



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 21 JANUARY 2026 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)
Councillor Dr Moore (Vice Chair)

Councillor Agath
Councillor Chauhan
Councillor Joel

Councillor Kennedy-Lount
Councillor Kitterick
Councillor Modhwadia

Councillor Singh Patel
Councillor Zaman

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1. APOLOGIES FOR ABSENCE

The Chair welcomed all those to the Committee and led on introductions.

Apologies for absence were received from Councillor Mohammed and it was noted that Councillor Zaman was present as substitute.

2. DECLARATIONS OF INTEREST

Members were asked to declare any interests they had in the business on the agenda.

Councillor Modhwadia declared an interest in Item 4 – 123 and 123a Belgrave Gate, in that the applicant was his son. It was noted that he would be withdrawing from the meeting for the duration of the item.

Councillor Kennedy-Lount declared an interest in Item 1 – 7 Park Hill Drive as it was an application within his ward. It was noted that while he had been contacted by residents regarding the application, he had referred the matter to his fellow ward Councillors and maintained an open mind.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 10 December 2025 be confirmed as a correct record.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair noted that the order of the agenda had been amended and the meeting would proceed as follows:

1. 7 Park Hill Drive
2. 15 Henshaw Street
3. 15 Henshaw Street
4. 123 and 123a Belgrave Gate
5. 14 Laithwaite Close
6. 58 Sedgebrook Road

(i) **20251491 - 7 PARK HILL DRIVE**

20251491 - 7 Park Hill Drive

Ward: Aylestone

Proposal: Change of use from dwellinghouse (Class C3) to residential care home (4 adults) (Class C2) (amended plans received 14 November 2025)

Applicant: Crewton Care Ltd

The Planning Officer presented the report.

Mr Dominic Kealey and Councillor Porter spoke in opposition to the application.

Members of the Committee considered the report and Officers responded to the comments and questions raised.

The Chair summarised the application and points raised by Committee Members and moved that the application be refused. This was seconded by Councillor Moore, and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was refused - on the grounds of detrimental impacts to the amenity of occupiers of nearby residential properties, detailed drafting of the reason for refusal delegated to officers in consultation with the Chair and Vice Chair

REASONS FOR REFUSAL

1. The cumulative impact of the proposal and existing nearby HMO use in relation to disturbance and noise from the use of the properties, would cause adverse harm to residential amenity and add to the significant erosion of residential character of the area, contrary to Local Plan 2006 saved policy PS10, Core Strategy 2014 policy CS03, and National Planning Policy Framework 2024 paragraph 135.

NOTES FOR APPLICANT

1. The City Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application no pre-application advice was sought before the application was submitted and no negotiations have taken place during the course of the application. The City Council has determined this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. As the proposal is clearly unacceptable, it was considered that further discussions would be unnecessary and costly for all parties.

(ii) **20250997 - 15 HENSHAW STREET**

20250997 - 15 Henshaw Street, Chevron Court

Ward: Castle

Proposal: Construction of 3-storey extension to 2-storey part of building to provide 32 additional student accommodation units (sui generis); (Amendments received)(s106 agreement)

Applicant: 15 Henshaw St Limited

The Planning Officer presented the report.

Alfie Henshaw addressed the Committee and spoke in favour of the application.

Members of the Committee considered the report and Officers responded to the comments and questions raised.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved.

This was seconded by Councillor Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: APPROVED subject to conditions and s106

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The flats shall only be occupied by students enrolled on full-time courses at further and higher education establishments or students working at a medical or educational institution, as part of their medical or education course. The owner, landlord, or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority. (To enable the Local Planning Authority to consider the need for affordable housing and impact on living conditions for less transient types of accommodation in accordance with saved Local Plan policies PS10, H07 and Core Strategy Policies CS06 and CS07)
3. Prior to the occupation of the new units, a new Student Management Plan shall be submitted to and approved in writing by the Leicester City Council, as planning authority or the submitted under application 20160299 shall be updated to include the new units approved under this application. The development hereby permitted shall at all times be managed and operated in full accordance with the revised/ new Student Management Plan. (To ensure the development is properly managed so as to minimise the effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with saved policies AM01 and PS10 of the City of Leicester Local Plan and Core Strategy policies CS03, CS06, and CS15).
4. The iron frame structure in the existing two storey section shall be retained as indicated in the approved plans. (To ensure the preservation of the Grade II Listed Building and in accordance with Core Strategy policy CS18.)
5. Notwithstanding the approved plans, prior to the commencement of development the following details shall be submitted to and approved in writing by the local planning authority:
 - i) a materials schedule for all materials to be used in the development, including the product and manufacturer specification;
 - ii) Sample panel drawings (at 1:20 scale) showing the proposed materials. The sample panel drawings shall be of the part of the elevations outlined in red on figures 1 and 2 in the officers report for this application; and
 - iii) The sample panels shall be constructed in accordance with the approved drawings agreed under part (ii) and (iii) above. The samples shall be made available on site for

