



Leicester
City Council

SECOND DESPATCH

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

WEDNESDAY 11 DECEMBER 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.

11 December 2019:

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

Officer contacts:

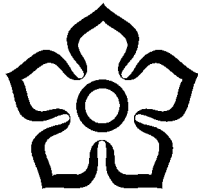
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Wards: see individual reports

Planning & Development Control Committee

11th December 2019

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

**INDEX
APPLICATION ORDER**

Page Main	Page Supp	Application Number	Address	Ward
29	2	20191056	2 Hereford Road	AY
39	3	20191183	299 Melton Road	RM
53	5	20191534	29 Lutterworth Road	AY
67	6	20191751	Land To Rear Of 88 Dumbleton Avenue	BF
91	7	20191936	11 Elmfield Avenue, Graysford Hall	ST

20191056	2 HEREFORD ROAD
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (7 BEDS) (SUI GENERIS); CONSTRUCTION OF HIP TO GABLE EXTENSION; SINGLE STOREY EXTENSION TO SIDE AND REAR; DORMER AT REAR OF HOUSE; ALTERATIONS (AMENDED PLANS 27/11/19)

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Representations

One additional objection was received (with no address given) objecting on the following grounds:

- The proposal will result in the intensification of an already substandard access, with inadequate visibility splays.
- Proposed cycle parking is inadequate.
- Building works have resulted in mud on the highway.

20191183	299 MELTON ROAD
Proposal:	CHANGE OF USE FROM POLICE STATION (SUI GENERIS) TO PLACE OF WORSHIP (CLASS D1); ALTERATIONS (AMENDED PLANS RECEIVED 19/11/2019)

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Amended Conditions: 6 requiring a fuller Travel Plan that includes mechanisms for monitoring and review. **8** To deal with waste management.

Representations

One further reiterating concerns of detrimental impact on parking.

- 6. No part of the development shall be occupied until a Travel Plan (to include a Parking Management Strategy) for the development has been submitted to and approved in writing by the City Council as 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 Council. The Travel Plan shall include the measures contained within the Transport Strategy received by the City Council as local planning authority on 14.11.19 and 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 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 mechanism for monitoring and review of the measures contained within the Travel Plan in conjunction with the Highway Authority. The Travel Plan shall be maintained and operated thereafter (to reduce the risk of highway safety and in the interests of sustainability and the proper functioning of the local transport network and in accordance with saved City of Leicester Local Plan policies AM01, AM02 and AM11 and Core Strategy policy CS14.)

- 8. Prior to the commencement of the use, arrangements for the collection and disposal of refuse associated with the use shall be submitted to and approved by the City Council as local planning authority. These arrangements shall be implemented on commencement of the use and shall be retained. (In the

interests of general amenity, and in accordance with policy PS10 of the City of Leicester Local Plan).

20191534	29 LUTTERWORTH ROAD	
Proposal:	VARIATION OF CONDITION 4 (HOURS OF WORK) ATTACHED TO PLANNING PERMISSION 20030774 (CHANGE OF USE FROM CAR SALES TO CAR RENTAL) TO ALLOW FOR OFFICE HOURS OF 0600-2200, OPENING HOURS OF BUSINESS TO THE PUBLIC OF 0800-1800	
Applicant:	ENTERPRISE RENT-A-CAR	
App type:	Change of use	
Status:	Change of use	
Expiry Date:	13 December 2019	
ACB	TEAM: PE	WARD: Aylestone

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Representations

Cllr Porter states that the proposal to increase the hours of operation will lead to greater pressure on the local roads and disturbance to residents. He further states that the alterations to the highway have not improved the situation in the area and have only moved the problem along the road. He further states that he considers that the business is too large for the site and requests that the application is refused.

Further Considerations

I consider that the matters raised have already been dealt with in the main report and have nothing further to add

Recommendation: Conditional approval	
20191751	LAND TO REAR OF 88 DUMBLETON AVENUE
Proposal:	CONSTRUCTION OF DETACHED BUNGALOW (1X2 BED) (CLASS C3); ASSOCIATED PARKING AND LANDSCAPING
Applicant:	K KOONER
App type:	Operational development - full application
Status:	
Expiry Date:	12 December 2019
PK	WARD: Braunstone Park & Rowley Fields

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Amended Conditions: Condition 2 has been corrected to refer to this dwelling.

2. 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 by the local planning authority. The dwelling shall not 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).

20191936	11 Elmfield Avenue, Graysford Hall
Proposal:	Felling of one (1) tree protected by TPO 16030
Applicant:	Connect Space Architecture
App type:	Control of works to protected trees

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THIS APPLICATION HAS BEEN WITHDRAWN

