



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 8 MARCH 2023 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)  
Councillor Aldred (Vice Chair)

Councillor Joshi  
Councillor Modhwadia

Councillor Dr Moore  
Councillor Thalukdar

Councillor Valand

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**55. APOLOGIES FOR ABSENCE**

**56. MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 25 January 2023 be confirmed as a correct record.

**57. DECLARATIONS OF INTEREST**

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

There were no declarations of interest.

**58. PLANNING APPLICATIONS AND CONTRAVENTIONS**

**59. 20222199 - 413 LONDON ROAD, SEFTON HOUSE**

**20222199 - 413 London Road, Sefton House**

Ward: Knighton

Proposal: Construction of loft conversion; alterations to sides and rear of house (Class C3)

Applicant: Rehana Latif

**RESOLVED:**

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

Le Roi Bear, the applicant's agent, addressed the Committee and spoke in support of the application.

Mark Jowsey, addressed the Committee in objection to the application.

Councillor Whittle, as the local Ward Councillor, Spoke in objection to the application.

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

The Highways Officer in attendance, responded to highways related queries.

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

**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. Before the development is begun, the following shall be submitted:
  - 1 metre<sup>2</sup> brick sample panel (showing brickwork, bonding and mortar) for any new exposed brickwork
  - details of the render to be used for the rear elevation
  - material sample to be used for the roof
  - ridge-tile sample to be used for the roof
  - details of materials to be used for the windows, barge board and doorsand approved in writing by the local planning authority, implemented in accordance with the approved details and retained as such. (To preserve the architectural significance of the building, and in accordance with Core Strategy policy CS18.)
3. Before the development is begun, plans at a scale of 1:10 or 1:20 for the following shall be submitted:
  - window & door joinery details and finishes
  - cill and lintel details
  - bargeboard detailsand approved in writing by the local planning authority, implemented in accordance with the approved details and retained as such. (To preserve the architectural significance of the building, and in accordance with Core Strategy policy CS18.)

4. Development shall be carried out in accordance with the following approved plans:  
Plans as Proposed (alternative), ref. no. LE2-3330 PLN, rev. C, received 14.12.2022  
(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 (and 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.

#### **60. 20222152 - 23 SIDNEY ROAD, LAND ADJACENT TO**

##### **20222152 - 23 Sidney Road, Land adjacent to**

Ward: Knighton

Proposal: Demolition of existing extension and garage;  
construction of single and two storey dwelling (1x3 bed) (Class C3) (AMENDED PLANS RECEIVED 26/01/2023 & 30/01/2023)

Applicant: Ms D Rayarel

##### **RESOLVED:**

The Planning Officer presented the report.

Mark Kell, the agent and Deepa Rayarel, the applicant, addressed the Committee 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 Committee Members and the applicant and moved that in accordance with the Officer recommendation, the application be approved. This was seconded by Councillor Valand and upon being put to the vote the motion was CARRIED.

#### 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 development shall be finished in materials as denoted on the approved elevations drawing. Where brick is to be used, the bricks shall match as closely as possible those of the original dwelling at 23 Sidney Road and the brick bond and string course details shall match that of the front elevation of the original dwelling at 23 Sidney Road. Where render is to be used, the finished texture of the render shall match as closely as possible that of the front of the original dwelling at 23 Sidney Road. The roof shall be finished in slate to match as closely as possible that of the existing dwelling at 23 Sidney Road. These materials and finishes shall be retained as such. (To ensure that the development is finished to a high quality and is appropriately assimilated to the existing terrace at 19-23 (odds) Sidney Road, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the City of Leicester Local Plan (2006) and paragraphs 130 (b) & (c) of the National Planning Policy Framework (2021)).
3. The first floor flank window to bedroom 3 shall be fitted with obscure glass (to Pilkington Level 4 or equivalent) and shall be fixed closed below a height of 1.7 metres above internal finished floor level, and shall thereafter be retained as such. (To ensure that the development responds positively to its surroundings and does not unacceptably affect the privacy of the occupiers of 27 Sidney Road, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the City of Leicester Local Plan (2006) and paragraph 130 (f) of the National Planning Policy Framework (2021)).
4. The dwelling and its associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of the scheme and prior to the occupation of the dwelling a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwelling is adaptable enough to match lifetime's changing needs in accordance with Policy CS06 of the Leicester Core Strategy (2014)).
5. The development hereby approved shall not be occupied until at least one parking space on the site has been fitted with useable electric vehicle charging facilities. The charging facilities so fitted shall thereafter be retained and kept available for the charging of electric vehicles. (To promote more sustainable modes of transport in accordance with Policy CS14 of the Leicester Core Strategy (2014) and paragraph 112 (e) of the National Planning Policy Framework (2021)).
6. The development hereby approved shall not be occupied until the garage and driveway space in front of the garage have been provided and are available for vehicle parking. The garage and driveway space in front of the garage shall thereafter be retained and kept available for vehicle parking. (To ensure that an appropriate level of useable parking

space is available on the site to serve the development, in accordance with saved Policy AM12 of the City of Leicester Local Plan (2006)).

