

BRAUNSTONE TOWN COUNCIL

MINUTES OF PLANNING & ENVIRONMENT COMMITTEE

HELD AT BRAUNSTONE CIVIC CENTRE

THURSDAY 31st OCTOBER 2024

PRESENT: Councillor Robert Waterton (Chair) and Councillors Anthea Ambrose, Nick Brown, Alex DeWinter (substituting for Councillor Sam Maxwell), Richard Forrest, Marion Waterton and Mark Widdop.

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

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

38. Apologies

Apologies for absence were received from Councillors Leanne Lee, Sam Maxwell, Gary Sanders and Darshan Singh.

39. Disclosures of Interest

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

40. 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 nine members of the public present at the meeting.

Seven of the members of the public were concerned about the number of change of use planning applications to turn domestic dwellings into children's homes. Residents in attendance lived either in Stonehurst Road or Mossdale Road. The following points were raised:

- a) impact on the enjoyment of the area, particularly the impact on the quality of life of the occupiers of neighbouring properties;
- b) parking, particularly on a narrow street close to a bend;
- c) impact on property prices;
- d) suitability in some cases of the applicant to provide a children's home;
- e) concerns that many residents had not been notified of applications;
- f) concerns that the planning process was not clear and that many elderly people did not know how to respond to planning consultations, some did not have an email address;
- g) personal anxiety and stress caused by the proposals and the impact a children's home would have on their daily lives;

- h) problems with parking plans, which were often not to scale, and in practice there was insufficient room on site for the number of spaces indicated on such plans; and
- i) the age range of the children to be looked after in the homes.

In response, members of the Committee reassured residents that the Town Council was aware of the situation and was monitoring the number of approved change of use applications for children's homes. It was important to note that change of use was allowed provided there was no significant detriment to amenity. Car parking arrangements were an area that could be considered, particularly where there would be an adverse impact on highway safety. As such the Town Council considered the merits of each application when formulating its consultation response. Some applications were detailed, while others, such as the Stonehurst Road application, provided very little information in respect of how it would operate. A planning statement was essential for the Town Council to understand whether or not the proposal would provide a satisfactory relationship with nearby uses and not have a significant detrimental effect on the amenity enjoyed by residents.

Councillor Robert Waterton advised of the opportunity to hold a meeting with planning officers at Blaby District Council to raise concerns and offered to liaise with the residents concerned and the Head of Planning in order to set the meeting up.

Two members of the public were concerned about application 4, 24/0850/TC, a proposal to fell an area of trees adjacent to the scout hut at the rear of 230 Braunstone Lane; as follows:

- a) the Applicant's Agent had provided the minimum of information required; no reason had been offered for felling an area of mature trees in a Conservation Area;
- b) the 'sketch plan' provided was a small-scale aerial photograph with the relevant area scrawled around with a fat-nibbed red felt-tip pen; it was completely inadequate to identify exactly the area and trees concerned; Government Guidance stated, "The authority is advised to refer a section 211 notice containing insufficient or unclear information back to the person who submitted it";
- c) the Notification stated that the applicant was the owner of the trees; given the historical significance of the Bridle Road, before anything as harmful as the felling of mature trees was allowed to take place in a Conservation Area, the Applicant should be asked to show title to the land and trees; and
- d) there appeared little evidence that interested parties, such as Braunstone Town Council, Leicester City Council and Blaby District Council Planning Policy had been contacted and invited to comment on the proposals.

41. Minutes of the Meetings held 29th August 2024 and 19th September 2024

The Minutes of the meetings held on 29th August 2024 and 19th September 2024 were circulated (item 4 on the agenda).

RESOLVED that the Minutes of the meetings held on 29th August 2024 and 19th September 2024 be approved and signed by the Chairperson as a correct record.

42. 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).

It was noted that delegated for response 13, 24/0814/HH, first-floor side extension and alterations to the ground floor at 27 Kingsway North, that no floor plans or elevations had been available at the time the report had been published (item 5 on the agenda). Subsequently, the floor plans and elevations were made available on the planning portal and the Chief Executive & Town Clerk had submitted the Town Council's consultation response; this was reported to the meeting (see response 13 below).

