



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 23 NOVEMBER 2022 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)  
Councillor Aldred (Vice Chair)

Councillor Chamund  
Councillor Joshi

Councillor Dr Moore  
Councillor Thalukdar

Councillor Valand

\* \* \* \* \*

**36. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Westley.

**37. MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 5 October 2022 be confirmed as a correct record.

**38. DECLARATIONS OF INTEREST**

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

Councillor Thalukdar declared that the application on 22a Staveley Road was in the Stoneygate Ward where he was the Ward Councillor and that he would approach the application with an open mind.

Councillor Valand declared that he had received a representation from the appellant via email at 9 Uppingham Close but would approach the application with an open mind.

Councillor Joshi declared that he had also received a representation from the appellant via email, for the application on 9 Uppingham Close and would

consider the application with an open mind. Councillor Joshi further declared that he would be making a representation to the Committee for the appellant on 8 Thoresby Street as the local Ward Councillor at which point, he would step down from his position as a Committee Member.

Councillor Chamund declared that she had received a representation from the appellant for the application on 9 Uppingham Close but would approach the application with an open mind.

The Chair declared that he had received representations via email from the appellants at 22a Staveley Road and 9 Uppingham Close but would approach the applications with an open mind.

### **39. PLANNING APPLICATIONS AND CONTRAVENTIONS**

The Chair noted that the order of which the applications would be considered would be as follows:

- 1) 20221285 - 9 Uppingham Close
- 2) 20221334 – 22a Staveley Road
- 3) 20213007 – 80 Queens Road
- 4) 20221993 – 87 Kincaple Road
- 5) 20213040 – Melton Road, Land North of Sainsbury's
- 6) 20220977 – 8 Thoresby Street.

### **40. 20221285 - 9 UPPINGHAM CLOSE**

#### **20221285 - 9 Uppingham Close**

Ward: Evington

Proposal: Construction of first floor extension; alterations to house (Class C3) (amended plans received 27/09/2022)

Applicant: Gurnake Singh

The Planning Officer presented the report and drew Members attention to the addendum report.

Gurnaka Singh the appellant addressed the Committee with a representation in support of the application.

Alan Whatley addressed the Committee in objection to the application.

Councillor Bajaj addressed the Committee as the local Ward Councillor and spoke in objection to the application.

Members of the Committee considered the report and Planning Officers provided responses to the comments and the queries raised.

The Chair summarised the application and the points raised by members of the

Committee and moved that in accordance with the Officer recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Thalukdar and upon being put to the vote the motion was CARRIED.

**RESOLVED:**

That the application be APPROVED subject to the conditions set out below:

**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 application of external materials, details of the materials to be used on all external elevations and roofs shall be submitted to and approved by the City Council as local planning authority and retained as such. (In the interests of visual amenity, and in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the City of Leicester Local Plan (2006)).
3. Development shall be carried out in accordance with the following approved plans:  
Mixed Plans, 883 - 1 to 7 rev I, received 27/09/2022  
(For the avoidance of doubt).

**NOTES FOR APPLICANT**

1. The proposal has been amended during the course of the application process. The approved development would need to be constructed in accordance with the amended plans received on 27/09/2022 to satisfy condition 3.
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 2021 is considered to be a positive outcome of these discussions.

**20221334 - 22A Staveley Road**

Ward: Stoneygate

Proposal: Demolition of builders yard building; construction of two-storey building to provide 8 flats (1 x 1 bed & 7 x 2 bed) (Class C3) (amended plans)

Applicant: Nico Properties Ltd

The Planning Officers presented the report and drew Members attention to the addendum report.

Karen Brightman the applicants agent addressed the Committee in support of the application.

Shabir Mulla addressed the Committee and spoke in objection to the application.

Councillor Rahman addressed the Committee as the local Ward Councillor and spoke in objection to the application.

Members of the Committee considered the report and Planning Officers responded to any comments and queries raised.

The Transport Planning Officer provided responses to Members queries and comments around highways related matters.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with the Officer recommendation, the application be approved subject to the Conditions set out in the report. This was seconded by Councillor Dr Moore and upon being put to the vote the motion was CARRIED.