inspection by officers, with a photo of the constructed sample being made available at the point of submission. No works shall be carried out other than in accordance with these approved details. (In the interests of visual amenity and to preserve the character of the Listed Building and in accordance with policies CS03 and CS18 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)

6. The development shall be carried out in accordance with the following details outlined in the Noise Impact Report '30330.NIA.01' revision B, received on the 20th August 2025:
 - A proposed window system that meets the attenuation figures shown at each centre frequency band as shown in Table 5.2.
 - Ventilation that complies with either ADF 1, 3, or 4 as shown in table 6.1.(To ensure the development provides satisfactory living conditions for residents in regard to noise and ventilation in accordance with saved Local Plan policies H07 and PS10.)
7. Prior to the occupation of the proposed flats, the proposed communal space situated in the basement shall be brought into use and retained thereafter as open to residents of the whole building. (To secure additional amenity space for the existing and proposed occupants of the flats and in accordance with saved policies PS10 and H07 of the City of Leicester Local Plan).
8. Should no landscaping scheme, separate to this application, be approved within 1 year of first occupation of the approved flats under this application, details of a new proposed bin store that meets Leicester City Council's Waste Management Guidance shall be submitted to and approved by the Local Planning Authority within 1 year of first occupation for the new units. The bin store shall be retained thereafter. (To ensure satisfactory waste storage for the existing and proposed occupants of the flats and in accordance with saved policies PS10 and H07 of the City of Leicester Local Plan).
9. No part of the development shall be occupied until secure and covered cycle parking has been provided in accordance with the approved drawings and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policies AM02 and H07 of the City of Leicester Local Plan).
10. The development shall be carried out in accordance with the timetable contained within the Travel Plan (prepared by Tutum Consulting reference 2025/0134/0598-04) received on the 7th October 2025. (To promote sustainable transport and in accordance with saved policies AM01, AM02, and AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the

Core Strategy).

11. Prior to the commencement of development (including any works of demolition) a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) the loading and unloading of plant and materials; (iii) the storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works. (To ensure the satisfactory development of the site, and in accordance with saved policies AM01, UD06 of the City of Leicester Local Plan and Core Strategy policy CS03.)
12. Any damage to the public highway occurring during the construction phase of the works shall be reinstated in accordance with a scheme first submitted to and approved in writing in advance by the local planning authority. All street works shall be constructed in accordance with the Leicester Street Design Guide, June 2020. (To a achieve a satisfactory form of development and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
13. Prior to the commencement of development full design details of on-site installations to provide energy efficiency measures, in accordance with the submitted Energy and Sustainability Report shall be submitted to and approved in writing by the Planning Authority. The development shall be constructed in accordance with the approved details. No part of the development shall be occupied until evidence demonstrating satisfactory operation of the approved scheme including on-site installation has been submitted to and approved in writing by the City Council as Local Planning Authority. The installations shall be retained and maintained thereafter. (In the interests of securing carbon reduction and energy efficiency and in accordance with Core Strategy policy CS02). (To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
14. Should the development not commence within 18 months of the date of the last protected species survey (17/06/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation

measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and any mitigation measures reviewed by the LPA until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).

15. No part of the development shall be occupied until 1 x bat box and 1 x bird box have been installed in accordance with the approved plans and maintained and retained thereafter. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).