7. The development hereby approved shall not be occupied until the front of the garage has been fitted with a rollershutter or sliding type of garage door(s), installed in accordance with details that shall first have been submitted to, and approved in writing by, the local planning authority. The garage door(s) shall thereafter be retained as such. (To ensure that the development is provided with car parking of the highest design quality and that an appropriate level of useable parking space is available on the site to serve the development, in accordance with Policy CS15 of the Leicester Core Strategy (2014) and saved Policy AM12 of the City of Leicester Local Plan (2006)).
8. The development hereby approved shall not be occupied until secure and weather-protected cycle parking has been provided on the site in accordance with details that shall first have been submitted to, and approved in writing by, the local planning authority. The cycle parking so provided shall thereafter be retained. (To ensure that the development is provided with high quality cycle parking, in accordance with Policy CS15 of the Leicester Core Strategy (2014) and saved Policy AM02 of the City of Leicester Local Plan (2006)).
9. The development hereby approved shall not commence until a detailed landscape and ecological management plan, showing the treatment and maintenance of all parts of the site which will remain unbuilt upon, has been submitted to and approved in writing by the local planning authority. This plan 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; (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 including a management scheme to protect habitat during site preparation and post-construction; (ix) details of planting design; (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 [1] hedgehog boxes. The plan shall also contain details on the after-care and maintenance of all soft landscaped areas. The details so approved 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 details. (To ensure a high quality development in terms of landscaping and in the interests of biodiversity enhancement, in accordance with Policies CS03 & CS17 of the Leicester Core Strategy (2014) and saved Policy UD06 of the City of Leicester Local

Plan (2006) and paragraph 174 (d) of the National Planning Policy Framework (2021)).

10. Development shall be carried out in accordance with the following approved plans: A00176 001C (Location and Block Plans) - rec'd 07/11/2022; A00176 012J (Proposed Ground Floor) and A00176 013F (Proposed First Floor and Roof Space) - both rec'd 26/01/2023; and A00176 020E (Proposed Section) and A00176 014J (Proposed Elevations) - both rec'd 30/01/2023. (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 2021 is considered to be a positive outcome of these discussions.
2. 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/>

#### **61. 20220031 - 118 EVINGTON VALLEY ROAD**

##### **20220031 - 118 Evington Valley Road**

Ward: Spinney Hills

Proposal: Construction of single storey extension at rear (Class E(g))

Applicant: Mrs B Uppal

##### **RESOLVED:**

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

Andrew Gray, the applicant's agent, addressed the Committee 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 Committee Members and the applicant's agent and moved that in accordance with the Officer recommendation and the addendum report, the application be approved. This was seconded by Councillor Joshi and upon being put to the vote the motion was CARRIED.

Councillor Modhwadia had left the meeting room during the Chair summarising the proposals and did not return to vote.

### 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 the slope of the roof shall be constructed in materials to match the existing walls and slopes of the roof. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. The use of the extension shall not be carried on outside the hours of 07:00 to 20:00 daily. (In the interests of the amenities of nearby occupiers, and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
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 extension shall not be used for any purpose other than Class E(g) within Class E (Commercial, Business and Service) of the Order. (To enable consideration of the amenity of neighbouring properties and in accordance with Policies CS03 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).)
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no material change of use specified in Part 3, Class MA of Schedule 2 to that Order shall be carried out without express planning permission having previously been obtained. (To enable consideration of the amenity of future occupiers and consideration of satisfactory waste management and in accordance with Policies CS03 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).)
6. A turning space, to enable delivery vehicles to enter and leave the site in a forward direction, shall be kept available within the site. (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.)

7. 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 agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
8. 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 agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
9. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) completed by Unda Consulting Limited dated 07/12/22 (version 1.0) and the following mitigation measures detailed within the FRA:
  - Flood resistance and resilience measures
  - Finished floor levels (FFL)The 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.
10. Development shall be carried out in accordance with the following approved plans:
  - Ref. no. 007, received 11.01.22
  - Ref. no. 008, received 11.01.22
  - Ref. no. 009, received 11.01.22
  - Ref. no. 010, received 11.01.22
  - Ref. no. 011, received 11.01.22
  - Ref. no. 012, received 11.01.22
  - Ref. no. 013, received 11.01.22
  - Ref. no. 014, received 11.01.22



Ref. no. 015, received 11.01.22  
Ref. no. 002, received 16.11.22  
(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 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.

### **62. 20222368 - 38 MIDDLESEX ROAD**

#### **20222368 - 38 Middlesex Road**

Ward: Aylestone

Proposal: Alterations and conversion of garage to habitable room; construction of first floor extension at side and access ramp/steps at front of house (Class C3)

Applicant: Mr and Mrs Guy and Aneeta Harnett

#### **RESOLVED:**

The Planning Officer presented the report and noted that the application was that of a Council employee.

Members of the Committee considered the application and Officers responded to comments and queries raised at this point Councillor Modhwadia returned to the meeting and the Chair informed him he would not be included in the voting process.

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

## 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. Unless otherwise agreed in writing by the local planning authority, the alterations to the front of the existing garage and the front wall of the first floor side extension hereby approved shall be finished in stone cladding to match that on the front of the existing house. The

alterations to the side of the existing garage and the flank wall of the first floor side extension hereby approved shall be finished in brick to match the original house. (To safeguard the appearance of the house in the streetscene and ensure that the development is finished to a high standard, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the City of Leicester Local Plan (2006)).

3. The new roofs over the converted garage and over the side extension hereby approved shall be finished in roof tiles to match the existing house. (To safeguard the appearance of the house in the streetscene and ensure that the development is finished to a high standard, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the City of Leicester Local Plan (2006)).
4. Development shall be carried out in accordance with the following approved plans: 002 (Proposed Site Location Plan/Proposed Block Plan); 003 (Proposed Roof Plan); 004 (Proposed Ground Floor Plan); 005 (Proposed First Floor Plan); 006 (Proposed Front and Side Elevations); and 007 (Proposed Rear Elevation). (For the avoidance of doubt).

#### NOTES FOR APPLICANT

1. The applicant is advised that the property is situated within 250 metres of a former landfill site and that care should be taken when undertaking any ground work as there may be a risk of releasing landfill gas.
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.

**63. ANY URGENT BUSINESS**

**64. CLOSE OF MEETING**