this with monitored data, this information has been used to apply for further air quality grant funding.	
17 - AQMA 6 Mill Hill, Enderby	Integrate traffic management (for example, SCOOT) with air quality monitoring	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	To be determined	Leicestershire County Council	Leicestershire County Council	NO	Not Funded		Planning	N/A	Systems integrated	This work is dependent upon the outcome of Measure 16	Ongoing implementation over coming years
18 - AQMA 6 Mill Hill, Enderby	Improve driver information about air quality for example, signs and active signs	Traffic Management	UTC, Congestion management, traffic reduction	To be determined	2025	Leicestershire County Council	Leicestershire County Council	NO	Funded		Implementation	N/A	Signs installed	LCC considering appropriate wording on new signs and affect it will have on drivers. Current signs already active in park ride signs such as nearby Fosse Park	Careful consideration not to overload drivers with too much signage information
19 - AQMA 6 Mill Hill, Enderby	Delivery of Enderby Relief Road	Traffic Management	Strategic highway improvements, Re-prioritising Road space away from cars, including Access management, Selective vehicle priority, bus priority, high vehicle occupancy lane	To be determined	2025	Leicestershire County Council /Developers	Leicestershire County Council /S106 money	NO	Funded	> £10 million	Planning	N/A	Relief Road operational	Relevant planning application currently being processed	
20 - Wider measures	Secure investment through The LLEP and Transforming	Promoting Travel Alternatives	Promotion of walking	2021 onwards	2025	BDC	BDC/DEFRA	YES	Funded		Implementation	N/A	Project completed	Liaison continued with work undertaken by the Health and Leisure Team	

Measure No.	Measure	Category	Classification	Year Measure Introduced in AQAP	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
	Cities funding to improve our walking and cycling routes. To develop key routes across the district. To work with colleagues in Leicester City, Leicestershire County Council and Sustrans on improvements to our cycle routes. Promotion of our walking and cycling routes to increase usage and a change in residents' behaviour. Implementation of a Walk and ride Connectivity strategy.														
21 - Wider measures	Behavioural change project with businesses in vicinity of AQMA	Promoting Travel Alternatives	Workplace Travel Planning	Autumn 2020 onwards	To be determined	BDC	BDC/DEFRA	YES	Funded	£10k - 50k	Completed	N/A	Completion of project	.	
23 - Wider measures	Develop a partnership to create a charging network across the district (public and private car parks, petrol stations, on street)	Promoting Low Emission Transport	Procurng alternative Refuelling infrastructure to promote Low Emission Vehicles, EV recharging, Gas fuel recharging	September 2020	To be determined	BDC	BDC	NO	Funded		Completed	N/A	Completion of Project	Further project work being coordinated with Leicestershire County Council	

Measure No.	Measure	Category	Classification	Year Measure Introduced in AQAP	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
24 - Wider measures	Engage with the taxi drivers to encourage the switch to electric vehicles.	Promoting Low Emission Transport	Taxi emission incentives	2021	2022	BDC	BDC	NO	Not Funded		Completed	N/A	Completion of project	BDC approved The Hackney Carriage and Private Hire Licensing Policy for 2022 – 2027 to incentivise the use of Ultra Low Emission Vehicles (ULEV's) and Electric Vehicles (EV).	
25 - Wider measures	Improve air quality information on BDC website	Public Information	Via the Internet	Summer 2021	End of July 2021	BDC	BDC	NO	Not Funded		Completed	N/A	Improved webpage	Web page made easier to access information and reports. All the latest information and reports are now made available through BDC's website.	
26 - Wider measures	Use the Pan Regional Transport Model (PRTM) to build an Air quality model to be able to assess proposed physical mitigation measures and provide the evidence to bid for funding	Traffic Management	UTC, Congestion management, traffic reduction	2021	To be determined	LCC	LCC	NO	Not Funded		Aborted	N/A	Clearer picture of traffic flows and effects on air quality	The main focus of the modelling was to be AQMA 6. However, monitoring has indicated that the situation may be simpler than originally envisaged and therefore this measure is no longer required.	

## 2.3 PM<sub>2.5</sub> – Local Authority Approach to Reducing Emissions and/or Concentrations

As detailed in Policy Guidance LAQM.PG22 (Chapter 8) and the Air Quality Strategy<sup>8</sup>, local authorities are expected to work towards reducing emissions and/or concentrations of fine particulate matter (PM<sub>2.5</sub>). There is clear evidence that PM<sub>2.5</sub> (particulate matter smaller than 2.5 micrometres) has a significant impact on human health, including premature mortality, allergic reactions, and cardiovascular diseases.

Blaby District Council is taking the following measures to address PM<sub>2.5</sub>:

There are two continuous monitors (CM) and fifteen Zephyr® Low-cost monitoring devices that record concentrations of PM in the Blaby District. CM1 is located in Enderby and monitors PM<sub>10</sub>, a correction factor is then used to give a PM<sub>2.5</sub> concentration. CM5 is located in AQMA 6, also in Enderby and directly monitors PM<sub>2.5</sub>. The Zephyrs® were purchased with a DEFRA grant throughout 2022 and 2023 and whilst we understand they are not yet recognised as Reference Methods; they are used across the district to identify areas of concern for further investigation. Maps of CMs and Zephyr® locations can be seen in Appendix D: figure 1-16. The Council will be launching a 'live' portal which links to the Zephyrs® in 2024. This will enable residents to make informed decisions about where and what times to avoid, especially those more vulnerable with existing health concerns. It will also provide advice to road users about reducing their impacts. The Council will investigate the findings and build it into the Air Quality action plan going forward.

### Control of sources:

Emissions to atmosphere generated by Permitted Processes are regulated by the Council. There are a number of Processes in the district which may give rise to PM<sub>2.5</sub> such as Croft Quarry, Concrete Batching, and Mobile Crushing Plants. BDC currently regulates a total of 33 processes across the district.

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<sup>8</sup> Defra. Air Quality Strategy – Framework for Local Authority Delivery, August 2023

The Environmental Services Team provide expert advice and consultation comments to the Development Services Team in relation to planning applications and where appropriate, the Team recommend controls over dust from construction and demolition sites, generally through demolition and construction management plans, and Construction Environmental Management Plans (CEMPs). New sources that have a potential to contribute to levels of PM<sub>2.5</sub> are also assessed with actions implemented to control emissions.

The section of the District termed as the Principle Urban Area (PUA) is covered by Smoke Control Areas (SCAs). BDC has a number of SCA's that are enforced where reports of visible smoke occur. The Environment Act 2021 provides legislation to further tackle smoke from domestic chimneys and work is progressing within the Authority to produce a policy for action under this legislation. Enforcement action is taken by the Environmental Health Team. In 2023, action was taken for a smoking commercial chimney, in conjunction with the Environment Agency. A warning letter was also issued for a smoking domestic chimney. In addition, 72 complaints were received in regard to domestic and commercial bonfires and were dealt with by the Environmental Health Team.

### **3. Air Quality Monitoring Data and Comparison with Air Quality Objectives and National Compliance**

This section sets out the monitoring undertaken within 2023 by Blaby District Council and how it compares with the relevant air quality objectives. In addition, monitoring results are presented for a five-year period between 2019 and 2023 to allow monitoring trends to be identified and discussed.

#### **3.1 Summary of Monitoring Undertaken**

##### **Automatic Monitoring Sites**



Blaby District Council undertook automatic (continuous) monitoring at five sites during 2023. Table A.1 in Appendix A shows the details of the automatic monitoring sites. NB. Local authorities do not have to report annually on the following pollutants: 1,3 butadiene, benzene, carbon monoxide and lead, unless local circumstances indicate there is a problem. The [Air Quality - Monitoring in Blaby District | Tableau Public](#) page presents automatic monitoring results for BDC, with automatic monitoring results also available through the UK-Air website:

[UK Air Blaby District Council- Defra, UK](#)

Maps showing the location of the monitoring sites are provided in Appendix D. Further details on how the monitors are calibrated and how the data has been adjusted are included in Appendix C.

### **Non-Automatic Monitoring Sites**

Blaby District Council undertook non- automatic (i.e. passive) monitoring of NO<sub>2</sub> at twenty-seven sites during 2023, using diffusion tubes. Table A.2 in Appendix A presents the details of the non-automatic sites.

Maps showing the location of the monitoring sites are provided in Appendix D, Figures 1-15. Further details on Quality Assurance/Quality Control (QA/QC) for the diffusion tubes, including bias adjustments and any other adjustments applied (e.g. annualisation and/or distance correction), are included in Appendix C.

As part of our 'Particulates Matter' air quality grant project, fifteen Zephyrs are being used around the district to investigate Particulate matter levels. The majority of Zephyrs are at fixed points, the locations of which can be viewed in Appendix D, figure 16. One is used for mobile or short-term measurements.

### **3.2 Individual Pollutants**

The air quality monitoring results presented in this section are, where relevant, adjusted for bias, annualisation (where the annual mean data capture is below 75% and greater than 25%), and distance correction. Further details on adjustments are provided in Appendix C.

## Nitrogen Dioxide (NO<sub>2</sub>)

Table A.3 and Table A.4 in Appendix A compare the ratified and adjusted monitored NO<sub>2</sub> annual mean concentrations for the past five years with the air quality objective of 40µg/m<sup>3</sup>. Note that the concentration data presented represents the concentration at the location of the monitoring site, following the application of bias adjustment and annualisation, as required (i.e. the values are exclusive of any consideration to fall-off with distance adjustment).

For diffusion tubes, the full 2023 dataset of monthly mean values is provided in Appendix B. Note that the concentration data presented in Table B.1 includes distance corrected values, only where relevant.