**RESOLVED:**

That the application be APPROVED subject to the conditions set out below:

**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 (including the demolition of the existing building), the site shall be investigated for the presence of land and building contamination in accordance with the Phase 1 report (Ref : 1511R V2 Nico - Leicester). If contamination is found, then a scheme of remedial works to render the land and existing building safe for the development, shall be submitted to and approved in writing, by the local planning authority. Prior to the occupation of any flat, the approved remediation scheme shall be implemented, and a completion

report shall be submitted to and approved in writing, by the local planning authority. Prior to the occupation of any flat, any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing, by the local planning authority. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, pets, service lines and pipes, adjoining land, ground waters and surface waters, ecological systems; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PS11 of the City of Leicester Local Plan.) (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)

3. Prior to the commencement of development, full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system, shall be submitted to and approved in writing by the local planning authority. The SuDS shall include a linear drain at the entrance to the driveway next to Staveley Road to intercept and prevent surface water from travelling onto the highway. No flat shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 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.)
4. Prior to the commencement of development, details of foul drainage shall be submitted to and approved in writing, by the local planning authority. No flat shall be occupied, until the foul drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 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.)

5. Prior to the occupation of any flat, details of a lighting scheme shall be submitted to and approved in writing by the local planning authority. The details shall show the locations of lights, their type of light emittance and wavelength, and include a lux contour map showing the variation in light. The lighting shall be designed to cause minimum disturbance to wildlife that may or could inhabit the site. Lighting shall be installed only in accordance with the approved details and shall be retained as such thereafter (In the interest of protecting wildlife habitats and residential amenity and in accordance with NPPF (2021) paragraph 185 and policy CS17 in the Core Strategy.)
6. No lighting shall be installed at any time without prior agreement from the local planning authority. (In the interest of protecting wildlife habitats and residential amenity and in accordance with NPPF (2021) paragraph 185 and policy CS17 in the Core Strategy.)
7. Prior to the commencement of development, a Construction Method Statement (CMS), with consideration being given to protecting residents from noise and dust, the water environment and flood risk management, shall be submitted to and approved in writing by the local planning authority. The approved CMS shall be adhered to throughout the construction period. The Statement shall provide for: (i) the vehicle and pedestrian temporary access arrangements including the parking of vehicles of site operatives and visitors; (ii) the loading and unloading of plant and materials; (iii) the location and storage of plant and equipment (to minimise noise disruption i.e. generators. Where plant and equipment cannot be located to minimise noise disruption, sound attenuation methods should be employed); (iv) the erection and maintenance of security hoarding; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for storage and management of waste resulting from excavation works; (viii) the proposed phasing of development and a detailed description of the works in each phase; (ix) the temporary access arrangement to the construction site; (x) procedures to ensure flood risk is managed on site during the period of works for personnel, plant and members of the public; (xi) the procedures to ensure flood risk is not increased anywhere outside of the site for the duration of the works; (xii) the procedures to ensure pollution and sedimentation is minimised to any adjacent watercourse and the procedure to be used in case of a pollution incident. (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 CS02 & CS03.) (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
8. No construction, other than unforeseen emergency work, shall be undertaken outside of the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday or at any time on Sundays or Bank Holidays, unless the methodology has been submitted to the City Council Noise and Pollution Team. The methodology must be submitted at least 10

working days before such work commences and agreed, in writing, by the City Council Noise and Pollution Team. The City Council Noise and Pollution Team shall be notified of any unforeseen emergency work as soon as is practical after the necessity of such work has been decided by the developer or by anyone undertaking the works on the developer's behalf. (To protect the amenity of residents in accordance with policies PS10 & PS11 in the 2006 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 details shown on drawing DSA-20164-PL-AL-04-F. The cycle parking shall be 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).
10. Prior to the occupation of any flat, the proposed vehicle parking spaces (including electric charging points), turning space, driveway and alterations to the site access from Staveley Road shall be provided in accordance with the details shown on drawings DSA-20164-PL-AL-04-F & DSA-20164-PL-AL-05-C. They shall be retained as such thereafter. (To ensure a satisfactory means of access to the highway, and in accordance with policies AM01, AM02 & AM12 of the City of Leicester Local Plan and Core Strategy policy CS03.)
11. Prior to the occupation of any flat, the footway crossing to Staveley Road shall be altered in accordance with the Council's standards contained in the "Leicester Street Design Guide (First Edition)" (view from [www.leicester.gov.uk/6cs-design-guide](http://www.leicester.gov.uk/6cs-design-guide)). (To achieve satisfactory means of access to the highway, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
12. 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 policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
13. Within one month of the occupation of any dwelling, the residents of that dwelling shall be provided with a 'New Residents Travel Pack'. The contents of this shall first be submitted to and approved in writing by the local planning authority. It shall include walking, cycling and bus maps, the latest relevant bus timetable information and bus travel and cycle discount vouchers. (In the interest of sustainable development and in accordance with policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy).
14. Notwithstanding the submitted details and prior to the occupation of any flat, details of the bin storage and collection arrangements shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of any flat, the bin storage shall be provided in accordance with the details approved and shall be retained thereafter.

