



Leicester
City Council

SECOND DESPATCH

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

WEDNESDAY, 9 DECEMBER 2020

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

5. 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.

9 December 2020:

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

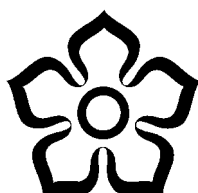
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Applications and Contraventions: Supplementary Report



Leicester
City Council

Wards: see individual reports

20201276	114 Brompton Road	
Proposal:	Change of use from dwellinghouse (Class C3) to residential care home (3 Bedrooms)(Class C2)	
Applicant:	PARAMOUNT CHILDREN CARE LTD	
App type:	Operational development - full application	
Status:		
Expiry Date:	11 December 2020	
SSA	TEAM: PD	WARD: Humberstone & Hamilton

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Additional Conditions

2 (restricting use to care home); 3 (Plans condition)

Representations

A letter of support from the applicant has been received:

I understand that there may have some areas of concern regarding the change of use of the property into a children’s residential care home which I would like to address and why granting the change of use from C3 to C2 would be a beneficial to the Children & Community.

Children residential homes are governed and regulated by a government body, Ofsted. They support providers looking for ways to improve the experiences and progress of children who have not had the best start in life. According to Ofsted the Children’s Homes England Regulations 2015 encourages providers to continually look at ways to improve the quality of care through research and development.

Our overall aims and objectives are to ensure that Children within our home are treated with the upmost respect, dignity and care whilst empowering them to go on and achieve positive outcomes in life.

In reference to 114 Brompton Road, Ofsted encourage providers to locate their provisions in geographical areas where there is low crime rate, good schools, multi- cultural environments and recreational activities. 114 Brompton Rd meets these criteria

I feel that by having a Children Residential Care home in the local area will bring several added benefits such as creating more jobs for the local community. With the effect of Covid-

19 and individuals being made redundant and unemployment on the rise we want to create jobs for the local community which will only be a positive step.

We also have a bespoke matching process when children are placed within our home which falls in line with Ofsted Regulations. We ensure that the right children are matched with each other in the home regarding personality so this then reduces any issues if they were to arise. Children will feel empowered and develop life skills as they are living within a warm and stable environment which will be their home and will learn basic life skills from budgeting, cooking, personal hygiene to how to behave in different environments.

The home will have a private Health & Wellbeing Practitioner who will enhance the Children's mental & physical wellbeing

We will also be giving back to the community as part of our corporate social responsibility. This will take the form of donating to the Children's local school when the school put on events.

24 hour supervision and care is maintained at all times within the home this ensures that care for these children is always at the highest standard all staff are suitably trained and qualified in NVQ Level 3 Children and Young People Qualification to work within Children Residential care.

Creating a sense of community spirit is important as this is the young person's home, and they need to have a sense of belonging and identity in the community.

We also actively encourage residents to speak with the Homes Registered Manager once open so they are able to see the positive work that actually takes place and how by having a Children Residential Home in the Local Area is a positive.

Our aim for the home is that the Children can achieve positive outcomes later in life either by going to university, gaining suitable employment, or studying towards suitable qualifications.

CONDITIONS

2. 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 premises shall not be used for any purpose other than for a care home within Class C2 of the Order, unless otherwise approved in writing by the local planning authority. (To enable consideration of the amenity, parking and highway safety impacts of alternative Class C2 uses, in accordance with Policies CS03, CS06 and CS14 of the Leicester Core Strategy (2014) and saved Policies PS10 of the Local Plan (2006.)
3. This consent shall relate solely to the application form and submitted plans received by the City Council as local planning authority on 13/07/2020, 31/07/2020 and 09/09/2020, and supporting statement received on 03/09/2020 and 25/09/2020 ,unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

20201727	11 Franche Road	
Proposal:	Change of use from house (Class C3) to house in multiple occupation for more than 6 persons(7 bedrooms) (Sui Generis); construction of dormer at front and rear; alterations(Amended plan received on 11/11/2020)	
Applicant:	Mr Rob Whisson	
App type:	Operational development - full application	
Status:		
Expiry Date:	11 December 2020	
SSA	TEAM: PD	WARD: Fosse

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Amended Conditions: Additional conditions 2 (materials); 3 (cycle and bin storage), Amended condition 4 (Plans)

Representations

There have been further representations from the same objectors and some concerns that not all objections have been received, considered and/or fully reported.