16. Development shall be carried out in full accordance with the following approved plans:
 - (00)003AP, Block Plan (Proposed), Revision C, Received 17 November 2025
 - (10)301AE, Demolition Elevations - Front, Received 17 November 2025
 - (10)302AE, Demolition Elevations - Rear, Revision C, Received 17 November 2025
 - (10)101AP, Demolition Plans - First and Second Floors, Revision C, Received 17 November 2025
 - (10)102AP, Demolition Plans - Third Floor and Roof, Revision C, Received 17 November 2025
 - (10)201AS, Demolition Sections 1, Revision C, Received 17 November 2025
 - (10)202AS, Demolition Sections 2 and 3, Received 17 November 2025
 - (20)301AES, Elevations - Front, Revision C, Received 17 November 2025
 - (20)311AE, Elevations - Front Contextual, Received 17 November 2025
 - (20)302AE, Elevations - Rear, Revision C, Received 17 November 2025
 - (20)312AE, Elevations - Rear Contextual, Revision C, Received 17 November 2025
 - (20)100AP, Plans - Basement and Ground Floors, Received 17 November 2025
 - (20)101AP, Plans - First and Second Floors, Received 17 November 2025
 - (20)102AP, Plans - Third and Fourth Floors, Received 17 November 2025
 - (20)103AP, Plans - Roof, Revision C, Received 17 November 2025
 - (20)201AS, Section 1, Revision C, Received 17 November 2025
 - (20)202AS, Section 2 and 3, Received 17 November 2025
 - (20)212AS, Section 2 Contextual, , Received 17 November 2025

(20)213AS, Section 3 Contextual, Revision C, Received 17 November 2025

(20)501AD, Typical Bay 1 Section & Elevation Detail, Revision C, Received 17 November 2025

(20)502AD, Typical Bay 2 Section & Elevation Detail, Revision C, Received 17 November 2025

(For the avoidance of doubt).

NOTES FOR APPLICANT

1. This application should be read in conjunction with the approved Listed Building Consent application 20251001.
2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.
3. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4. Condition 3 refers to the existing Student Management Plan approved under application 20160299.
5. Leicester Street Design Guide (First Edition) has now replaced

the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area.

The guide can be found at:

<https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>

As this is a new document it will be kept under review. We therefore invite comments from users to assist us in the ongoing development of the guide.

The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway.

For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk.

6. With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particularly for trips covering local amenities. The applicant should contact highwaysdc@leicester.gov.uk for advice.
7. As the proposed development would involve works adjacent the highway boundary, any barriers, scaffolding, hoarding, footway closure etc. required for the works to be undertaken will require a licence. This should be applied for by emailing Licensing@leicester.gov.uk.

(iii) 20251001 - 15 HENSHAW STREET

20251001 - 15 Henshaw Street, Chevron Court

Ward: Castle

Proposal: Removal of part of roof; internal and external alterations to Grade II listed building (sui generis) (amended plans received)

Applicant: 15 Henshaw St Limited

The Planning Officer summarised the report.

Members of the Committee considered the report and Anca Mihalache, architect of the application, answered questions from Members.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved.

This was seconded by Councillor Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: APPROVED subject to conditions

CONDITIONS

1. The works to which this consent relates shall be begun within three years from the date of this consent. (To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.)
2. The iron frame structure in the existing two storey section shall be retained as indicated in the approved plans. (To ensure the preservation of the Grade II Listed Building and in accordance with Core Strategy policy CS18.)
3. Development shall be carried out in full accordance with the following approved plans:
 - (00)003AP, Block Plan (Proposed), Revision C, Received 17 November 2025
 - (10)301AE, Demolition Elevations - Front, Received 17 November 2025
 - (10)302AE, Demolition Elevations - Rear, Revision C, Received 17 November 2025
 - (10)101AP, Demolition Plans - First and Second Floors, Revision C, Received 17 November 2025
 - (10)102AP, Demolition Plans - Third Floor and Roof, Revision C, Received 17 November 2025
 - (10)201AS, Demolition Sections 1, Revision C, Received 17 November 2025
 - (10)202AS, Demolition Sections 2 and 3, Received 17 November 2025
 - (20)301AES, Elevations - Front, Revision C, Received 17 November 2025
 - (20)311AE, Elevations - Front Contextual, Received 17 November 2025
 - (20)302AE, Elevations - Rear, Revision C, Received 17 November 2025
 - (20)312AE, Elevations - Rear Contextual, Revision C, Received 17 November 2025
 - (20)100AP, Plans - Basement and Ground Floors, Received 17 November 2025
 - (20)101AP, Plans - First and Second Floors, Received 17 November 2025
 - (20)102AP, Plans - Third and Fourth Floors, Received 17 November 2025
 - (20)103AP, Plans - Roof, Revision C, Received 17 November 2025
 - (20)201AS, Section 1, Revision C, Received 17 November 2025
 - (20)202AS, Section 2 and 3, Received 17 November 2025
 - (20)212AS, Section 2 Contextual, Received 17 November 2025