Table A.5 in Appendix A compares the ratified continuous monitored NO<sub>2</sub> hourly mean concentrations for the past five years with the air quality objective of 200µg/m<sup>3</sup>, not to be exceeded more than 18 times per year.

A summary of air quality trends across 2023 is given below, with maps included in Appendix D. The number of diffusion tubes was reviewed in June 2023, with some being removed. The results for the removed tubes were annualised, and the results are marked with an \*.

### **AQMA 1 – A5460 Narborough Road South (Figure 1)**

Diffusion tube data concentrations have remained consistently low over the last five years. Although DT25 did show a small increase over the 6 month period, it still remains below the Air Quality Objective. Based on this dataset the AQMA is in the process of being revoked.

### **AQMA 2 – M1 Corridor in Enderby and Narborough (Figure 2)**

Diffusion tube data concentrations in this area reduced again in 2023 compared to the previous year and have remained consistently low over the last five years. Based on this dataset the AQMA is in the process of being revoked.

### **AQMA 3 – M1 Corridor between Thorpe Astley and Leicester Forest East (Figure 3)**

The A47 (Hinckley Road) is located within this AQMA and is extensively used throughout the day, with higher levels of traffic present in particular during peak rush hour times. CM4 has shown a reduction in concentrations in 2023 compared to 2022, along with all the diffusion tubes apart from one.

The decision was made in the 2023 ASR to keep AQMA3 for a further year due to the significant levels of development in and around the area going forward, and there being some potential for levels of NO<sub>2</sub> to increase. The vast majority of monitoring results for 2023 show a further reduction in levels of NO<sub>2</sub>. In accordance with current Defra guidance, we are therefore proposing to revoke this AQMA. Protection against further increases are provided through policies in the Local Plan. Monitoring will also continue.

#### **AQMA 4B – Enderby Road, Whetstone (Figure 4)**

Monitoring has continued within this AQMA using DT20. Concentrations showed a small decrease compared to 2022 and remain below the AQO. Based on this dataset the AQMA is in the process of being revoked. However, to maintain an understanding of the area monitoring will continue through the use of DT20.

#### **AQMA – 6 Mill Hill, Enderby (Figure 5a)**

A total of 10 diffusion tubes were used to monitor this area in 2023, all but one being located in the declared AQMA. All of the tubes had lower results compared to the previous year, with no exceedances of the AQO.

CM5 also showed a small decrease in concentration and remained below the AQO with no requirement for annualisation.

Our monitoring arrangements will remain in place during 2024, with the results being included in the ASR 2025.

#### **Enderby (Figure 5b)**

3 diffusion tubes were retained from the previous, more intensive monitoring of concentrations over a wider area (DTs 110,111 and 112). The 2023 result for DT112 was lower than for 2022, but was relatively high, and could potentially be owed to the steep hill and idling during busy times. However, as there are no relevant receptors the AQO is not directly applicable.

DT84 and DT120 are located outside of the AQMA and are within the central part of Enderby Village. Both monitoring sites show no exceedances of the AQO and had results for 2023 which were similar to the previous year.

### **Other Areas Monitored**

#### **Braunstone Town (Proposed AQMA 7) (Figure 6)**

CM6 located on Lubbethorpe Road reported a lower annual result for 2023. However, due to the exceedances of the AQO in preceding years, the declaration of a new AQMA (AQMA 7) is being pursued. The diffusion tubes located in this area all gave results for 2023 that were well within the AQO. Monthly concentrations for CM6 can be found under Figure A.1 in [Appendix A](#).

#### **Sharnford Hill, Sharnford (Figure 13)**

Monitoring in Sharnford gave a slightly increased result for 2023 compared to 2022, with no exceedance of the AQO.

#### **Glenfield Village (Figure 8)**

CM7 located in Glenfield has shown no exceedance of the AQO, although there was a small increase for 2023 compared to 2022. The 5 diffusion tubes all showed a slight decrease in results and remained within the AQO for 2023.

#### **Glen Parva (Figure 9)**

Both diffusion tubes remain below the AQO with exactly the same result for 2023 as for 2022. Monitoring will continue due to the potential of nearby developments.

#### **Stoney Stanton Village (Figure 7)**

Monitoring continued in 2023 using a total of 7 diffusion tubes; there were no exceedances of the AQO, with several tubes showing a slight reduction compared to 2022.

Monitoring will continue within this area to understand long term patterns and to obtain background data due to the potential of nearby developments.

#### **Sapcote Village (Figure 10a)**

In trend with the previous five years, Sapcote Village shows no exceedance of the AQO, there being a slight decrease in 2023 compared to the previous year. Monitoring will continue using DT31 due to the potential impact of nearby developments.

#### **Elmesthorpe Railway Bridge (Figure 11)**

Concentrations have shown a slight decrease for 2023, remaining at a low concentration.

Monitoring will continue to ensure background levels are obtained to assess the impact of surrounding proposed developments, such as the Hinckley National Rail Freight Interchange.

#### **Thorpe Astley (Figure 15)**

The concentration for DT99 reduced slightly for 2023 compared to the previous year, remaining well within the AQO.

#### **Kirby Muxloe (Figure 12)**

Monitoring in Kirby Muxloe continued in 2023, and the concentration at DT77 showed an increase for 2023 compared to 2022, however remaining well below the AQO.

#### **Aston Firs, near Sapcote (Figure 10b)**

Monitoring shows a small decrease from 2022 and remains well below AQO.

Monitoring will continue to understand background trends, in relation to larger scale developments within the area.

#### **Main Street, Kilby (Figure 14)**

The result for 2023 was the same as for 2022 at Kilby, remaining low, consistent with the previous three years of monitoring.

## **Summary**

An assessment of monitoring locations is conducted annually and takes into consideration areas of local concern, potential or nearby developments and busy main roads.

Concentrations of NO<sub>2</sub> in the district have been generally consistent with levels recorded in 2022, with no exceedances across the monitoring network. The diffusion tube in Kirby Muxloe was the exception, as discussed above.

## **Particulate Matter (PM<sub>10</sub>)**

Table A.6 in Appendix A: Monitoring Results compares the ratified and adjusted monitored PM<sub>10</sub> annual mean concentrations for the past five years with the air quality objective of 40µg/m<sup>3</sup>.

Table A.7 in Appendix A compares the ratified continuous monitored PM<sub>10</sub> daily mean concentrations for the past five years with the air quality objective of 50µg/m<sup>3</sup>, not to be exceeded more than 35 times per year.

Concentrations of PM<sub>10</sub> have shown a small increase in comparison to 2022, from 11.7 µg/m<sup>3</sup> to 13 µg/m<sup>3</sup>. No exceedances of PM<sub>10</sub> have been recorded in 2023 of the annual and daily NAQOs.

## **Particulate Matter (PM<sub>2.5</sub>)**

Table A.8 in Appendix A presents the ratified and adjusted monitored PM<sub>2.5</sub> annual mean concentrations for the past five years.

CM5 directly measures concentrations of PM<sub>2.5</sub>. For CM1 a conversion calculation is used to calculate PM<sub>2.5</sub> from PM<sub>10</sub> further details are provided in the [QA/QC section](#). PM<sub>2.5</sub> levels decreased slightly at CM1, but at CM5 there was a significant increase (from 5.2 to 9.1).

Monitoring will continue at both sites 2024, with further monitoring being undertaken as part of the Particulates Matter Air Quality Grant Project, described in Section 2.3 above.

## Appendix A: Monitoring Results

**Table A.1 – Details of Automatic Monitoring Sites**

Site ID	Site Name	Site Type	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Pollutants Monitored	In AQMA? Which AQMA?	Monitoring Technique	Distance to Relevant Exposure (m) <sup>(1)</sup>	Distance to kerb of nearest road (m) <sup>(2)</sup>	Inlet Height (m)
CM1	Blaby 1 (Packhorse Drive, Enderby)	Roadside	454482	298573	NO2; PM10	NO	Chemiluminescent; Gravimetric (TEOM)	12.6	0.65	3
CM4	Blaby 4 (Hinckley Road, LFE)	Roadside	454020	303473	NO2	YES; AQMA 3	Chemiluminescent	22	3.6	1.5
CM5	Blaby 2 (Mill Hill, Enderby)	Roadside	453602	299558	NO2; PM2.5	YES; AQMA 6	Chemiluminescent; Gravimetric (TEOM)	4	1	1.5
CM6	Blaby 5 (Lubbesthorpe Road, Braunstone Town)	Roadside	455722	300782	NO2	NO	Chemiluminescent	5.8	2.7	1.5
CM7	Blaby 3 (Stamford Street, Glenfield)	Roadside	453934	305999	NO2	NO	Chemiluminescent	5	2.4	1.5

**Notes:**

(1) 0m if the monitoring site is at a location of exposure (e.g. installed on the façade of a residential property).