(To ensure acceptable bin storage is provided in accordance with policy CS03 in the Core Strategy)

15. The ground floor flats and their associated parking and approach, shall be constructed in accordance with Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement of the Building Regulations. Prior to the occupation of any flat, completion certificates for the ground floor flats, signed by the relevant inspecting Building Control Body authority and certifying compliance with the above standards, shall be submitted to and approved in writing by the local planning authority. (To ensure the dwelling is adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS06.)
16. Prior to the commencement of above ground development, the RAL colours for the windows, doors and fascias shall be submitted to and approved in writing by the local planning authority. The windows, doors and fascias shall be installed in accordance with the RAL colours approved. The other external materials shall be installed in accordance with the materials shown on the approved plan DSA-20164-PL-AL-02-E. (To maintain the character and appearance of the area and in accordance with policy CS03 of the Core Strategy.)
17. Prior to the commencement of above ground development, a detailed landscaping scheme showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and approved in writing by the local planning authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments (including a treatment no higher than 1m in height where between the building line on Staveley Road and the highway edge); (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots) (viii) four integrated bat bricks & six integrated swift bricks grouped together in threes (ix) details of the green roof. The approved landscaping scheme shall be carried out within one year of completion of the development. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 & CS17.)
18. Should the development not commence within two years of the date of the last protected species survey (June 2021), then a further protected species survey shall first be carried out of all relevant features by a suitably qualified ecologist. The survey results shall be submitted to



and approved in writing, by the local planning authority, and any identified mitigation measures carried out before any development is begun. Thereafter, the survey should be repeated every two years until the development begins. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat and Species Regulations 2010 and CS17 of the Core Strategy.)

19. Development shall be carried out in accordance with the following approved plans:  
Location Plan, DSA-20164-PL-AL-07, Rev B, received on the 22nd of June 2022  
Proposed Elevations and Sections, DSA-20164-PL-AL-02, Rev E, received on the 22nd of June 2022  
Proposed Floor Plans, DSA-20164-PL-AL-01, Rev E, received on the 22nd of June 2022  
Proposed Site Layout, DSA-20164-PL-AL-03, Rev F, received on the 22nd of June 2022  
Proposed Access and Visibility Plan, DSA-20164-PL-AL-05, Rev C, received on the 22nd of June 2022  
Proposed Parking Layout, DSA-20164-PL-AL-04, Rev F, received on the 22nd of June 2022  
Internal arrangement for each unit, DSA-20164-PL-AL-10, Rev A, received on the 22nd of June 2022  
(For the avoidance of doubt).

#### NOTES FOR APPLICANT

1. All future residents of the scheme are encouraged to sign up for the Environment Agency's free Flood Warning service and the Met Office severe weather warnings email alert service.
2. It is unlikely that any construction or demolition work will be agreed outside of the hours detailed in Condition 8 unless the City Council Noise and Pollution Team is satisfied that:
  - a) the work will not be detrimental to occupiers of neighbouring properties or
  - b) the developer is able to demonstrate that there is no practicable alternative to the proposed work taking place outside of these hours.
3. 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 Local 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.