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:** 24/0712/FUL

Description: Retrospective application for siting of 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.*

Reason: *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.*

Reason:

- 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.*

Reasons: *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 Mosssdale 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

Description: Retention of temporary building and 3 containers (Use class B1(c) light industrial) installed under a previous application 21/1504/FUL

Location: Unit 5 Vitruvius Way Merdian Business Park Braunstone Town (Thorpe Astley Ward)

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).*

Reasons: *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

Description: Proposed demolition of existing garages and erection of two storey commercial unit

Location: Land Adj to 109 Ravenhurst Road Braunstone Town Leicester LE3 2PW (Ravenhurst Ward)

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

Description: Retrospective application for siting of InPost Parcel Locker

Location: 1 Monica Road Braunstone Town Leicester (Millfield 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 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

Description: Erection of one dwelling (outline application with details of access and layout)

Location: 2 Freeboard Road Braunstone Town Leicester (Millfield Ward)

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

Description: First-floor side extension and alterations to the ground floor

Location: 27 Kingsway North Braunstone Town Leicestershire (Ravenhurst 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 ground floor of the side extension being of opaque glass; 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 first floor side extension was proposed for a similar footprint as the existing single storey side extension. 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 proposals involved an extra bedroom; therefore, in accordance with the Leicestershire Highways Design Guide, a minimum of three onsite parking spaces should be provided to avoid additional parking on the narrow highway, including the footway, close to two schools, which could present safety issues to highway users, particularly pedestrians.*
- 2. To allow for natural light to enter the property, while providing for privacy.*
- 3. To protect the amenity enjoyed by the occupants of the neighbouring property in terms of privacy and noise.*

14. Application No: 24/0762/FUL

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

Location: Mcdonalds Restaurant Meridian East Meridian Business Park Braunstone Town (Thorpe Astley Ward)

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

Reasons: *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

Description: Proposed single storey front, side, and rear extension (including demolition of existing car port) and conversion of garage to study

Location: 13 Farmway Braunstone Town Leicester (Millfield Ward)

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 were no licensing applications to consider.

43. 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:** 24/0859/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 Leicestershire (Millfield Ward)
Response: *Braunstone Town Council does not object to this application.*
Reason: *The Parcel locker provided a pick up point at a local convenience store, supporting its sustainability, while reducing delivery journeys. The location was accessible on foot, on a bus route, and there was sufficient parking availability.*

44. 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:** 24/0835/HH
Description: Single storey front, side and rear extensions, first floor side extension, conversion of garage, external rendering and erection of front boundary wall with automatic metal gate and associated alterations
Location: 516 Braunstone Lane Braunstone Town Leicester (St. Mary's Ward)
Response:
 1. *Braunstone Town Council does not object to the Single storey front, side and rear extensions, first floor side, and conversion of garage; subject to:*
 - a) *on-site parking, within the curtilage of the property, being provided for at least three vehicles and being available for use in perpetuity;*

- b) *the on-site parking being surfaced with a hardbound material, either permeable or with suitable drainage, and maintained in perpetuity; and*
 - c) *no side windows, openings or vents in the side elevation of the proposed extension, without the explicit consent of the local planning authority; and*
2. *Braunstone Town Council objects to the proposed front boundary wall and automatic sliding metal gate; due to considerations of:*
- a) *not being in keeping with the character and appearance of the area;*
 - b) *impacting on the operation of the highway; and*
 - c) *potentially detrimental to the safety of highway users (including users of the footpath).*

Reasons:

1. *The property was on a large well-established and landscaped plot, similar extensions had been carried out at neighbouring properties and the proposals were unlikely to have an adverse impact on the amenity enjoyed by neighbouring properties; nevertheless:*
- a) *the number of bedrooms at the property would increase to four; the highway was a narrow main road and any additional highway parking would cause obstruction, including on the footway, causing risks to the safety of users, particularly pedestrians;*
 - b) *it was important to ensure that suitable parking would be provided and to avoid adding to flooding on the highway during periods of heavy and prolonged rainfall; and.*
 - c) *to protect the amenity enjoyed by the occupants of the neighbouring property in terms of privacy and noise.*
2. *Common boundary treatments on this stretch of Braunstone Lane consisted of either hedgerow or low level walls and fences with no gates; as such:*
- a) *installation of a 1.8 metre high wall and metal gate would result in a discordant element to the character and appearance of the street scene and the wider area;*
 - b) *there was no room for a vehicle entering the property to wait while the gate opened, therefore it would obstruct the operation of the busy highway and footpath;*
 - c) *vehicles leaving the property would not have a sufficient view of the footpath when pulling out; presenting safety concerns for footpath users.*