(2) N/A if not applicable



**Table A.2 – Details of Non-Automatic Monitoring Sites**

Diffusion Tube ID	Site Name	Site Type	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Pollutants Monitored	In AQMA? Which AQMA?	Distance to Relevant Exposure (m) <sup>(1)</sup>	Distance to kerb of nearest road (m) <sup>(2)</sup>	Tube Co-located with a Continuous Analyser?	Tube Height (m)
1	Kingsway	Roadside	455970	301146	NO2	No	11.0	1.5	No	2.2
4	Hall Walk, Moores Lane, Enderby	Roadside	453596	299557	NO2	Yes, AQMA 6	0.0	1.5	No	1.8
15	1 Newbridge Road, Glen Parva	Roadside	456785	298543	NO2	No	0.0	7.8	No	2.8
16	The Cottage, Ratby Lane	Roadside	453216	304275	NO2	Yes, AQMA 3	15.0	5.4	No	1.8
20	159 Enderby Rd, Whetstone	Other	455819	297955	NO2	Yes, AQMA 4B	0.0	4.7	No	1.7
25	7 Narborough Road South	Roadside	456468	301901	NO2	Yes, AQMA 1	0.0	7.0	No	1.8
31	5 Hinckley Road, Sapcote	Roadside	448862	293437	NO2	No	0.0	1.9	No	1.8
35	2 Narborough Rd. South	Roadside	456505	301889	NO2	No	0.0	13.2	No	1.9
41	9 Mill Hill Road, Enderby	Roadside	453468	299735	NO2	Yes, AQMA 6	0.0	3.8	No	1.7
43	2 Blaby Rd, Enderby	Roadside	454267	299124	NO2	No	1.4	1.4	No	1.8
44	1 Mill Hill Rd, Enderby	Roadside	448847	293462	NO2	Yes, AQMA 6	1.2	1.6	No	1.8
48	98 Leicester Rd, Enderby	Roadside	454518	298140	NO2	Yes, AQMA 2	0.0	8.7	No	1.8

Diffusion Tube ID	Site Name	Site Type	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Pollutants Monitored	In AQMA? Which AQMA?	Distance to Relevant Exposure (m) <sup>(1)</sup>	Distance to kerb of nearest road (m) <sup>(2)</sup>	Tube Co-located with a Continuous Analyser?	Tube Height (m)
98	3 Station Rd, opposite Foxbank Ind Est	Roadside	453957	302912	NO2	No	2.8	3.0	No	1.8
99	5 Murby Way, Thorpe Astley (former DT70)	Roadside	453219	303310	NO2	No	6.1	2.0	No	1.8
100	Windsor Avenue, Glen Parva	Roadside	458294	298317	NO2	No	5.5	1.2	No	1.9
101	21 Long Street, Stoney Stanton	Roadside	449094	294690	NO2	No	0.0	0.5	No	1.8
102	28 Stamford Street, Glenfield	Other	453960	305928	NO2	No	0.0	3.0	No	1.7
110	Lamppost 83 nr NEXT L'thorpe sign, Enderby	Roadside	452958	300105	NO2	No	484.0	0.3	No	1.8
111	Lamppost 82 nr NEXT L'thorpe sign, Enderby	Roadside	452992	300094	NO2	No	484.0	0.3	No	1.8
112	Lamppost 78 opp Granite Close, Enderby	Roadside	453126	300009	NO2	No	295.0	0.2	No	1.8
114	Lamppost 71, Enderby	Roadside	453324	299850	NO2	No	38.5	1.0	No	1.8
115	20 Mill Hill, Enderby	Roadside	453467	299735	NO2	Yes, AQMA 6	0.0	0.4	No	1.7
117	Lamppost by walkway, Enderby	Roadside	453496	299696	NO2	Yes, AQMA 6	13.5	0.6	No	1.9

**Table A.3 – Annual Mean NO<sub>2</sub> Monitoring Results: Automatic Monitoring (µg/m<sup>3</sup>)**

Site ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) <sup>(1)</sup>	Valid Data Capture 2023 (%) <sup>(2)</sup>	2019	2020	2021	2022	2023
CM1	454482	298573	Roadside	70.77	70.77	30.9	16	24.3	21.8	16.1
CM4	453492	303315	Roadside	89.5	89.5	38.4	23.3	26.9	23.3	18.9
CM5	453594	299549	Roadside	88.03	88.03	30.9	22.9	18.9	24.9	19.1
CM6	455722	300782	Roadside	96.8	96.8	-	21	19.8	<b>47.8 (43)</b>	<b>40.2 (35.7)</b>
CM7	453934	305999	Roadside	88.04	88.04	-	21.1	20.2	19.1	23.7

☒ Annualisation has been conducted where data capture is <75% and >25% in line with LAQM.TG22

☒ Reported concentrations are those at the location of the monitoring site (annualised, as required), i.e. prior to any fall-off with distance correction.

☒ Where exceedances of the NO<sub>2</sub> annual mean objective occur at locations not representative of relevant exposure, the fall-off with distance concentration has been calculated and reported concentration provided in brackets for 2023. The value for 2022 has also been inserted for comparison, although this was not a Defra requirement for the ASR 2023.

**Notes:**

The annual mean concentrations are presented as µg/m<sup>3</sup>.

Exceedances of the NO<sub>2</sub> annual mean objective of 40µg/m<sup>3</sup> are shown in **bold**.

All means have been “annualised” as per LAQM.TG22 if valid data capture for the full calendar year is less than 75%. See Appendix C for details.

Concentrations are those at the location of monitoring and not those following any fall-off with distance adjustment.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year. Monitoring was carried out for the complete year, so the value is the same as the ‘data capture for the full calendar year’.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%). The relevant data capture for CM1 was 70.77% due to software issues in the logger at this monitoring station. These issues are being addressed.

**Table A.4 – Annual Mean NO<sub>2</sub> Monitoring Results: Non-Automatic Monitoring (µg/m<sup>3</sup>)**

Diffusion Tube ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) <sup>(1)</sup>	Valid Data Capture 2023 (%) <sup>(2)</sup>	2019	2020	2021	2022	2023
1	455970	301146	Roadside	100	100.0	25.1	20.5	20.0	24.7	18.8
4	453596	299557	Roadside	100	100.0	36.9	29.4	29.3	<b>40.3</b>	35.6
15	456785	298543	Roadside	100	50.0	16.4	13.5	14.3	17.0	17.1
16	453216	304275	Roadside	100	100.0	27.9	22.2	21.8	28.1	24.4
20	455819	297955	Other	100	100.0	20.6	15.8	17.2	21.7	19.8
25	456468	301901	Roadside	100	50.0	23.0	17.0	18.1	22.0	28.6
31	448862	293437	Roadside	100	100.0	15.4	11.5	11.6	16.2	14.8
35	456505	301889	Roadside	100	50.0	22.0	17.0	17.0	22.5	17.7
41	453468	299735	Roadside	100	100.0	26.3	20.2	21.0	27.8	24.5
43	454267	299124	Roadside	100	50.0	25.2	18.3	19.2	22.3	21.3
44	448847	293462	Roadside	100	50.0	24.2	18.7	20.1	21.3	18.3
48	454518	298140	Roadside	100	100.0	25.0	18.2	18.3	23.8	20.7

Diffusion Tube ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) <sup>(1)</sup>	Valid Data Capture 2023 (%) <sup>(2)</sup>	2019	2020	2021	2022	2023
82	449080	294785	Roadside	100	50.0		17.5	17.1	20.4	19.8
83	452309	304870	Roadside	100	50.0		18.4	17.8	19.9	21.4
84	453915	306128	Roadside	82.7	82.7		20.7	22.0	27.7	24.0
88	462114	295369	Roadside	100	50.0		13.0	13.9	18.5	18.9
89, 90, 91	455722	300782	Roadside	100	100.0			19.9	25.7	22.2
93	453140	303311	Roadside	100	50.0			20.0	23.5	19.9
94	454930	302529	Roadside	66.7	34.6			15.3	18.8	17.0
95	454178	302627	Roadside	100	50.0			16.1	20.2	17.9
96	449085	294703	Roadside	92.3	92.3			25.0	29.8	28.0
97	455695	300824	Roadside	100	50.0			21.8	25.5	23.2
98	453957	302912	Roadside	100	50.0			15.4	17.9	15.7
99	453219	303310	Roadside	100	50.0			17.3	19.4	16.7
100	458294	298317	Roadside	100	100.0			10.7	12.8	12.5
101	449094	294690	Roadside	100	50.0				18.6	16.9

The annual mean concentrations are presented as  $\mu\text{g}/\text{m}^3$ .

Exceedances of the  $\text{NO}_2$  annual mean objective of  $40\mu\text{g}/\text{m}^3$  are shown in **bold**.

$\text{NO}_2$  annual means exceeding  $60\mu\text{g}/\text{m}^3$ , indicating a potential exceedance of the  $\text{NO}_2$  1-hour mean objective are shown in **bold and underlined**.

