



Leicester  
City Council

## **SECOND DESPATCH**

### **MEETING OF THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**WEDNESDAY, 31 JULY 2019**

Further to the agenda for the above meeting which has already been circulated, please find attached the following:

#### **4. PLANNING APPLICATIONS AND CONTRAVENTIONS**

The Committee is asked to consider the recommendations of the Director, Planning, Development and Transportation contained in the attached reports, within the categories identified in the index appended to the reports.

**21 August 2019:**

**Please note that the Supplementary Report (Addendum) is now available and has been added to the agenda.**

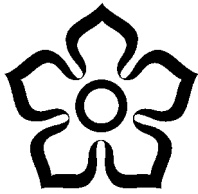
#### **Officer contacts:**

**Elaine Baker, tel: 0116 454 6355 / Angie Smith, tel: 0116 454 6354**

**e-mail: [elaine.baker@leicester.gov.uk](mailto:elaine.baker@leicester.gov.uk) / [angie.smith@leicester.gov.uk](mailto:angie.smith@leicester.gov.uk)**

**Democratic Support, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ**





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Wards: see individual reports

Planning & Development Control Committee

Date 21<sup>st</sup> August 2019

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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APPLICATION ORDER**

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		20170359	44 CONDUIT STREET, SITE OF	ST
		20190065	ELLIOTT ROAD / FELSTEAD ROAD, LAND	AB
		20190278	12-14 HIGHFIELD STREET, LAND AT REAR OF	ST
		20190833	10 HOLYWELL ROAD	AY
		20190966	7 ALLANDALE ROAD	KN

<b>Recommendation: Conditional approval</b>	
<b>20170359</b>	<b>44 CONDUIT STREET, SITE OF</b>
Proposal:	CONSTRUCTION OF SEVEN STOREY BUILDING TO PROVIDE 37 STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS 19/5/2019 & 15/8/2019) (S106 AGREEMENT)
Applicant:	ARONEX DEVELOPMENTS LTD
App type:	Operational development - full application
Status:	Smallscale Major Development
Expiry Date:	28 August 2019
WJJ	WARD: Stoneygate

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### **Amended Conditions**

Condition 12 amended to specify brown roof.

Condition 13 amended to specify bat and bird boxes.

Condition 16 amended to specify pavement widening requirements in more detail.

Condition 19 amended to specify the timing of Traffic Regulation Order (TRO) alteration in more detail.

Note 5 amended to be consistent with current good practice.

New Note 6 regarding the balconies that will oversail the highway and existing Notes 6 and 7 renumbered 7 and 8.

### **CONDITIONS**

12. No flat shall be occupied until a brown roof and associated features has been installed on the flat roof in accordance with details first submitted to and approved in writing by the City Council as local planning authority. The brown roof shall be retained thereafter. (In the interest of biodiversity and in accordance with policy CS17 of the Core Strategy.)
13. Prior to the commencement of above ground construction, details of 4 x bat bricks or tiles and 8 x bird bricks, tiles and/or boxes (to include 2 x Black redstart boxes and 6 x Swift boxes) to be incorporated within the elevations of the proposed building, shall be submitted to and approved in writing by the City Council as local planning authority. The locations shall be determined by an ecologist who shall also supervise their installation. No flat shall be occupied until they have been installed in accordance with the approved details. They shall be retained thereafter. (In the interest of biodiversity and in accordance with policy CS17 of the Core Strategy.)

16. No flat shall be occupied until the land between the face of the approved building and property edge adjacent to Andover Street and Conduit Street has been laid out in accordance with details (including maintenance arrangements) first submitted to and approved in writing by the City Council as local planning authority to provide widened pavements. It shall be kept open, free from obstruction, un-built upon and used as part of the public realm thereafter. (To ensure the pavement on Conduit Street and Andover Street is an appropriate width for a building of this size and in accordance with policy CS03 of the Core Strategy.)
19. Development shall not commence until any necessary amendments have been made to Traffic Regulation Orders (TROs) for Andover Street and Conduit Street to ensure that suitable access remains available, especially for refuse, delivery and emergency vehicles, and access is not impeded by parked vehicles. No flat shall be occupied until the works authorised by the TROs referred to above have been completed. (In the interests of highway safety and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS14.)