(20)213AS, Section 3 Contextual, Revision C, Received 17 November 2025

(20)501AD, Typical Bay 1 Section & Elevation Detail, Revision C, Received 17 November 2025

(20)502AD, Typical Bay 2 Section & Elevation Detail, Revision C, Received 17 November 2025

(For the avoidance of doubt).

NOTES FOR APPLICANT

1. This consent should be read in conjunction with the full application 20250997.
2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.

(iv) **20250364 - 123 AND 123A BELGRAVE GATE**

20250364 - 123 and 123A Belgrave Gate

Ward: Castle

Proposal: Change of use of first floor, second floor and roof space from offices to 5 flats (2x2 bed, 3x1 bed); construction of first and second floor extension at rear, dormer at rear, roof lights at front(Class C3); bin and cycle storage, alterations (Amendments)

Applicant: Valance property limited

Councillor Modhwadia withdrew from the meeting.

The Planning Officer presented the report.

Members of the Committee considered the report based on its own merits.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved.

This was seconded by Councillor Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Prior to the commencement of development, full joinery details including horizontal and vertical cross sections of all windows (scale 1:5) and doors (scale 1:5) types on the restored front elevation shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and retained thereafter. (In the interests of visual amenity and character and appearance of locally listed building, and in accordance with Core Strategy policy CS03 and CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Prior to the commencement of development, the details of all external materials including bricks, bonding and mortar, roof tiles, roof lights, details of new door to the side elevation facing Jubilee Road shall be submitted to and agreed in writing with local planning authority. (In the interests of visual amenity and character and appearance of the locally listed building, and in accordance with Core Strategy policy CS03 and CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, or any order amending or revoking and replacing that Order with or without modification, the premises shall not have its main use as a restaurant (Class E(b)), indoor sport facility (Class E(d)), provision of medical or health services (Class E(e)), creche, day nursery or day centre (Class E(f)), research/development of products or processes (Class E(g)(ii)) or light industry (Class E(g)(iii)) use, unless agreed in advance in writing by the Local Planning Authority. (To enable consideration of the residential amenity, parking and highway safety impacts of alternative Class E uses, in accordance with Policies CS03 and CS15 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).)
5. Prior to the first occupation of the development all details and recommendations in the submitted Environmental Noise Impact Assessment by Impact Acoustics (ref: IMP7901) received 07/07/2025 shall be fully implemented. The installations shall be retained and maintained thereafter. (To achieve satisfactory living

conditions for future occupiers of the development and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).

6. Prior to the first occupation of the development all details and recommendations for the ventilation strategy submitted within Approved Document Part O Compliance Report by Build Energy received 17/11/2025 shall be fully implemented. The installations shall be retained and maintained thereafter. (To achieve satisfactory living conditions for future occupiers of the development and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).
7. The development shall be carried out in accordance with the recommendations within the approved Redmore Environmental Air Quality Assessment with particular reference to Table 17 and Section 5 - Construction Phase Assessment. (In the interests of residential amenity and in accordance with saved policy PS11 of the City of Leicester Local Plan and Core Strategy policy CS02)
8. The recommendations shall be implemented in accordance with the details submitted within Bat Emergence Survey report (Eco360, May 2025) received 20/05/2025. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRow Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).
9. Should the development not commence within 24 months of the date of the last protected species survey (Preliminary Roost Assessment dated March 2025) then a further protected species survey shall be carried out of all species by a suitably qualified Ecologist. The survey results and any revised mitigation shall be submitted to and approved in writing by the Local Planning Authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey shall be repeated biennially and any mitigation measures submitted and reviewed by the local planning authority until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRow Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).
10. No part of the development shall be occupied until secure and covered cycle parking has shown on the approved plans be provided and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).
11. No part of the development shall not be occupied until the store for refuse bins has been provided in accordance with the