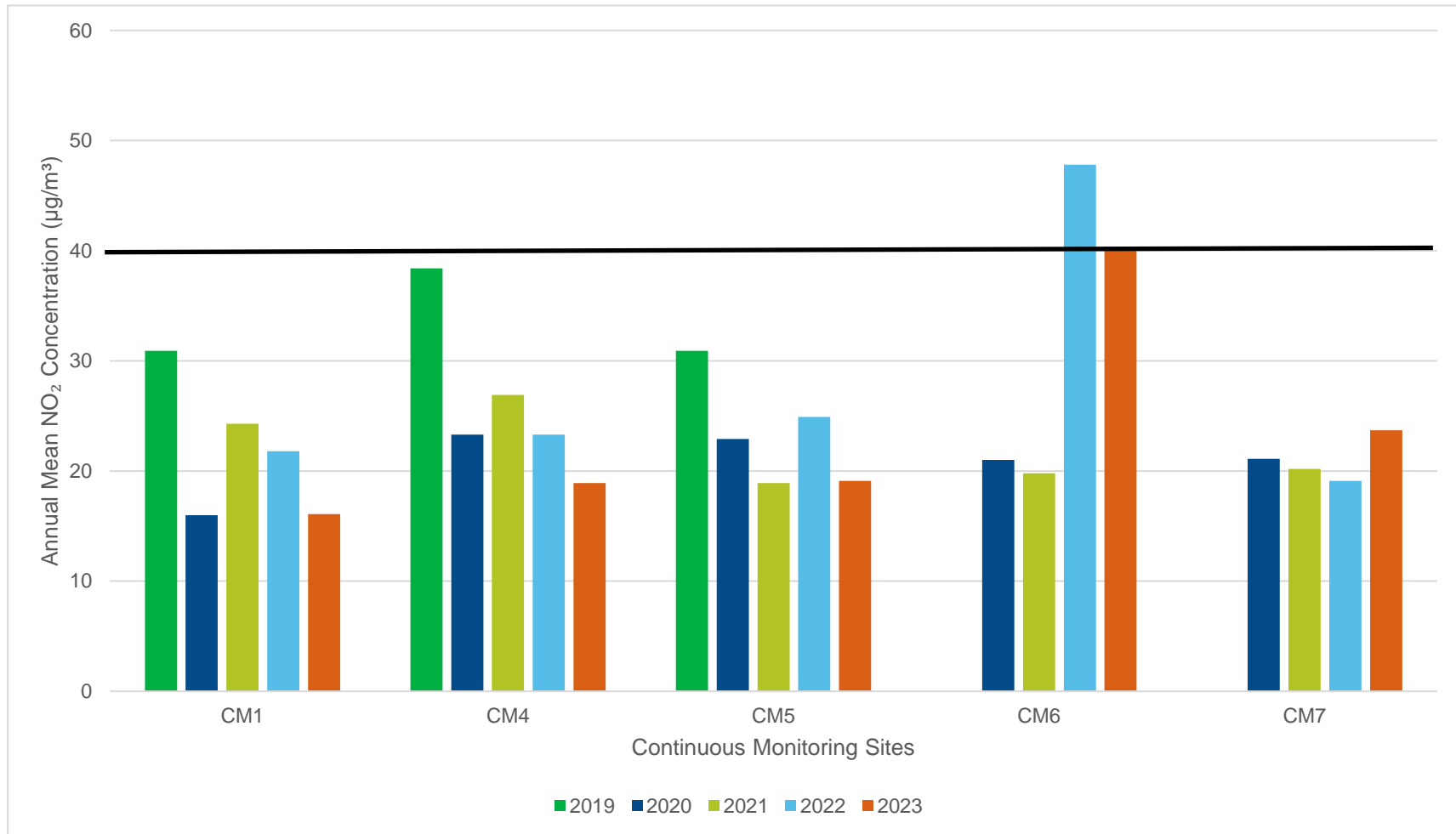
Means for diffusion tubes have been corrected for bias. All means have been “annualised” as per LAQM.TG22 if valid data capture for the full calendar year is less than 75%. See Appendix C for details.

Concentrations are those at the location of monitoring and not those following any fall-off with distance adjustment.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year. Monitoring was carried out for the complete year, so the value is the same as the ‘data capture for the full calendar year’.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%).

**Figure A.1 – Trends in Annual Mean NO<sub>2</sub> Concentrations**



**Notes:**

Results are not distance corrected.

The black line represents the annual mean objective for NO<sub>2</sub>

**Table A.5 – 1-Hour Mean NO<sub>2</sub> Monitoring Results, Number of 1-Hour Means > 200µg/m<sup>3</sup>**

Site ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) <sup>(1)</sup>	Valid Data Capture 2023 (%) <sup>(2)</sup>	2019	2020	2021	2022	2023
CM1	454482	298573	Roadside	71.13	71.13	0	0	0	0	0 (90.4)
CM4	453492	303315	Roadside	90.09	90.09	0	0	0	0	0
CM5	453594	299549	Roadside	87.9	87.9	0	0	0	0	0
CM6	455722	300782	Roadside	98.55	98.55	-	0	0	0	0
CM7	453934	305999	Roadside	87.04	87.04	-	0	0	0	0

**Notes:**

Results are presented as the number of 1-hour periods where concentrations greater than 200µg/m<sup>3</sup> have been recorded.

Exceedances of the NO<sub>2</sub> 1-hour mean objective (200µg/m<sup>3</sup> not to be exceeded more than 18 times/year) are shown in **bold**.

If the period of valid data is less than 85%, the 99.8th percentile of 1-hour means is provided in brackets.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year. Monitoring was carried out for the complete year, so the value is the same as the 'data capture for the full calendar year'.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%). The relevant data capture for CM1 was 71.13 % due to software issues in the logger at this monitoring station. These issues are being addressed.

There have been no exceedances of 200µg/m<sup>3</sup> for the 1-Hour mean NO<sub>2</sub> Monitoring results.



## Appendix B: Full Monthly Diffusion Tube Results for 2023

Table B.1 – NO2 2023 Diffusion Tube Results (µg/m3)

DT ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Mean: Raw Data	Annual Mean: Annualised and Bias Adjusted 0.77	Annual Mean: Distance Corrected to Nearest Exposure	Comment
1	455970	301146	26.5	10.4	28.8	25.8	21.6	20.7	20.2	24.0	28.0	28.7	26.4	31.2	24.4	18.8	-	
4	453606	299557	54.9	36.8	50.6	43.3	46.8	45.0	43.4	45.1	49.9	46.8	49.7	41.9	46.2	35.6	-	
15	456785	298543	24.7	21.6	22.8	26.4	22.1	18.4	-	-	-	-	-	-	22.7	17.1	-	
16	456786	298547	39.6	32.1	30.7	30.9	28.3	21.5	31.7	29.5	31.2	34.7	33.9	36.2	31.7	24.4	-	
20	453488	303637	34.0	31.8	26.8	27.7	24.0	19.8	17.8	21.5	26.4	23.9	30.9	24.2	25.7	19.8	-	
25	455819	297954	45.6	37.1	42.6	35.6	36.9	30.4	-	-	-	-	-	-	38.0	28.6	-	
31	455817	297937	24.3	22.2	17.8	18.6	18.2	13.9	11.2	15.3	18.2	21.2	29.9	20.5	19.3	14.8	-	
35	448481	293549	29.4	26.8	24.7	18.0	25.1	17.1	-	-	-	-	-	-	23.5	17.7	-	
41	454554	294803	38.1	36.1	34.8	31.9	37.8	30.4	18.1	27.1	37.3	35.0	29.0	26.3	31.8	24.5	-	
43	454267	299124	33.3	33.5	28.6	19.4	28.1	26.5	-	-	-	-	-	-	28.2	21.3	-	
44	448847	293462	17.3	19.0	15.4	30.1	32.4	31.3	-	-	-	-	-	-	24.3	18.3	-	
48	453468	299737	29.9	31.9	24.4	25.7	23.8	20.9	25.1	27.4	28.9	24.6	30.6	28.8	26.8	20.7	-	
49	453439	299740	25.5	15.8	17.2	16.5	16.0	14.3	-	-	-	-	-	-	17.6	13.2	-	
51	453780	299360	25.5	22.5	17.2	18.1	15.0	15.6	-	-	-	-	-	-	19.0	14.3	-	
54	453706	299455	-	46.4	36.6	34.6	21.3	18.5	21.9	23.4	28.3	33.7	37.9	35.0	30.7	23.6	-	
56	454519	298148	26.2	24.6	24.2	21.6	18.0	16.2	-	-	-	-	-	-	21.8	16.4	-	
57	453565	299609	36.3	40.8	36.3	37.0	31.5	31.9	23.6	26.5	36.1	34.8	38.6	30.2	33.6	25.9	-	
65	452234	302753	48.6	13.3	37.8	32.4	31.0	27.8	30.7	35.0	39.8	41.1	37.7	23.8	33.3	25.6	-	

DT ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Mean: Raw Data	Annual Mean: Annualised and Bias Adjusted 0.77	Annual Mean: Distance Corrected to Nearest Exposure	Comment
99	453219	303310	29.4	27.7	19.5	22.6	18.1	15.9	-	-	-	-	-	-	22.2	16.7	-	
100	453933	305973	24.9	24.3	16.3	12.3	13.5	10.5	9.6	11.1	14.7	16.5	24.3	17.0	16.3	12.5	-	
101	449094	294690	24.2	16.2	24.0	24.5	25.6	20.2	-	-	-	-	-	-	22.5	16.9	-	
102	453960	305928	24.9	21.0	22.4	25.1	24.9	20.2	-	-	-	-	-	-	23.1	17.4	-	
110	452986	300097	36.7	24.4	33.3	27.9	25.9	23.3	22.8	26.6	32.6	38.5	32.2	32.2	29.7	22.9	-	
111	452992	300094	33.3	23.8	21.2	29.7	27.7	23.8	-	-	-	-	-	-	26.6	20.0	-	
112	453113	300009	56.0	52.6	46.2	42.0	42.1	38.2	42.0	41.7	45.3	44.7	45.9	35.5	44.4	34.1	-	
114	453292	299876	41.2	36.8	34.5	42.9	43.6	31.6	25.6	35.8	40.5	38.0	42.3	37.4	37.5	28.9	-	
115	453432	299745	41.8	40.3	36.8	38.0	37.9	26.6	32.1	33.7	43.0	44.4	40.6	31.1	37.2	28.6	-	
117	454122	305701	42.7	33.6	44.7	39.3	37.0	30.4	30.7	30.4	35.9	37.7	40.3	31.6	36.2	27.9	-	
118	453673	299475	57.0	61.3	53.0	64.3	-	54.0	36.0	48.2	51.7	45.6	50.6	53.4	52.3	<b>40.3</b>	21.3	
119	453850	299288	46.9	35.2	28.5	31.9	39.5	35.4	14.5	32.6	43.2	43.1	44.9	28.4	35.3	27.2	-	
121	455700	300765	-	-	-	-	-	-	17.9	21.9	23.3	25.6	26.5	24.1	23.2	18.3	-	
122	455684	300777	-	-	-	-	-	-	18.3	21.2	23.9	25.9	26.2	-	23.1	17.9	-	

All erroneous data has been removed from the NO<sub>2</sub> diffusion tube dataset presented in Table B.1.

