

Leicester
City Council

SECOND DESPATCH

**MEETING OF THE PLANNING AND DEVELOPMENT CONTROL
COMMITTEE**

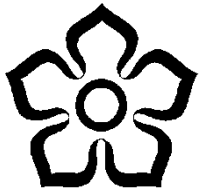
WEDNESDAY, 29 OCTOBER 2025

Further to the agenda for the above meeting which has already been circulated, please find attached the following:-

- 20250285 - 252-258 Knighton Lane East, Rugby Football Club Building at rear

Officer contacts

Sharif Chowdhury (Senior Governance Officer) or Jessica Skidmore (Governance Officer)
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Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

**Date : 29th October
2025**

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

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39		20250285	252-258 Knighton Lane East, Rugby Football Club Building at rear	SF

Recommendation: Conditional approval	
20250285	252-258 Knighton Lane East, Rugby Football Club Building at rear
Proposal:	Change of use of sports club premises (Class F2) to a place of worship with ancillary education (Class F1) (amended 15.10.25)
Applicant:	Dr Louay Al-Alousi (Abu Salam)
App type:	Operational development - full application
Status:	
Expiry Date:	31 October 2025
TEI	WARD: Saffron

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Amended Notes

Further Travel Plan Documents have been submitted which taken together include the content, measures and objectives to seek to satisfy the requirements of Condition 4. The content of these has been reviewed by the Local Highway Authority including the Council's Travel Plan officer and is to their satisfaction.

Representations

Two further objections have been received, one of which was from someone who had previously objected and one that had not.

Concerns in relation to traffic and parking and hours of use are reiterated.

The objections ask where the information that 11.3 % of people within a half mile radius are Muslim comes from and whether they are on the electoral register, and how many of those who wrote in support are from the local area.

Further Considerations

My views on traffic, parking and hours of use issues are set out in the report.

The data referred to is from 2021 census data as reported in the submitted Transport Statement which states:

*"The site is situated within an established residential area, where 11.3% of the population within a 1km Threshold is Muslim (equates to 2,038 persons **as per the 2021 Census**). 40% of those, live within a 500m threshold of the site."*

The Electoral Register is not relevant to the consideration of the planning application.

Representations in support included from 29 addresses within 1km of the site, 52 addresses within 1.5km of the site and 65 addresses within 2km of the site.

I welcome the review of the Travel Plan Documents by the Local Highway Authority and Travel Plan Officer and concur that the content, measures and objectives are satisfactory. However, given that Condition 4 is an ongoing compliance condition I consider it appropriate to keep the Condition 4 in its current form so that the content can be resubmitted and authorised in a more coherent form to allow for effective ongoing control and monitoring.