



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 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
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.

10th July 2024

To: Councillor Robert Waterton (Chair), Councillor Sam Maxwell (Vice-Chair) and Councillors Anthea Ambrose, Nick Brown, Richard Forrest, Leanne Lee, Gary Sanders, Darshan Singh, Marion Waterton and Mark Widdop (1 vacancy).

Dear Councillor

You are summoned to attend an **Extraordinary meeting of the PLANNING & ENVIRONMENT COMMITTEE** to be held in the Ravenhurst Room at Braunstone Civic Centre on **Thursday 18th July 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/89636849207?pwd=zyle6E5lZKh3g3k7qf1h0a3GGRix9H.1>

Meeting ID: 896 3684 9207

Passcode: 794769

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. Planning and Licensing Applications

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



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

PLANNING & ENVIRONMENT COMMITTEE – 18th JULY 2024

Item 4 – Planning and Licensing Applications

Purpose

To agree observations on planning and licensing applications received.

Planning Applications

- 1. Application No:** 20/1373/FUL
Description: Erection of 13 dwellings with associated infrastructure, landscaping and access
Location: Land to rear of 27 to 45 Avon Road Braunstone Town Leicestershire (Ravenhurst Ward)
- 2. Application No:** 21/1110/LBC
Description: Demolition of existing building
Location: Unit 4 254 Braunstone Lane Braunstone Town Leicestershire (Ravenhurst Ward)

Licensing Applications

There are no licensing applications.

Previous responses to applications (October 2021)

- 1. Application No:** 21/1110/LBC
- Description:** Demolition of existing building
- Location:** Unit 4 254 Braunstone Lane Braunstone Town Leicestershire (Winstanley Ward)
- Response:** *Braunstone Town Council recommends that the following conditions should be applied in the event of any approval:*
- (a) no demolition to take place unless the associated planning application 20/1373/FUL, referred to in the reason for making the Listed Building Consent Application, was approved;*
 - (b) in respect of (a) above, demolition must be necessary to facilitate the development and evidenced in a construction method statement submitted as part of application 20/1373/FUL; and*
 - (c) in the event that the application 20/1373/FUL was rejected, no demolition nor any further external alterations being permitted to any building within the curtilage of 254 Braunstone Lane without a specific Listed Building Consent application being submitted and approved.*
- Reason:** *While the building subject to this application was a 20th Century construction with little heritage value, 254 Braunstone Lane itself was a Grade 2 listed building; therefore:*
- (a) a full heritage impact assessment would need to be carried out on the impact of the proposed development (20/1373/FUL) on the heritage assets and local distinctiveness of Braunstone Village, including the impact resulting from any demolition of the building identified in this Listed Building Consent Application, in order to ensure the protection of these heritage assets;*
 - (b) to avoid any adverse impact on the listed buildings of Braunstone Village from construction, vibration and heavy machinery and to ensure the preservation of these heritage assets; and*
 - (c) to ensure that design solutions would preserve and enhance the heritage and local distinctiveness of Braunstone Village.*

- 11. Application No:** 20/1373/FUL
- Description:** Erection of 13 dwellings with associated infrastructure, landscaping and access. The following amendments have been made to this application:
1. new covering letter, amended dwelling plans, site layout and street scene plans, landscaping plans, materials and boundary treatment plans, bat survey and design statement
 2. change of proposal description from proposed 16 dwellings down to 13 dwellings
- Location:** Land To Rear Of 27 To 45 Avon Road Braunstone Town Leicestershire
- Response:** *Braunstone Town Council objects to the proposal and recommends refusal, since the proposals:*
1. *were located on an unsustainable and unreasonable site for development;*
 2. *would result in overdevelopment of the site due to factors including scale and mass;*
 3. *have an unsatisfactory relationship with nearby uses that would be significantly detrimental to the amenity enjoyed by the occupiers of those properties, due to considerations of privacy, noise, and vehicular activity;*
 4. *were significantly out of keeping with the character and the appearance of the area, particularly the neighbouring Conservation Area and listed buildings in the vicinity;*
 5. *would result in the potential loss of an archeologically important site;*
 6. *were not designed to address climate change and provide for sustainable living;*
 7. *would present dangers to the safety of highway users on Avon Road; and*
 8. *would result in surface water run off towards Braunstone Lane / Main Street.*
- Reasons:**
1. *The site had not been included in the emerging Blaby District Local Plan Options; which sets out options for the location of development and identified reasonable site options.*
 2. *The proposal was for 13 properties, which could contain 13 families; resulting in overall cramped living conditions on the site. The Maisonettes had no private amenity space.*
 3. *13 properties would be located close together on a small plot of land, which was surrounded by established housing on Avon Road, Bidford Road and Balmoral Drive; the single narrow access would provide for significant vehicular movements between*

properties.

- 4. The site was close to an ancient barn and Manor House presenting a threat to its setting; Manor Farm was a Grade 2 listed building; these properties were at risk from the impact of the construction and from surface water run-off. The proposals would impact on the setting of Braunstone Village.*
- 5. A previous planning application for this site contained an archaeological assessment which indicated there was potential for archaeology on this site. The area was part of a medieval farm curtilage. Manor Farm was the first brick-built farm in the village and had been a working farm which produced cheese. The proposed development and finish floor levels were likely to result in excavations to a level which would compromise and destroy the archaeology below the surface.*
- 6. The design and layout were contrary to addressing climate change and were not in keeping with the Environment and Sustainability Policies set out in the emerging Local Plan; for example not installing solar panels. The proposals also didn't provide for sustainable living with a lack of private or communal amenity space.*
- 7. The proposed exit on to Avon Road would add to traffic problems, Avon Road had a significant amount of on-street parking, especially at the times when children were being taken to or collected from school.*
- 8. The plans were not clear on how drainage away from Braunstone Lane (Main Street) and towards Avon Road would be secured; the intention seems to be to utilise the sewage system on Avon Road but the site slopes significantly downwards from Avon Road towards Braunstone Lane.*