Annualisation has been conducted where data capture is <75% and >25% in line with LAQM.TG22.

Local bias adjustment factor used.

National bias adjustment factor used.

Where applicable, data has been distance corrected for relevant exposure in the final column.

Blaby District Council confirm that all 2023 diffusion tube data has been uploaded to the Diffusion Tube Data Entry System.

**Notes:**

Exceedances of the NO<sub>2</sub> annual mean objective of 40µg/m<sup>3</sup> are shown in **bold**.

NO<sub>2</sub> annual means exceeding 60µg/m<sup>3</sup>, indicating a potential exceedance of the NO<sub>2</sub> 1-hour mean objective are shown in **bold and underlined**.

## Appendix C: Supporting Technical Information / Air Quality Monitoring Data QA/QC

In June 2023, the Council decided to reduce the number of diffusion tubes across the district owing to several years of low readings. There remains a higher concentration of diffusion tubes in Enderby and Braunstone Town to monitor both AQMA6 and the pending AQMA7. The remaining tubes are spread throughout the district to monitor areas previously in AQMAs to ensure continuous compliance and to monitor areas of local concern.

### New or Changed Sources Identified Within Blaby District Council During 2023

Blaby District Council has not identified any new sources relating to air quality within the reporting year of 2023.

### New significant planning consultations received during 2023 and update on planning proposals mentioned in the 2023 ASR

- Lubbesthorpe Development – This is a sustainable urban extension to the west of the M1 consisting of 4,250 homes and associated facilities. Phase one began in 2016 and is nearing completion. The remaining phases are expected to be completed in the 2030s;
- Extension to Croft Quarry (planning permission approved on 12/01/2022 by Leicestershire County Council). A number of conditions have been discharged, with several outstanding;
- Land north of A47 Hinckley Road, Kirby Muxloe – This is a proposal for 885 dwellings and outline planning permission has now been granted;
- Enderby Hub – This is a proposed commercial development consisting of four warehouse buildings and one training and education centre. The original outline planning application was refused, an application for a revised scheme is currently under consideration.
- Hinckley National Rail Freight Interchange Development – This is a National Infrastructure Application and is being determined by the Planning Inspectorate with a decision expected in the Summer of 2024.

Updates on the status and potential impact of these developments will be reported on in the next ASR.

## **Additional Air Quality Works Undertaken by Blaby District Council During 2023**

Blaby District Council has not completed any additional works within the reporting year of 2023.

### **QA/QC of Diffusion Tube Monitoring**

The chosen diffusion tube supplier of the Council for 2023 was SOCOTEC, using the 50% TEA in acetone method of preparation.

The monitoring has been completed in adherence with the 2023 Diffusion Tube Monitoring Calendar ( $\pm 2$  days) and none were exposed for prolonged periods. Samplers were stored in accordance with the guidance and promptly posted for laboratory analysis.

### **Diffusion Tube Annualisation**

Annualisation is required where a data capture is less than 75% (but more than 25%) to ensure the results are representative of an annual mean concentration. Several diffusion tubes required annualisation in 2023, due to the reduction in monitoring part way through the year, meaning they had a data capture of 40-50%.

The four background sites used to calculate the annualisation were:

- Coventry Allesley
- Coventry Binley Road
- Leicester A594 Roadside
- Leicester University

These stations were chosen because they had the necessary data capture and fit the requirements of a background site as per the guidance. These background sites were also used to annualise CM1.

Table C.1 shows the four annualisation factors calculated from the background stations and the annualised averages.

### **Table C.1 – Annualisation Summary (concentrations presented in $\mu\text{g}/\text{m}^3$ )**

Site ID	Annualisati on Factor Coventry Allesley	Annualisati on Factor Coventry Binley Road	Annualisati on Factor Leicester Road A594 Roadside	Annualisati on Factor Leicester University	Average Annualisati on Factor	Raw Data Annual Mean	Annualised Annual Mean
CM1	0.999	0.999	0.999	0.999	0.999	19.3	19.3
DT15	0.9573	1.0019	0.9804	0.9727	0.9781	22.7	22.2
DT25	0.9573	1.0019	0.9804	0.9727	0.9781	38.0	37.2
DT35	0.9573	1.0019	0.9804	0.9727	0.9781	23.5	23.0
DT43	0.9573	1.0019	0.9804	0.9727	0.9781	28.2	27.6
DT44	0.9573	1.0019	0.9804	0.9727	0.9781	24.3	23.7
DT49	0.9573	1.0019	0.9804	0.9727	0.9781	17.6	17.2
DT51	0.9573	1.0019	0.9804	0.9727	0.9781	19.0	18.6
DT56	0.9573	1.0019	0.9804	0.9727	0.9781	21.8	21.3
DT68	0.9573	1.0019	0.9804	0.9727	0.9781	29.7	29.1
DT69	0.9573	1.0019	0.9804	0.9727	0.9781	18.3	17.9
DT75	1.0180	1.0543	1.0463	1.0574	1.0440	20.0	20.9
DT77	0.9573	1.0019	0.9804	0.9727	0.9781	30.4	29.7
DT80	0.9573	1.0019	0.9804	0.9727	0.9781	19.7	19.3
DT82	0.9573	1.0019	0.9804	0.9727	0.9781	26.3	25.7
DT83	0.9573	1.0019	0.9804	0.9727	0.9781	28.4	27.8
DT88	0.9573	1.0019	0.9804	0.9727	0.9781	25.1	24.5
DT93	0.9573	1.0019	0.9804	0.9727	0.9781	26.4	25.8
DT94	1.0064	1.0512	1.0386	1.0227	1.0297	21.4	22.1
DT95	0.9573	1.0019	0.9804	0.9727	0.9781	23.8	23.2
DT97	0.9573	1.0019	0.9804	0.9727	0.9781	30.9	30.2
DT98	0.9573	1.0019	0.9804	0.9727	0.9781	20.8	20.4
DT99	0.9573	1.0019	0.9804	0.9727	0.9781	22.2	21.7
DT101	0.9573	1.0019	0.9804	0.9727	0.9781	22.5	22.0
DT102	0.9573	1.0019	0.9804	0.9727	0.9781	23.1	22.6

Site ID	Annualisati on Factor Coventry Allesley	Annualisati on Factor Coventry Binley Road	Annualisati on Factor Leicester Road A594 Roadside	Annualisati on Factor Leicester University	Average Annualisati on Factor	Raw Data Annual Mean	Annualised Annual Mean
DT111	0.9573	1.0019	0.9804	0.9727	0.9781	26.6	26.0
DT121	1.0451	0.9981	1.0223	1.0295	1.0237	23.2	23.8
DT122	1.0313	0.9883	1.0105	1.0040	1.0085	23.1	23.3

### Diffusion Tube Bias Adjustment Factors

The diffusion tube data presented within the 2023 ASR have been corrected for bias using an adjustment factor. Bias represents the overall tendency of the diffusion tubes to under or over-read relative to the reference chemiluminescence analyser. LAQM.TG22 provides guidance with regard to the application of a bias adjustment factor to correct diffusion tube monitoring. Triplicate co-location studies can be used to determine a local bias factor based on the comparison of diffusion tube results with data taken from NO<sub>x</sub>/NO<sub>2</sub> continuous analysers. Alternatively, the national database of diffusion tube co-location surveys provides bias factors for the relevant laboratory and preparation method.

As part of the diffusion tube review in 2023, the Council decided not to continue with the triplicate at CM6. Despite having the triplicate at CM6 since 2021, the national bias factor has been chosen over a local bias factor every year. The local bias factor calculated previously was not found to be representative and so each year, after consideration of the TG22 guidance and advice from the LAQM helpdesk, the national bias adjustment factor was applied. Upon advice from the LAQM helpdesk this year, the local bias adjustment factor was not calculated for the CM6 triplicate site, as it was only a triplicate site until June.

**Therefore, the national bias adjustment factor of 0.77 was applied to the diffusion tube results.** This was selected from the 03/24 DEFRA Diffusion Tube Bias Adjustment Factors Spreadsheet, with SOCOTEC Didcot as the supplier. A total of 22 studies were used to calculate the factor.

A summary of bias adjustment factors used by Blaby District Council over the past five years is presented in Table C.2.

With the consideration and regard of Box 7.13 of TG22, the following analysis has been conducted:

- Tube exposure time (one week, two weeks, one month) – **monthly changes**
- Length of the monitoring study – **calendar year**

- QA/QC of the chemiluminescence analyser – **serviced 6 monthly, calibrations fortnightly**

**Table C.2 – Bias Adjustment Factor**

Monitoring Year	Local or National	If National, Version of National Spreadsheet	Adjustment Factor
2023	National	03/24	0.77
2022	National	03/23	0.76
2021	National	03/22	0.77
2020	National	09/21	0.77
2019	National	09/20	0.78

**NO<sub>2</sub> Fall-off with Distance from the Road**

Wherever possible, monitoring locations are representative of exposure. However, where this is not possible, the NO<sub>2</sub> concentration at the nearest location relevant for exposure has been estimated using the Diffusion Tube Data Processing Tool/NO<sub>2</sub> fall-off with distance calculator available on the LAQM Support website. Where appropriate, non-automatic annual mean NO<sub>2</sub> concentrations corrected for distance are presented in Table B.1.

