



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 6th March 2024

**SUPPLEMENTARY REPORT ON APPLICATIONS AND
CONTRAVENTIONS:**

INDEX

APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
33		20221507	Hinckley Road, Western Park car park	WT
65		20232240	Armadale Drive, Al-Marifah Academy	HH

Recommendation: RECO subject to s106 Agreement	
20221507	Hinckley Road, Western Park car park
Proposal:	Demolition of Parkfield and club house. Construction of 20 houses (2 x 2 bedroom; 12 x 3 bedroom; 6 x 4 bedroom) (Class C3); meeting place (Class F.2) associated access road, car parking, landscaping and drainage. (Amended plans)
Applicant:	WPEH Limited
App type:	Operational development - full application
Status:	
Expiry Date:	31 March 2024
AS	WARD: Western

Page Number on Main Agenda: 33

Amended Description: No

Amended Recommendation: No

Amended Condition 24

Correction to plan references;

Proposed street elevations 265-BBA-00-ZZ-DR-A-02320 rev 3

Proposed plot boundaries 265-BBA-00-03-DR-A-02016 rev 4

Proposed street sections 265-BBA-00-ZZ-DR-A-02321 rev3

24. The development shall be carried out in accordance with the following plans:

Type 1 floor plans, elevations, section 265-BBA-01-ZZ-DR-A-02110 rev P4

Type 2 floor plans, elevations, section 265-BBA-02-ZZ-DR-A-02120 rev P4

Type 3A floor plans, elevations, section 265-BBA-02-ZZ-DR-A-02121 rev P4

Type 3B floor plans, elevations, section 265-BBA-02-ZZ-DR-A-02122 rev P4

Type 4A floor plans, elevations, section 265-BBA-03-ZZ-DR-A-02130 rev P4

Type 4B floor plans, elevations, section 265-BBA-03-ZZ-DR-A-02131 rev P4

Type 5A floor plans, elevations, section 265-BBA-03-ZZ-DR-A-02132 rev P4

Type 5B floor plans, elevations, section 265-BBA-03-ZZ-DR-A-02133 rev P4

Forum, floor plans, elevations 265-BBA-04-BBA-04-ZZ-DR-A-02140 rev P3

Proposed street scene elevations 265-BBA-00-ZZ-DR-A- 02320 rev P3

Proposed plot boundaries 265-BBA-00-03-DR-A-02016 rev P4

Plan, section, elevation details Type 1 - 265-BBA-00-ZZ-DR-11350 rev P1

Plan, section, elevation details Type 2 - 265-BBA-00-ZZ-DR-11351 rev P1

Plan, section, elevation details Type 3 - 265-BBA-00-ZZ-DR-11352 rev P1

Plan, section, elevation details Type 4 - 265-BBA-00-ZZ-DR-11353 rev P1

Plan, section, elevation details Type 5 - 265-BBA-00-ZZ-DR-11354 rev P1

Proposed street sections 265-BBA-00-ZZ-DR-A-02321 rev P3

Site plan 265-BBA-00-ZZ-DR-A-02010 rev P3

Proposed ground floor plan 265-BBA-00-GF-DR-A-02100 rev P3

Proposed first floor plan 265-BBA-00-03-DR-A-02101 rev P3

Proposed second floor plan 265-BBA-00-02-DR-A-02102 rev P3

Proposed roof plan 265-BBA-00-03-DR-A-02103 rev P3
Boundary strategy 1 – 23.1783.012 rev B
Boundary strategy 2 – 23.1783.013 rev A

Further Representation

A representation has been received concerned about potential allocation of the £34,624 Open space s106 Agreement for use by the baseball team on Western Park, and considers the funding could be better used such as Tennis Courts, lighting on footways and replacement benches.

Further Consideration

The proposed use of the s106 Funding is towards improve play provision and improved basketball facilities in line with the recommendation of the Parks and Open Spaces Team who are responsible for delivery and maintenance of the improvements. These need to comply with the relevant policy requirements in respect of open space and sports enhancements.

Recommendation: Conditional approval	
20232240	Armadale Drive, Al-Marifah Academy
Proposal:	Construction of two single storey temporary buildings at rear of place of worship (Class F1); installation of hardstanding and parking area
Applicant:	Mr Khawaja Muhammad Junaid Gulraiz
App type:	Operational development - full application
Status:	
Expiry Date:	7 March 2024
SS1	WARD: Humberstone & Hamilton

Page Number on Main Agenda: 65

Amended Description: No

Amended Recommendation: No

Amended/New Reasons/Conditions/Notes

None

Representations

One further representation received from an objector whose comments are already included in the main agenda. They provide the following additional comments:

- Vehicles observed using the centre but choosing not to park in the centre car park
- Existing facilities elsewhere, could they be used?
- Initially local residents informed centre was to be small and there were no plans to increase numbers.

Further Considerations

In relation to the comments above highways matters have been considered in the main report and it is considered adequate parking is provided for the proposal. The decision by an attendee to not use the designated parking is beyond the remit of the planning authority. Parking on the public highway/footpath in an unacceptable manner would be a matter for the highway authority/police.

In terms of using other existing facilities and expanding the planning authority has to consider the acceptability of each planning application on its own merits and is not in a position to direct use of other facilities.