4. The Local Highway Authority's (LHA) 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 the existing highway, the developer must enter into an agreement with the LHA. For more information please contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk).
5. Temporary direction signing for developments can be provided within the highway. The Local Highway Authority (LHA) requires all temporary signing schemes are designed, implemented and maintained to an appropriate and acceptable standard. The temporary signing scheme including details of the sign faces, locations and means of fixing must be submitted for approval. These signs must comply with the Traffic Signs Regulations and General Directions (TSRGD). Applications must be submitted to the LHA at least four weeks before the signs are to be erected. Applicants will agree to reimburse the LHA for the full costs involved in the processing of the application and any subsequent planning, design, implementation and maintenance of the signs. The Local Authorities (Transport Charges) Regulations 1998 refers, and charges are set in LCC minor charges report updated annually; available via this link <https://www.leicester.gov.uk/media/181997/minor-fees-and-charges-for-transportation-services-2020-2021.pdf>. In the event of signs not being removed expeditiously, the LHA will remove them and recharge the costs to the promoter. For more information please contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk).
6. With regards to Condition 13 (Travel Packs) the contents of the pack are intended to raise the awareness and promote sustainable travel, in particular for trips covering local amenities. The applicant should contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk) for advice.

#### **42. 20213007 - 80 QUEENS ROAD**

##### **20213007 - 80 Queens Road**

Ward: Castle

Proposal: Change of use from Betting Shop (Sui Generis) to Restaurant (Class E); Installation of ventilation flue

Applicant: Mr Vimal Kumar Rana

Councillor Thalukdar left the meeting at this point.

The Planning Officer presented the report.

Ian Brown addressed the Committee and spoke in objection to the application.

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

The Chair summarised the application and points raised by members and moved that in accordance with the Officer recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Aldred and upon being put to the vote the motion was CARRIED.

**RESOLVED:**

That the application be APPROVED subject to the conditions set out below:

**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. No noise or vibration from the operation of the ventilation system detrimental to amenity shall be perceptible in any adjoining property. (In the interests of the amenities of nearby occupiers, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan.)
3. The use shall not be carried on outside the hours of 10:00 to 23:00 daily. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)
4. Development shall be carried out in accordance with the following approved plans:  
Plans – 2021/12/340/B Pages 1-8 – Received on 17/02/2022  
(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 2021.

**43. 20221993 - 87 KINCAPLE ROAD**

**20221993 - 87 Kincaple Road**

Ward: Rushey Mead

Proposal: Construction of single storey extension at front of house (Class C3)

Applicant: Mr & Mrs Bodalia

The Planning Officer presented the report and drew Members attention to the addendum report.

Daxa Rajgor addressed the Committee and spoke in objection to the application.

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

The Chair summarised the application and moved that the in accordance with the Officer recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Aldred and upon being put to the vote the motion was CARRIED.

**RESOLVED:**

That the application be APPROVED subject to the conditions set out below:

**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 external elevations shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. Development shall be carried out in accordance with the following approved plans:  
Proposed Elevations, PL87 A202, revision A, received 12 October 2022  
Proposed Roof Plan, PL87 A201, revision A, received 12 October 2022  
Proposed Ground Floor Plan, PL87 A200, revision A, received 12 October 2022  
Existing and Proposed Site Plan, PL87 A205, revision A, received 12 October 2022  
(For the avoidance of doubt).

**NOTES FOR APPLICANT**

1. No permission is granted or implied for any development (including any overhanging projection/s) outside the application site.
2. 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 2021.

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.

#### **44. 20213040 - MELTON ROAD, LAND NORTH OF SAINSBURY'S**

##### **20213040 - Melton Road , Land North of Sainsburys**

Ward: Rushey Mead

Proposal: Construction of a dual brand motor retail facility (Sui Generis), including car showroom, offices, repair, MOT testing and valeting, alongside access, landscaping and associated works

Applicant: Henry Boot Developments Limited

The Planning Officer presented the report and drew Members attention to the addendum.

Richard Frudd the applicants agent addressed the Committee and spoke in support of the application.

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

The Chair summarised the application and points raised by members of the Committee and moved that in accordance with the Officer recommendation, the application be approved subject to the conditions set out in the report and the addendum. This was seconded by Councillor Joshi and upon being put to the vote the motion was CARRIED.

##### **RESOLVED:**

That the application be APPROVED subject to the condition set out below:

##### **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. No part of the development shall be occupied until 12 secure and

covered cycle parking spaces have been provided and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policy AM02 of the City of Leicester Local Plan).

