

BRAUNSTONE TOWN COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING OF
CITIZENS' ADVISORY PANEL

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 20th JUNE 2024 AT 7.30PM

PRESENT: Councillor Gary Sanders (Chair), Councillor Leanne Lee (Vice-Chair) and Councillors Sam Fox Kennedy and Darshan Singh; and local residents Clive Brett, John Dodd, Jeanette Essex, Barbara Haselgrove, Jack Haselgrove, Keith Hammersley, Susan Metson, Talent Nyandoro, Geoff Simmonds and Jean White.

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

Also in attendance was Councillor Paul Kennedy and Andrzej Jablonski.

1. Apologies

No apologies for absence had been received.

2. Disclosures of Interest

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

3. Braunstone Village Conservation Area Proposals – Consultation

The Panel received and considered whether to comment on the draft Character Appraisal and Management Plan in respect of the consultation on the proposal to designate an area of Braunstone Village to the South of Braunstone Lane as a Conservation Area (item 3 on the agenda).

The Chief Executive & Town Clerk summarised the consultation process and documentation and advised that individuals could comment directly by submitting their responses to Blaby District Council by 16th July 2024. Panel members and local residents were able to make comments as part of the Citizens' Advisory Panel's consideration and these contributions would be considered, along with the resolution of Planning & Environment Committee on 6th June 2024, when submitting Braunstone Town Council's response to the consultation.

The Panel were invited to review the consultation and supporting information documents (Appendices 1 to 5) and respond to the public consultation.

Panel members and local residents generally welcomed the proposal. Many commented that the lack of a conservation area on the Blaby District / Braunstone Town side of Braunstone Village over the past 50 years had resulted in a general degrading of the heritage assets and the setting;

something which had not been the case on the Leicester City side of Braunstone Village, which had been designated as a Conservation Area.

As an example, photographs were circulated by a local resident showing the impact of development around the Village Shop; while the side of Braunstone Lane around Cressida Place retained the same character and appearance (filed with these minutes).

Reference was also made to the report to Blaby District Council on 21st May 2024, which provided an update on the potential of creating a new Conservation Area covering the historic village core of Braunstone, and sought approval to proceed a public consultation. In the section on "Evaluation of the proposed conservation area", the report stated "*There is evidence of incremental change in this area, with the loss of more traditional building features and materials, as well as small scale developments that are more visually harmful. The area can be seen as being close to a tipping point in terms of this change, with the expanded permitted development rights for non-conservation area properties providing a heightened risk*".

The Manor and its farmyard was considered to be at the core of the Village and by extension the proposed conservation area. Farm buildings within its curtilage dated from when the Winstanley family upgraded buildings around 1850 to 1860. The site was important to retaining the overall character and special interest of the area. There had been evidence of Roman activity in the area and generally, all undeveloped sites within the Village was of archaeological interest.

Those in attendance agreed there was clear evidence that a new conservation area would help ensure new development was sensitive to the historic character and setting of Braunstone Village.

AGREED

1. that the southern (Blaby District / Braunstone Parish) side of Braunstone Village (i.e. South of Braunstone Lane/Main Street) should be designated as a Conservation Area, complimenting the existing Conservation Area on the northern (Leicester City) side of Braunstone Village;
2. that the boundary for the proposed Conservation Area (marked within the red line on the enclosed map at Appendix 2) was supported;
3. that the Draft Character Appraisal (Appendix 3) generally described the special architectural, historic interest, character and appearance of Braunstone Village; however, the following should be considered:
 - a) The Manor farmyard was the largest farm yard in the village and the farm buildings were curtilage listed; this area was an important part of the setting for The Manor,
 - b) the Manor farmyard was described as now being a "small industrial estate", it potentially better described as being units for small businesses,
 - c) the "Evaluation of the proposed conservation area" highlighted in the report to Blaby District Council on 21st May 2024, should also be appropriately referenced,

- d) in addition to open space and historic routes, reference should also include the importance of the natural environment (gardens, trees, hedgerows) in retaining the special character and interest of a historic rural village;
4. that the draft Management Plan was generally considered suitable to ensure the future protection and enhancement of the special character of Braunstone Village (Appendix 4); however, it was felt that the Plan could be stronger in ensuring that all three Councils had an interest in both conservation areas and therefore, the whole of the setting, while respecting roles and jurisdictions; and
 5. that the proposed Article 4 Direction (page 19 of the Management Plan (Appendix 4)) was balanced and appropriate to ensure development in the conservation area would be suitably managed.

The meeting closed at 8.15pm.

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 5th September 2024.