3. **Application No:** 24/0898/FUL
- Description:** Retention of change of use from former veterinary surgery to Beauty Salon and Barbers
- Location:** 106 Edward Avenue Braunstone Town Leicester (Millfield Ward)
- Response:** *Braunstone Town Council has no objections to the change of use application.*
- Reason:** *The proposed use was in keeping with the designation of the area as a Neighbourhood Parade (covered under Development Management Policy 6). While the proposed use was not one of the categories listed in the policy; neither was a veterinary surgery. As such, the use of the premises as a beauty salon and barbers was considered ancillary to the Neighbourhood Parade and would support its sustainability.*
4. **Application No:** 24/0850/TC
- Description:** Fell area of trees adjacent to house and scout hut
- Location:** Rear of 230 Braunstone Lane Braunstone Town Leicester (Ravenhurst Ward)
- Response:** *Braunstone Town Council objects to the application since:*
- 1. the application does not clearly identify the exact number of trees to be removed, their species or the reason for removal (the later not being mandatory but advised); and*
 - 2. the removal of the trees would be contrary to the Braunstone Village Conservation Area Character Appraisal and Management Plan.*
- Therefore, Braunstone Town Council recommends that a Tree Preservation Order should be made to protect the mature and established trees in the area alongside the historic Lubbesthorpe Bridle Path between Main Street / Braunstone Lane and Shakespeare Park.*
- Reasons:**
- 1. The 'sketch plan' provided was a small-scale aerial photograph with the proposed area scrawled around with a fat-nibbed red felt-tip pen; it did not sufficiently identify the trees to be felled, or the species.*
 - 2. The proposed area included mature and established trees, which were potentially over 100 years old. These trees formed part of a character*

row, along with trees on the opposite side of Braunstone Lane, which were located in the heart of the historic village, adjacent to and visible from Main Street (Braunstone Lane), the historic bridle route (Lubbesthorpe Bridle Path), a listed building (former Shakespeare Pub) and Shakespeare Park. Paragraph 8 of the Character Appraisal referring to Townscape stated that its “character is reinforced by the green and leafy appearance of the Conservation Area. Where they are present, mature trees, natural boundary treatments and soft verges make a positive contribution to the significance of the area”. Section 12 of the Management Plan sets out the importance of retaining and planting trees and requires “a presumption in favour of retaining trees which make a positive contribution to the character and appearance of the conservation area”.

- 5. Application No:** 24/0723/HH
- Description:** Two-storey side and rear, and single-storey side and rear extensions and internal alterations (amended description and drawings received 28.10.2024)
- 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.*

45. 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.

46. Feedback on Planning Application Decisions

The Committee received a copy of the Planning Case Officer Delegated Decision in respect of 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 (item 9A);
- 23/1024/HH; two storey side extension, first floor side and rear extension; at 132 Kingsway (item 9B); and
- 24/0339/HH; two storey side extension and single storey side and rear extension; at 7 Edward Avenue (item 9C).

RESOLVED that the feedback concerning planning decisions:

- a) 23/1006/HH, 31 Headley Road,
 - b) 23/1024/HH, 132 Kingsway, and
 - c) 24/0339/HH, 7 Edward Avenue;
- be received and noted.

Reason for Decision

To ensure consistency of approach when applying conditions relating to off-road parking.

47. **Braunstone Village Conservation Area Proposals**

The Committee received a report on the designation of an area of Braunstone Village to the South of Braunstone Lane as a Conservation Area (item 10 on the agenda).

RESOLVED

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 for Decision

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.*

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

The Committee received the Blaby District Air Quality Monitoring Annual Status Report for consideration (item 11 on the agenda).

RESOLVED that it be suggested to Blaby District Council that they purchase a mobile Zephyr.

Reason for Decision

To assess whether black particles found on properties was particulate matter.

49. **Neighbourhood Planning**

The Committee reviewed the position concerning whether the Town should be designated as a Neighbourhood for the purposes of undertaking a Neighbourhood Plan (item 12 on the agenda).

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

Reason for Decision

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.

50. Financial Comparisons

The Committee received Financial Comparisons for the period 1st April 2024 to 30th September 2024 (item 13 on the agenda).

RESOLVED that the report be noted.

Reason for Decision

There were no issues of concern with the income and expenditure against the budget for 2024/2025.

51. Approval of Accounts

The Committee received payments from 21st August 2024 until 17th October 2024 (item 14 on the agenda).

RESOLVED that the list of Approved Expenditure Transactions for the Period 21st August 2024 until 17th October 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 9.35pm.

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 12th December 2024.

DRAFT