3. No part of the development shall be occupied until an Area Wide Travel Plan for the development has been submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan, unless otherwise agreed in writing by the Local Planning Authority. The plan shall (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as a single occupancy vehicle users, so that all users have awareness of sustainable travel options; (c) identify marketing, promotion and reward schemes to promote sustainable travel and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use; (e.) a framework Area Wide Travel Plan, to cover all other development within the adjacent development plots, to share best practice (including marketing/promotion/sharing ideas/monitoring etc.) to encourage use of smarter choices of travel to the site for all users; (f.) a Parking Management Plan/Strategy explaining how parking at the site shall be allocated, managed and monitored. (g) A Delivery Management Plan, to plan deliveries to avoid key peak times for large vehicles to reduce interaction with general traffic headed to adjacent uses. The plan shall be maintained and operated thereafter. (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).
4. No part of the development shall be occupied until the following works have been carried out in accordance with details submitted to and approved in writing in advance by the Local Planning Authority: (a) surfacing and marking out of all parking areas; (b) provision of loading/unloading areas; (c) provision of turning space, (d) provision of EVC spaces and infrastructure to support future conversion of all active parking spaces to EVC spaces. The parking, loading/unloading areas and turning space shall not be used for any other purpose. (In the interests in highway safety, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
5. No construction or demolition work, other than unforeseen emergency

work, shall be undertaken outside of the hours of 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday or at any time on Sundays or Bank Holidays, unless the methodology has been submitted to the City Council Noise Team. The methodology must be submitted at least 10 working days before such work commences and agreed, in writing, by the City Council Noise Team.

The City Council Noise Team shall be notified of any unforeseen emergency work as soon as is practical after the necessity of such work has been decided by the developer or by anyone undertaking the works on the developer's behalf. (In the interests of neighbour amenity and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).

6. The recommended remediation scheme and any further necessary remediation shall be implemented in accordance with the Remediation Strategy (Ref: 079598-CUR-XX-XX-T-GE-00003, October 2021, Curtins) and a completion report shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing by the Local Planning Authority prior to the occupation of the development. This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy PS11 of the City of Leicester Local Plan.)
7. The development hereby permitted shall be carried out in accordance with the details as contained in Appendix G of the Air Quality Assessment (Project 442563, May 2017, RSK Environment Ltd). (In the interests of air quality and residential amenity, and in accordance with saved policy PS10 of the City of Leicester Local Plan).
8. Prior to the commencement of development full design details of energy efficiency measures including a solar PV array, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until evidence demonstrating the satisfactory operation of the approved scheme including on-site installation has been submitted to and approved in writing by the Local Planning Authority. The energy efficiency measures shall be retained and maintained thereafter. (In the interests of securing energy efficiency and in accordance with Core Strategy policy CS02). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT

condition).

9. Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
10. Prior to the commencement of development details of drainage, shall be submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
11. Prior to the commencement of development, a Construction Method Statement, with consideration being given to the water environment and flood risk management in addition to highways, shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the vehicle and pedestrian temporary access arrangements including 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 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 storage and management of waste resulting from excavation works (viii) the proposed phasing of development and a detailed description of the works in each phase (ix) the temporary access arrangement to the construction site including vehicle/deliveries routing and temporary signage; (x) procedures to ensure flood risk is managed on site during the period of works for personnel, plant and members of the public (xi) the procedures to ensure flood risk is not increased anywhere outside of the site for the duration of the works; (xii) the procedures to ensure pollution and sedimentation is minimised



to any adjacent watercourse and the procedure to be used in case of a pollution incident; (xiii) the measures that will be undertaken to ensure the structure of any adjacent watercourse is not impacted by the proposed development. (To ensure the satisfactory development of the site, and in accordance with saved policies AM01 and UD06 of the City of Leicester Local Plan and Core Strategy policies CS02 and CS03.) (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