One diffusion tube (DT118) required distance correction in 2023. Prior to distance correction, DT118 recorded a concentration of 40.3 µg/m<sup>3</sup>. After distance correction, this reduced to 21.3 µg/m<sup>3</sup>. Distance correction was calculated using the Diffusion Tube Data Processing Tool, details of which are presented below in Table C.4.

**Table C.3 – Non-Automatic NO<sub>2</sub> Fall off With Distance Calculations (concentrations presented in µg/m<sup>3</sup>)**

Site ID	Distance (m): Monitoring Site to Kerb	Distance (m): Receptor to Kerb	Monitored Concentration (Annualised and Bias Adjusted)	Background Concentration	Concentration Predicted at Receptor	Comments
DT118	0.5	22.9	40.3	12.2	21.3	This receptor is more than 20m further from the kerb than the monitor, therefore this result should be treated with caution.

### QA/QC of Automatic Monitoring

The Environmental Services Team carry out Local Site Operator (LSO) duties on each automatic monitoring sites monthly and the stations are serviced every 6 months.

The data is manually ratified by the Environmental Services Team following the calibrations to remove any clearly faulty data. A linear two-point regression is then applied to the data linking the calibrations and adjusting any analyser offset.

### PM10 and PM2.5 Monitoring Adjustment

PM<sub>10</sub> data has had a 1.3 scaling factor applied to it to account for the difference to the reference method.

PM<sub>2.5</sub> concentrations are directly monitored by CM5. The PM<sub>10</sub> concentrations from CM1 have been used to derive the PM<sub>2.5</sub> concentrations using DEFRA's latest guidance. The steps used to calculate this are shown below.

The annual mean PM<sub>10</sub> concentration for CM5 subtracted by the nationally derived correction factor:

$$13.0 - 5.9 = 7.1 \mu\text{g}/\text{m}^3$$

### Automatic Monitoring Annualisation

Where less than 75% (but more than 25%) of the data set is available, the automatics monitoring stations have been annualised as per the Technical Guidance. This was only necessary for CM1. The following background stations were used:

- Coventry Allesley
- Coventry Binley Road



- Leicester A594 Roadside
- Leicester University

These stations were chosen because they had the necessary data capture and fit the requirements of a background site as per the TG22 guidance. Advice was also received from the LAQM helpdesk, to ensure the annualisation had been done correctly. Details of the annualisation can be found in Table C.1.

### **NO<sub>2</sub> Fall-off with Distance from the Road**

Wherever possible, monitoring locations are representative of exposure. However, where this is not possible, the NO<sub>2</sub> concentration at the nearest location relevant for exposure has been estimated using the NO<sub>2</sub> fall-off with distance calculator available on the LAQM Support website. Where appropriate, automatic annual mean NO<sub>2</sub> concentrations corrected for distance are presented in Table A.3.

This was necessary for CM6 which recorded a concentration for 2023 of 40.2 µg/m<sup>3</sup>. Once distance-corrected, this reduced to 35.7 µg/m<sup>3</sup>. Details of this can be seen in Table C.4.

**Table C.4 – Automatic NO<sub>2</sub> Fall off With Distance Calculations (concentrations presented in µg/m<sup>3</sup>)**

Site ID	Distance (m): Monitoring Site to Kerb	Distance (m): Receptor to Kerb	Monitored Concentration (Annualised)	Background Concentration	Concentration Predicted at Receptor	Comments
CM6	2.7	5.8	17.1	40.2	35.7	

## Appendix D: Maps of Monitoring Locations and AQMAs

An assessment of 2023 results in the context of past data has been carried out for the following areas:

