

Leicester
City Council

SECOND DESPATCH

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

WEDNESDAY, 15 JULY 2020

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

7. 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.

15 July 2020:

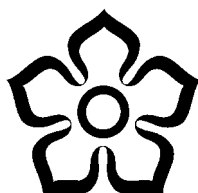
Please note that the Supplementary Report (Addendum) is now available and has been added to the agenda.

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Wards: see individual reports

Planning & Development Control Committee

Date 15th July 2020

Page 1: 20181712 432 Melton Road

Page 3: 176-180 Loughborough Road

20181712	432 Melton Road, Indigo	
Proposal:	Demolition of existing restaurant; construction of one to five storey building to provide a mixed-use facility with a banqueting hall and ceremony room; restaurant and hotel (Sui Generis) (Amended plans 11/5/2020, 2/6/2020 & 12/6/2020)	
Applicant:	MR JAGDISH GHELANI	
App type:	Operational development - full application	
Status:		
Expiry Date:	30 June 2020	
WJJ	TEAM: PM	WARD: Rushey Mead

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Representations

Residents who are elderly or have learning disabilities

Concern has been raised by someone who made a representation on behalf of relatives living in Oakland Avenue that the nature of their representation has not been fully explained in the report.

The Representations section of the report correctly reports concerns such as noise but does not report all of the particular circumstances of those living at the property, which is on the north side of Oakland Avenue close to the junction with Melton Road, and the impact the scheme may have on them.

After discussion with the relevant person they indicate they would like the following information to be reported to the Planning Committee:

- That their relative's property on the north side of Oakland Avenue is close to the application site. The rear wall of the house faces the southern side of the application site.
- That relatives are either elderly or have significant learning difficulties.
- That the bedrooms of those with learning difficulties are at the rear of the house and therefore most affected by the scheme; especially noise

associated with it. This applies to noise from construction and noise from when the development is completed and in operation.

- That if the sleep of those with learning difficulties is significantly disrupted, then they become less happy in themselves and become harder to look after for their carers.
- Should the scheme cause significant problems for those residents and those who care for them then finding another acceptable house would be difficult. The house at Oakland Avenue is adapted for their needs and is quiet. Having lived there for twenty-five years, they have got to know the area and are part of the community. Such things cannot be quickly found or re-created elsewhere.

A further representation from a previous objector emphasises the following points.

The junction of Watermead Way, Troon Road and Melton Road is already heavily over- used and extremely busy. There have been some serious accidents there and they have personal experience of them. An increase in air pollution is also of concern.

The area is residential in nature. Residents are contending with Feast India, the industrial estate, Sainsbury's and, in the near future, Watermead Sports Centre. Parking from Feast India currently overflows. Entering and exiting via Oakland Avenue is difficult and safety is compromised. The junction may become a bottleneck. Highway safety may be compromised, congestion may increase and highway users may be aggravated.

Unlike Sainsbury's, the scheme, will be open 24 hours a day and will not have adequate parking. As well as a hotel it will have banqueting and conference facilities with catering for up to 800 guests. There is no consideration for residents living nearby.

- The scheme may affect climate change and flooding. The scheme is in Flood Zone 3 and therefore will add to the likelihood that flooding will take place in the area. Residents in the area currently struggle to acquire home insurance and this may become worse. Businesses can afford the cost of insurance but residents cannot.

Wildlife habitat and trees will be lost. The loss of trees will increase the likelihood that flooding will occur, air quality may decrease and noise pollution increase.

A five-storey building will appear incongruous when juxtaposed alongside other buildings in the area. All buildings in the area have two storeys and are made of brick. The materials proposed for the scheme are not in keeping with the area.

The documentation provided for the application assumes a level of knowledge that residents find challenging.

Further Considerations

The issues raised are covered in the main report.

20192176	176-180 Loughborough Road	
Proposal:	Change of use from Storage (Class B8) to Hotel (Class C1)	
Applicant:	Platinum Homes Development Ltd	
App type:	Operational development - full application	
Status:		
Expiry Date:	17 July 2020	
LL	TEAM: PM	WARD: Belgrave

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Representations

Members should note that the Belgrave Hall Conservation Area Society did not object to the application, but did raise concerns. The Society commented as follows:

I believe that this is the Old Police station within the Conservation Area of Loughborough Road. Whilst the BHCAS would like to see empty buildings brought back into use, it must be done sensitively and sustainably.

Access and parking would be of serious concern as the building is situated on a busy junction, indeed sadly a fatality occurred there some years ago. The junction between Ross Walk and Loughborough Road has become increasingly busy since the building of the housing estate along Ross Walk and we cannot see any alternative access point for a busy Hotel. The front building is of historic significance and the cells etc remain in situ, and the façade is an integral part of the Conservation Area.

Further Considerations

Members are advised that under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), hotels can change use to a state-funded school or nursery without having to apply to the local planning authority for permission. This is subject to a prior notification procedure, which would include consideration of highway impacts, noise impacts, and contamination risks.

I do not consider that the Permitted Development right should be withdrawn in this case, as use of this site for a school or nursery would not be inherently harmful subject to consideration of the above matters under the notification process.