12. The workshop, MOT testing and valet element of the use hereby permitted shall take place between the hours of 08.00 and 18:00 Monday to Friday and between 08.00 and 13.00 on Saturdays only and at no time on Sundays or public or bank holidays. (In the interests of the amenities of nearby occupiers, and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
13. Deliveries to and collections from the site shall only be undertaken between 08:00 hours and 22:00 hours, with the exception of up to two parts deliveries per day (Mon-Sat) beyond these hours. The out of hours deliveries shall only be made to the parts drop location as indicated on drawing P-1010 Rev E, with no vehicular movements to the rear of the building and in accordance with provisions detailed within a Deliveries Management Plan, which shall have been submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. (In the interest of neighbour amenity and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
14. Prior to the commencement of development, a detailed landscape and ecological management plan (LEMP) showing the treatment and maintenance of all parts of the site which will remain unbuilt upon shall be submitted to and agreed in writing with the Local Planning Authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments, including details of the entrance gates; (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots), (viii) a detailed plan of the biodiversity enhancements on the site such as meadow creation and hedgerow improvements including a management scheme to protect habitat during site preparation and post-construction. x) details of the make and type of [2]x bird boxes/tiles/bricks and [2] x bat boxes/tiles/bricks to be erected on buildings and [2] hedgehog boxes to be installed under the guidance and supervision of a qualified ecologist. The approved LEMP shall contain details on the after-care and maintenance of all soft landscaped areas and be carried out within one year of completion of the development. For a period of not less than five years from the date of planting, the applicant or owners of the

land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme and a written assessment of the landscaped/habitat areas and use by wildlife/species present shall be submitted annually to the Local Planning Authority (In the interests of amenity, and in accordance with saved policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

15. Prior to the construction of any above ground works, sample panels shall be constructed on site, showing all external materials, for inspection and approval in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved sample panel and materials. (In the interest of visual amenity and character and appearance of the area and in accordance with Core Strategy policy CS03).
16. The development hereby permitted shall be carried out in accordance with the following drawings:

P-1120 Proposed Roof Plan,  
P-1170 Proposed External Elevations,  
P-2100 Proposed Wet Valet Building, received by the Local Planning Authority on 16 December 2021.

P-1100 A Proposed Ground Floor Plan,  
P-1110 B Proposed First Floor Plan,  
P-3100 Proposed Bin Store Details,  
EKV0015 Proposed Substation,  
Proposed Cycle Storage, received by the Local Planning Authority on 14 February 2022.

21-116-P-01 C Detailed Soft Landscape Proposals, received by the Local Planning Authority on 5 May 2022.

P-1010 D E Proposed Site Plan, and  
P-1100 B Proposed Ground Floor Plan, received by the Local Planning Authority on 10 November 2022.

(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.

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 2021 is considered to be a positive outcome of these discussions.

2. No consent is granted or implied for the advertisement shown on the submitted plans, for which a separate application may be necessary.
3. It is unlikely that any construction or demolition work will be agreed outside of the hours detailed above unless the City Council Noise Team is satisfied that
  - a) the work will not be detrimental to occupiers of neighbouring properties or
  - b) the developer is able to demonstrate that there is no practicable alternative to the proposed work taking place outside of these hours.
4. Development on the site shall avoid the bird nesting season (March to September), but if this is not possible, a re-check for nests should be made by an ecologist (or an appointed competent person) not more than 48 hours prior to the commencement of works and evidence provided to the Local Planning Authority. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use.  
All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time.

**45. 20220977 - 8 THORESBY STREET**

**20220977 - 8 Thoresby Street**

Ward: North Evington

Proposal: Retrospective application for construction of single storey extension at front, side and rear of house; alterations (Class C3) (Amended plans received 5/8/2022)

Applicant: Mrs R Mann

Councillor Joshi stepped down from his role as a Committee Member.

The Planning Officer presented the report.

Raj Mann the appellant addressed the Committee and spoke in support of the application.

Councillor Joshi addressed the Committee as the local Ward Councillor and spoke in support of the application.

Members of the Committee considered the application and Officers responded to comments and queries raised.

The Chair summarised the application and points raised by Members of the Committee and moved that the application be deferred. This was seconded by Councillor Aldred and upon being put to the vote, the motion was approved.

**RESOLVED:**

That the application be DEFFERRED.

**46. ANY URGENT BUSINESS**

**47. CLOSE OF MEETING**

The meeting closed at 9:00pm.