**Figure D.1:** AQMA 1 - A5460 Narborough Road South

**Figure D.2:** AQMA 2 - M1 corridor in Enderby and Narborough

**Figure D.3:** AQMA 3 – M1 corridor between Thorpe Astley and Leicester Forest East

**Figure D.4:** AQMA 4B – Enderby Road, Whetstone

**Figure D.5a:** AQMA 6 – Mill Hill, Enderby

**Figure D.5b & D.5c:** Enderby outside of AQMA 6

**Figure D.6:** AQMA 7 (Proposed) – Lubbesthorpe Road, Braunstone Town

**Figure D.7:** Stoney Stanton village

**Figure D.8:** Glenfield village

**Figure D.9:** Glen Parva

**Figure D.10a:** Sapcote and Aston Firs - Sapcote

**Figure D.10b:** Sapcote and Aston Firs – Aston Firs

**Figure D.11:** Elmesthorpe village

**Figure D.12:** Kirby Muxloe village

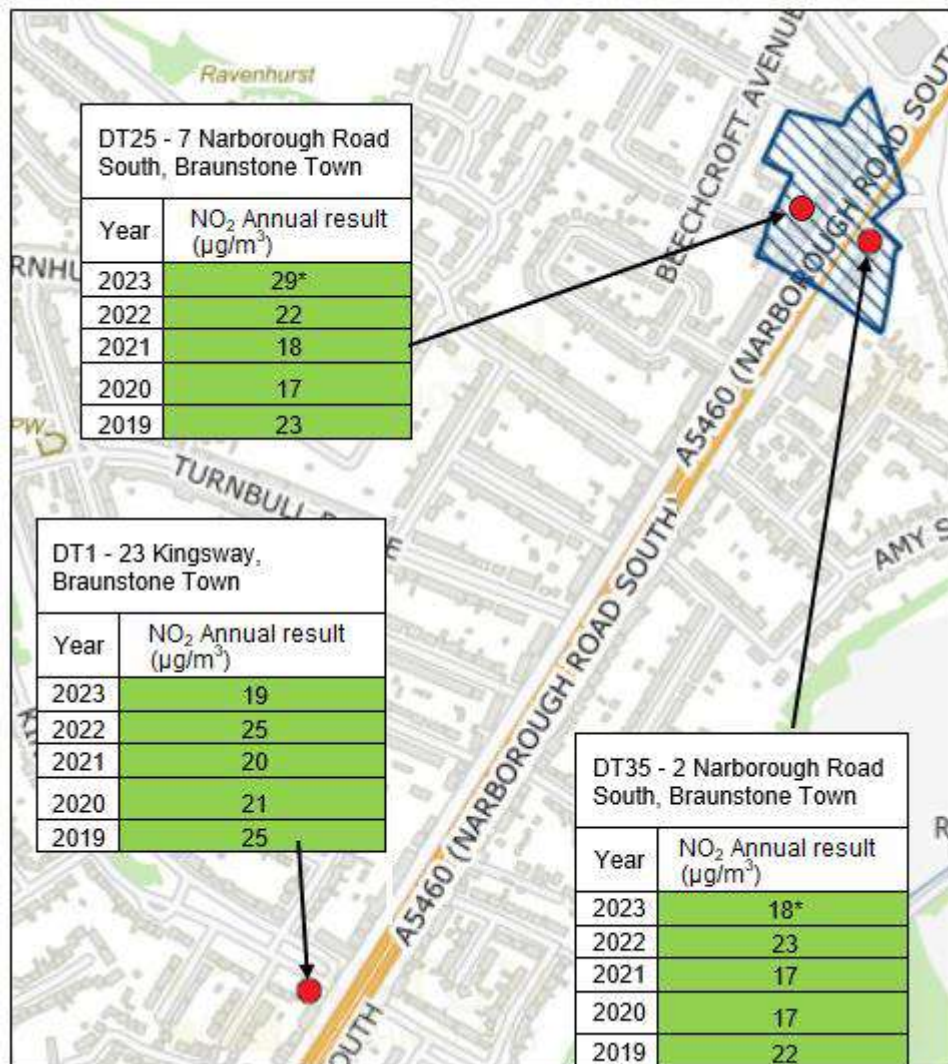
**Figure D.13:** Sharnford village

**Figure D.14:** Kilby

**Figure D.15:** Thorpe Astley

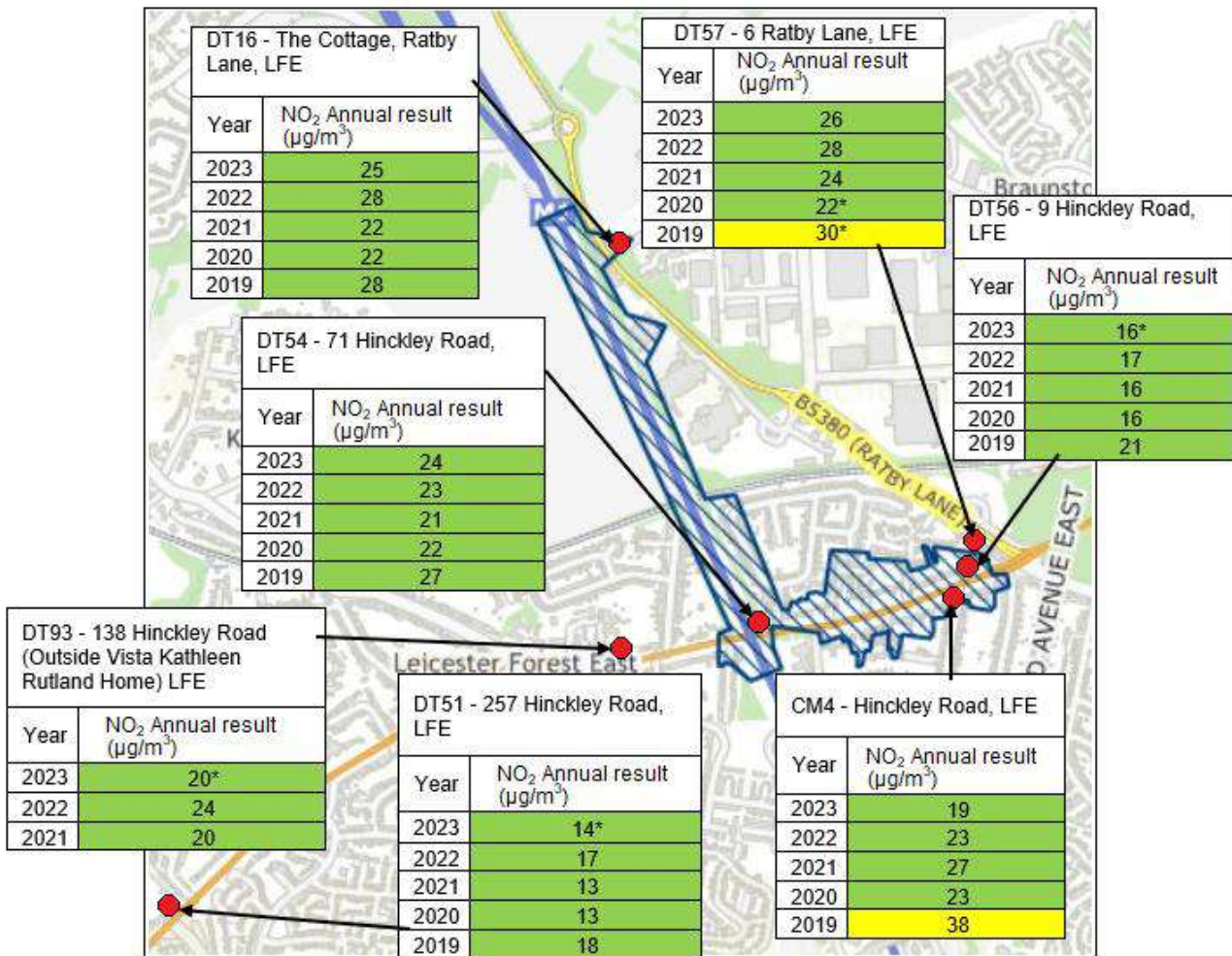
**Figure D.16:** Locations of Zephyr® monitors in Blaby District

## AQMA 1 – A5460 Narborough Road South



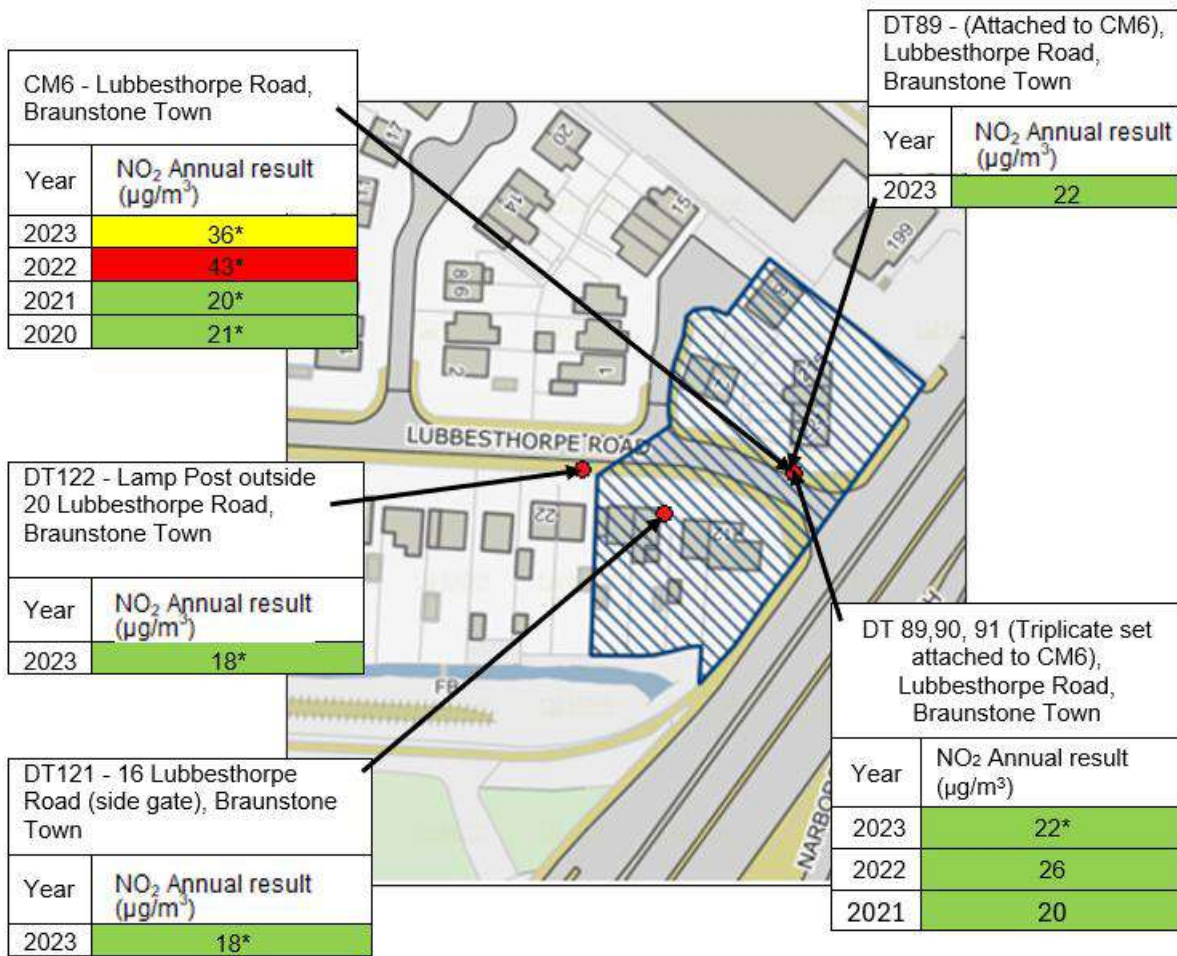
**Figure 1:** Map showing the locations and results of diffusion tubes in AQMA 1, including Narborough Road South and parts of Braunstone Town. AQMA boundary is represented by the blue grid lines. Results have been rounded to the nearest whole number. 40µg/m<sup>3</sup> is the national air quality objective for this pollutant. Numbers with a \* represent a figure that has been annualised and/or distance corrected. © Crown copyright. All rights reserved.

## AQMA 3 – M1 corridor between Thorpe Astley and Leicester Forest East



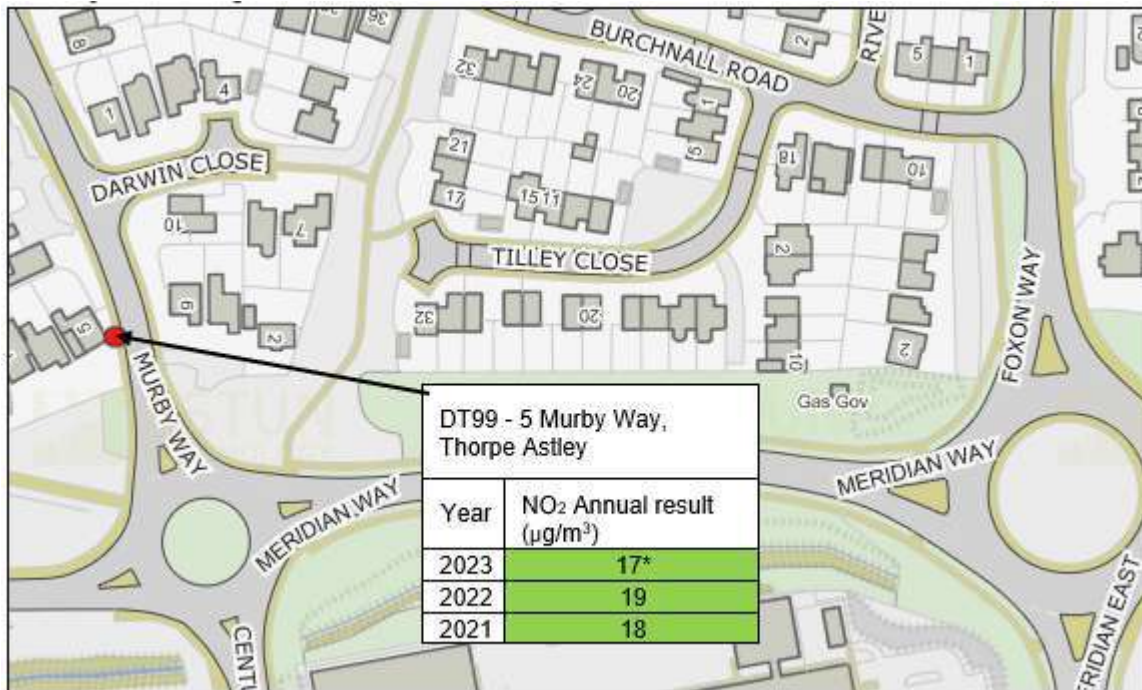
**Figure 3:** Map showing the locations and results of diffusion tubes and continuous monitoring stations in AQMA 3, along a corridor of the M1 between Thorpe Astley and Leicester Forest East. AQMA boundary is represented by the blue grid lines. Results have been rounded to the nearest whole number. 40µg/m<sup>3</sup> is the national air quality objective for this pollutant. Numbers with a \* represent a figure that has been annualised and/or distance corrected. © Crown copyright. All rights reserved.

