



Leicester
City Council

MINUTES EXTRACT

Minutes of the Meeting of the STRATEGIC PLANNING AND REGENERATION SCRUTINY COMMITTEE

Held: WEDNESDAY 20 FEBRUARY 2002 at 5.30pm

P R E S E N T :

Councillor Hunt - Chair
Councillor Bodell-Stagg - Labour Spokesperson
Councillor Mrs. Chambers - Conservative Spokesperson

Councillor Henry
Councillor Hunter
Councillor Soulsby

ALSO IN ATTENDANCE:

Councillor Chohan	-	Ward Councillor
Councillor Kavia	-	Cabinet Lead Member
Councillor Mugglestone	-	Ward Councillor
Councillor Platts	-	Ward Councillor
Councillor Sood	-	Ward Councillor
Councillor Thompson	-	Ward Councillor

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53. DECLARATIONS OF INTEREST

Members were asked to declare any interests they may have in the business to be discussed and/or indicate that Section 106 of the Local Government Finance Act 1992 applied to them.

Councillor Hunt declared a personal prejudicial interest in the item entitled "Draft Supplementary Planning Guidance for Abbey Park Road", on the basis of his employment offices being based within the site on which guidance is based. He left the meeting for consideration of this item.

Councillors Platts and Thompson, attending as Ward Councillors, both declared personal interests in the item entitled "Draft Supplementary Planning Guidance for the Former Mundella Community College" as both are members of the Greater Humberstone Management Board.

Councillor Platts also declared a personal interest in the item entitled "The Towers – Site Development Guidance" as he lived near to the site.

58. THE TOWERS - SITE DEVELOPMENT GUIDANCE

The Director of Environment, Development and Commercial Services submitted a report setting out the planning and urban design requirements for the Towers Hospital Site on Gypsy Lane, part of Wycombe Road Allotments and Albermarle Hall site on Humberstone Drive.

The Chair welcomed both Ward Councillors, Thompson and Platts, to the meeting and gave them both the opportunity to comment on the draft guidance. Their comments were as follows:-

- The guidance was a good opportunity to open up for the public a previously no-go area.
- It was preferable to build residential areas in this part of the City rather than in "green" areas.
- Residents were concerned about the growth of Arnold Lodge.
- The need for access from Gypsy Lane was recognised, as it would free up access to other leisure facilities.
- Concern about the number of school places in the area.
- It was accepted that the allotments would need to be consolidated.
- The inclusion of a place of worship being included in the area was felt to be contentious, although the existing chapel was considered acceptable.
- A concern about the inclusion of small business units as it was felt these did not fit in a residential area.
- There were already empty shop units in the area.
- Any public art which is included should blend in with the surroundings.
- Concerns were raised at a public meeting that any further residential development would not be of a similar high quality that has previously been built.
- There was a well used social club on the site which should be retained.
- Any inclusion of community facilities should be considered in conjunction with the development of the former Mundella School site.
- Clearer information should be given to residents about the incidents of landfill gas.

In response Officers stated they welcomed support for the park; the Arnold Lodge boundary extension had now been revised and had been reduced by 10 metres and there would be trees planted on the boundary. Officers said they would send a memo to the Education Department about the concern over school places. The use of listed buildings for places of worship was usually successful as they maintained the building's fabric. The NHS who already occupied part of the site, are using the existing buildings in the proposed business park area as offices for the foreseeable future. Any proposed public art would likely to be incorporated in to the built fabric of the area rather than as discrete projects. Officers agreed that high quality development was important especially around listed buildings. Shops would only be incorporated if they were viable. The Officer also agreed with the points raised regarding the Former Mundella site and landfill gas.

The Chair also requested that Officers give full consideration to ensuring that empty retail units were managed properly and that ward Councillors be supplied with an outline of the area that is affected by landfill gas.

RESOLVED:

that the above comments be passed on to Cabinet for consideration.