#### NOTES FOR APPLICANT

5. The costs for the alterations of the Traffic Regulation Orders (TROs) shall be funded by the Applicant. The Applicant is advised to contact Ed Kocik in the Traffic Management section (0116 454 3714) to discuss the requirements to enable the TRO to be processed.
6. The building will oversail the highway. Please note that a license from the Local Highway Authority is required. For more information please contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk)

<b>Recommendation: Conditional approval</b>	
<b>20190065</b>	<b>ELLIOTT ROAD / FELSTEAD ROAD, LAND</b>
Proposal:	CONSTRUCTION OF 12 SEMI -DETACHED DWELLINGHOUSES (2 BED); INSTALLATION OF 1800MM HIGH CLOSE BOARDED FENCE AND WALLS; CONSTRUCTION OF CAR PARKING FOR EXISTING PROPERTIES; WIDENING OF FOOTWAYS (CLASS C3) (AMENDED PLANS 23/07/2019)
Applicant:	LEICESTER CITY COUNCIL
App type:	City Council Regulation 3
Status:	Smallscale Major Development
Expiry Date:	23 August 2019
LL	WARD: Abbey

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**Amended conditions**

Condition 16 (contribution towards school places) has been added.

**Further Considerations**

The figure sought for education places is £79,608.11.

Page 29: Policy H06 should read CS6.

Conditions

16. Development shall not commence until arrangements are in place for a financial contribution towards education facilities as agreed by the email from A + G Architects dated 15/8/2019. Such contribution to be paid on occupation of the first dwelling. (To ensure the provision of infrastructure to meet the needs arising from the development, and in accordance with Core Strategy policy CS19).

<b>Recommendation: Conditional approval</b>	
<b>20190278</b>	<b>12-14 HIGHFIELD STREET, LAND AT REAR OF</b>
Proposal:	CONSTRUCTION OF TWO STOREY BUILDING TO PROVIDE 4 STUDIOS FOR STUDENTS(SUI GENERIS) (AMENDED PLANS RECEIVED 11/07/2019)
Applicant:	SUNRISE INVESTMENTS
App type:	Operational development - full application
Status:	Householder development
Expiry Date:	22 August 2019
PK	WARD: Stoneygate

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**Amended Conditions:** Cond. 2: to add conformity with materials ; conds. 3 & 6: to add scheme to be implemented before any occupation.

#### CONDITIONS

2. Before the development is begun, 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. The development shall be carried out in full accordance with the approved materials. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Prior to commencement of development, an insulation scheme to prevent the transmission of noise into the development shall be submitted to and approved in writing by the City Council as local planning authority. The insulation scheme shall ensure that the Indoor ambient noise levels fall within the guideline values as specified in British Standard BS 8233:2014. The approved scheme shall be implemented in full prior to occupation of the flats. (In the interests of the amenity of future occupiers and in accordance with policies H07 and PS10 of the City of Leicester Local Plan. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition. )
6. Prior to commencement of development a Sustainable Drainage System (SuDS) with a management and maintenance plan shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupation and maintained thereafter. (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).

<b>Recommendation: Conditional approval</b>	
<b>20190833</b>	<b>10 HOLYWELL ROAD</b>
Proposal:	CONSTRUCTION OF THREE DWELLINGHOUSES (3X 3BED) TO REAR OF HOUSE (CLASS C3) ALTERATIONS (AMENDED PLAN RECEIVED 27/06/2019)
Applicant:	MR N BRIDDON
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	22 August 2019
PK	WARD: Aylestone

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**Amended Condition 2:** to confirm conformity with agreed materials

#### CONDITIONS

2. Before the development is begun, 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. The development shall be carried out in accordance with the approved materials. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).



<b>Recommendation: Conditional approval</b>	
<b>20190966</b>	<b>7 ALLANDALE ROAD</b>
Proposal:	CHANGE OF USE OF GROUND FLOOR FROM ESTATE AGENT (CLASS A2) TO CAFE (CLASS A3)
Applicant:	MRS ROSINDA SINGH
App type:	Change of use
Status:	Change of use
Expiry Date:	26 August 2019
PK	WARD: Knighton

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**Amended Conditions:**

Condition 4 amended to specifically cover adjacent occupiers.

Note 1 amended to advise planning permission might be needed if a ventilation flue required in future.

**CONDITIONS**

4. There shall be no live or amplified music or voice played which would be detrimental to the amenities of occupiers of adjacent and nearby properties. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)

**NOTES FOR APPLICANT**

1. Light food offering should be cold or microwavable food, other hot/cooked food would require a ventilation system. The applicant is advised no ventilation flue should be installed unless any necessary planning permission has been given.