## AQMA 7 (Proposed) – Lubbesthorpe Road, Braunstone Town



**Figure 6:** Map showing the locations and results of diffusion tubes and continuous monitoring stations in AQMA 7 (Proposed), at the end of Lubbesthorpe Road in Braunstone Town. AQMA boundary is represented by the blue grid lines. Results have been rounded to the nearest whole number. 40µg/m<sup>3</sup> is the national air quality objective for this pollutant. Numbers with a \* represent a figure that has been annualised and/or distance corrected. © Crown copyright. All rights reserved.

## Thorpe Astley



**Figure D.15:** Map showing the locations and results of diffusion tubes in Thorpe Astley. Results have been rounded to the nearest whole number. 40µg/m<sup>3</sup> is the national air quality objective for this pollutant. Numbers with a \* represent a figure that has been annualised and/or distance corrected. © Crown copyright. All rights reserved.

## Locations of Zephyr® monitors in Blaby District



**Figure D.16:** Map showing the locations Zephyr® monitors in the Blaby District (blue dots). Railway stations are marked with red dots. The District boundary is shown in black. © Crown copyright. All rights reserved.

## Appendix E: Summary of Air Quality Objectives in England

**Table E.1 – Air Quality Objectives in England<sup>9</sup>**

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<sup>9</sup> The units are in microgrammes of pollutant per cubic metre of air ( $\mu\text{g}/\text{m}^3$ ).

Pollutant	Air Quality Objective: Concentration	Air Quality Objective: Measured as
Nitrogen Dioxide (NO <sub>2</sub> )	200µg/m <sup>3</sup> not to be exceeded more than 18 times a year	1-hour mean
Nitrogen Dioxide (NO <sub>2</sub> )	40µg/m <sup>3</sup>	Annual mean
Particulate Matter (PM <sub>10</sub> )	50µg/m <sup>3</sup> , not to be exceeded more than 35 times a year	24-hour mean
Particulate Matter (PM <sub>10</sub> )	40µg/m <sup>3</sup>	Annual mean
Sulphur Dioxide (SO <sub>2</sub> )	350µg/m <sup>3</sup> , not to be exceeded more than 24 times a year	1-hour mean
Sulphur Dioxide (SO <sub>2</sub> )	125µg/m <sup>3</sup> , not to be exceeded more than 3 times a year	24-hour mean
Sulphur Dioxide (SO <sub>2</sub> )	266µg/m <sup>3</sup> , not to be exceeded more than 35 times a year	15-minute mean



## Glossary of Terms

Abbreviation	Description
AQAP	Air Quality Action Plan - A detailed description of measures, outcomes, achievement dates and implementation methods, showing how the local authority intends to achieve air quality limit values'
AQMA	Air Quality Management Area – An area where air pollutant concentrations exceed / are likely to exceed the relevant air quality objectives. AQMAs are declared for specific pollutants and objectives
ASR	Annual Status Report
Defra	Department for Environment, Food and Rural Affairs
DMRB	Design Manual for Roads and Bridges – Air quality screening tool produced by National Highways
EU	European Union
FDMS	Filter Dynamics Measurement System
LAQM	Local Air Quality Management
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Nitrogen Oxides
PM <sub>10</sub>	Airborne particulate matter with an aerodynamic diameter of 10µm or less
PM <sub>2.5</sub>	Airborne particulate matter with an aerodynamic diameter of 2.5µm or less
QA/QC	Quality Assurance and Quality Control
SO <sub>2</sub>	Sulphur Dioxide

## References

- Local Air Quality Management Technical Guidance LAQM.TG22. August 2022. Published by Defra in partnership with the Scottish Government, Welsh Assembly Government and Department of the Environment Northern Ireland.
- Local Air Quality Management Policy Guidance LAQM.PG22. August 2022. Published by Defra in partnership with the Scottish Government, Welsh Assembly Government and Department of the Environment Northern Ireland.
- Chemical hazards and poisons report: Issue 28. June 2022. Published by UK Health Security Agency
- Air Quality Strategy – Framework for Local Authority Delivery. August 2023. Published by Defra.

## **BRAUNSTONE TOWN COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE – 31<sup>st</sup> OCTOBER 2024**

#### **Item 12 – Neighbourhood Planning**

##### Purpose

To review the position concerning whether the Town should be designated as a Neighbourhood for the purposes of undertaking a Neighbourhood Plan.

##### Background

In November each year, Planning & Environment Committee undertake a review of the position concerning whether Braunstone Town and Thorpe Astley should be designated as a Neighbourhood for the purposes of undertaking a Neighbourhood Plan.

##### Reviewing the Neighbourhood Planning Option

In terms of successful Neighbourhood Planning, leadership and involvement of the Town Council and Town Councillors is required and an indication of a wider community desire to undertake neighbourhood planning.

Therefore, in order to determine whether a Neighbourhood Plan/Development Order or Community Right to Build Order is required, the Committee will need to reflect on:

- a) do planning issues need to be addressed and if so, would they be best dealt with through Neighbourhood Planning, are they covered by other policies/strategies (e.g. Open Spaces Strategy) or is there another more appropriate tool or process which could be used to address them (e.g. Conservation Area designation and Article 4 Direction);
- b) is there sufficient Town Councillor support for the process; and
- c) at this stage is there sufficient general community support for addressing the identified issues and through the Neighbourhood Planning process.

Twelve months since the last review of the decision not to go ahead with Neighbourhood Planning, there appears to be no significant developments or changes which would warrant a change in direction by the Town Council. The Town Council would need to provide significant resources to facilitate the process, including engaging the community and making the necessary applications and applying for funding. Any recommendation to go ahead with Neighbourhood Planning will need to be submitted to full Council for consideration and application to designate a Neighbourhood Area.

Furthermore, the Government is undertaking a review of the arrangements and support for Neighbourhood Planning as part of its proposed reforms to the planning system. There is no suggestion that Neighbourhood Planning will be abolished, however, the wider reforms, particularly in respect of identifying sites for new housing, are likely to have an impact on the neighbourhood planning process.

If the Committee decide not to go ahead with pursuing a Neighbourhood Plan this year, in accordance with Minute 82 2017/2018, the option will be reviewed at least on an annual basis.

### Recommendation

That Braunstone Town Council does not undertake a Neighbourhood Plan or any of the Neighbourhood Planning tools at the present time.

### Reason

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 and Neighbourhood Shopping Areas are protected by existing policies. Areas of historic or special character, such as Braunstone Village, is protected and enhanced by a Conservation Area designation and an Article 4 Direction is proposed to further restrict permitted development rights for non-listed properties in Braunstone Village.

# Financial Budget Comparison

## for 8. Planning & Environment

Comparison between 01/04/24 and 30/09/24 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/24

		2024/2025	Revised	Reserve	Actual Net	Balance	Bal %age
<b>8. Planning &amp; Environment</b>							
<b>Income</b>							
807	Projects	£0.00	£0.00	£0.00	£0.00	£0.00	0.00%
890	Consumer Products (Sales)						
890/1	General	£0.00	£0.00	£0.00	£0.00	£0.00	0.00%
890/2	Poop Scoops	£1,100.00	£1,100.00	£0.00	£456.53	-£643.47	-58.50%
890	Total	£1,100.00	£1,100.00	£0.00	£456.53	-£643.47	-58.50%
<b>Total Income</b>		£1,100.00	£1,100.00	£0.00	£456.53	-£643.47	£1,133.00
<b>Expenditure</b>							
8070	Projects						
8070/1	Climate Change	£165.00	£0.00	£0.00	£0.00	£0.00	0.00%
8070	Total	£165.00	£0.00	£0.00	£0.00	£0.00	0.00%
8190	Professional Fees	£250.00	£250.00	£0.00	£0.00	£250.00	-100.00%
8440	Waste Services (Dog Bins)	£11,401.00	£11,401.00	£0.00	£5,733.00	£5,668.00	-49.71%
8460	Furniture						
8460/1	Notice Boards	£2,000.00	£0.00	£0.00	£0.00	£0.00	0.00%
8460/2	Street Planters	£1,976.00	£1,976.00	£0.00	£0.00	£1,976.00	-100.00%
8460/3	Other	£0.00	£0.00	£0.00	£0.00	£0.00	0.00%
8460	Total	£3,976.00	£1,976.00	£0.00	£0.00	£1,976.00	-100.00%
8900	Consumer Products (Purchase for resale)						
8900/1	Poop Scoops	£1,100.00	£1,100.00	£0.00	£838.25	£261.75	-23.80%

# Financial Budget Comparison

## for 8. Planning & Environment

Comparison between 01/04/24 and 30/09/24 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/24

	<b>2024/2025</b>	<b>Revised</b>	<b>Reserve</b>	<b>Actual Net</b>	<b>Balance</b>	<b>Bal %age</b>
8900 Total	£1,100.00	£1,100.00	£0.00	£838.25	£261.75	-23.80%
<b>Total Expenditure</b>	<b>£16,892.00</b>	<b>£14,727.00</b>	<b>£0.00</b>	<b>£6,571.25</b>	<b>£8,155.75</b>	<b>£17,339.48</b>

# Paid Expenditure Transactions

paid between 21/08/24 and 17/10/24, for the 8. Planning Environment

**Start of year 01/04/24**

Payment Reference	Paid date	Tn no	Order no	Gross	Vat	Net	Cttee	Details	Heading	
BACS241003T ARGET9068	15/10/24	20518		£3,439.80	£573.30	£2,866.50	8. PE	Target Pest Control & Hygiene	Collection 49 Dog Waste Bins - weekly & Service charge for Oct Nov Dec	8440
<b>Total</b>				£3,439.80	£573.30	£2,866.50				