approved plans. The bin store shall be retained thereafter for the storage of refuse in connection with the use and occupation of the development and all refuse bins shall be kept within the designated area other than on refuse collection days. (To ensure adequate facilities for the storage and collection of refuse and to protect the amenity of the area in accordance with saved policy H07 of the City of Leicester local plan and Core Strategy policy CS03).

12. Development shall be carried out in accordance with the following approved plans:
 - VD25785 A.08 - Existing and Proposed Site Plan received 07/04/2025
 - VD25785 A.04 - Proposed Floor Plans received 13/11/2025
 - VD25785 A.05 - Proposed Floor Plans received 02/07/2025
 - VD25785 A.06 - Proposed Floor Plan received 02/07/2025
 - VD25785 A.09 - Existing and Proposed Roof Plan received 07/04/2025
 - VD25785 A.10 - Existing and Proposed Front Elevations received 19/11/2025
 - VD25785 A.11 - Existing and Proposed Rear Elevations received 27/11/2025
 - VD25785 A.12 and 13 - Existing and Proposed Side Elevations received 27/11/2025 and 16/12/2025
 - Joinery Details received 29/09/2025(For the avoidance of doubt).

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.
2. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory

exemption/transitional arrangement is considered to apply:

Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

(v) 20251747 - 14 LAITHWAITE CLOSE

20251747 - 14 Laithwaite Close

Ward: Beaumont Leys

Proposal: Demolition of existing garage and construction of new garage at side of house (Class C3)

Applicant: Ms Khodiara

Councillor Modhwadia returned to the meeting.

The Planning Officer presented the report and additional supplementary report.

Members of the Committee considered the report and Officers responded to the comments and questions raised.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved.

This was seconded by Councillor Agath and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. The garage granted permission via the application shall only be used incidental to the enjoyment of the dwellinghouse. (To protect

the residential amenity of neighbouring properties in accordance with Saved City of Leicester Local Plan (2006) policy PS10.)

4. Development shall be carried out in full accordance with the following approved plans:
 - Proposed Floor Plan with Roof Plan, Sheet number 02, Rev 00, Received 20.11.25
 - Proposed Elevations, Sheet number 04, Rev 00, Received 20.11.25
 - Proposed Site Block Plan, Sheet number 06, Received 20.11.25 (For the avoidance of doubt).

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and representations that may have been received and subsequently determining to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024.
2. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

3. It is considered that there is a perceptible risk from landfill gas adversely affecting this site. It is therefore recommended that the advice of a suitable consultant should be sought and carried out in the design and development of any building at this site, or underground services associated with them. It is pointed out that it is the developer's responsibility for the safe development and secure occupancy of this site.

(vi) **20250333 - 58 SEDGEBROOK ROAD**

20250333 - 58 Sedgebrook Road

Ward: Evington

Proposal: Installation of rooflights; alterations; construction of single storey extension at rear of house (Class C3) (amended plans received 5 November 2025)

Applicant: Mrs S Shing

The Planning Officer presented the report.

Members of the Committee considered the report based on its own merits.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved.

This was seconded by Councillor Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) dated 9th December 2025, (Refer: BG25580 – 20251209, Sedgebrook FRA letter report) and the following mitigation measures detailed within the FRA:
 - Finished floor levels (FFL)
 - Flood resistance and resilience measuresThe mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the Lead Local Flood Authority.
(To minimise the risk of damage in times of flooding, and in accordance with policy CS02 of the Core Strategy).

4. Development shall be carried out in accordance with the following approved plans:
Detailed Planning Proposals, DRAWING NUMBER 24.4487.04, REVISION C, received 5 November 2025
Detailed Planning Proposals, DRAWING NUMBER 24.4478.05, REVISION C, received 5 November 2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.

5. ANY OTHER URGENT BUSINESS

There being no other business, the meeting closed at 7:08pm.