Please consider the following as updating the Representations section in the main report at pages 105 and 106.

Objections were received from 9 city addresses and from Councillors Waddington and Cassidy. Including the following concerns:

- There are already many HMOs in the surrounding area which is over saturated; Adding to excessive number of houses being turned into HMOs in the area would harm the fabric of the community;
- Loss of another family home in this neighbourhood;
- Glenfield Road has already been ruined by HMO's and the properties have fallen into disrepair, and attract fly tipping and litter in the front gardens and black bins left on the street causing obstruction to pedestrians and those with disabilities;.
- Streets adjoining have changed permanently, with period house frontages damaged, gardens become slabbed bin stores with permanent To-Let signs;
- Current HMOs in the area are under occupied judging by all the 'to let' signs and advertising on spare room. Why the need for more?
- Need more homes in this area for families, and young couples starting out, NOT more HMO's owned by greedy landlords who don't then maintain the buildings to a satisfactory standard;

- Franche Road is home to families with young children and a children's home run by the YMCA. There is a risk that introducing a 7 bedroom HMO will result in increased antisocial behaviour such as street drinking, drug use and sex working within the HMO;
- It would attract temporary occupiers, who may be young singles, or people with drink or drug problems. They would not fit in with the area, would not take a pride in the area, and might engage in rowdy, noisy or anti-social behaviour.
- HMO on a street with no other similar HMOs does not align with the values set out in the Leicester City Development Framework 2014
- Concerned about the noise problems living next door to potentially 7 people in a small house with party walls. Especially if these are let to Students and the potential for late night living; coming and going to the property.
- Unsympathetic design of front dormer; the front dormer will be completely out of keeping with the architectural design of the Edwardian houses and have a negative impact on the overall look of the terrace as a whole.
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- The rear dormer overlooks neighbouring gardens, resulting in loss of privacy of the residents and would be overbearing;
- the poor living conditions for the 7 occupiers
- The proposed bedroom size only meets minimum size for single occupancy required for a licenced HMO. There is no guarantee that there will be effective enforcement of the maximum number of residents after a letting agreement has been signed.
- The plans also shows original internal features, the rear original Victorian french window/doors are to be removed; the property will never change back to single family occupancy and the period features lost forever;
- 7 people in a small house will be undesirable, all being small bedrooms with a tiny communal area. Tenants would not be able to self-isolate or lock down successfully,
- Concerns about bin storage and litter which would be harmful to visual amenity, and to health.
- Parking is difficult, inadequate and already dangerous another 7 possible cars would exacerbate existing parking situation;
- additional parking would harm road safety, parking and further reduce visibility;
- Parking problems would increase car insurance costs through residents having to park on a street away from their homes;
- The alley leading to 9, 11 and 13 Franche Road is shared communal access to the rear, inadequate security and safety of the shared area ;

- there does not appear to be a safe fire exit for the residents living on the third floor;
- The drainage system was not designed for such a large amount of use and any issues will cause the flooding of sewage into the rear yards of other properties in the row causing potential health and safety risks
- Work has already started on the project. This upsets and concerns the neighbours. The developer presumes the application is 'In the bag' and this makes a mockery of the consultation process
- Structural work seems to have already started before planning has been granted; noise and disturbance and potential structural problems caused by the removal of the internal features.
- Crowded HMO's and concerns of the spread of covid infection due to confined spaces and number of occupants;
- Creating 7 ensuite studios within one terraced house would make it impossible for residents to self-isolate in the event of a continuing Coronavirus pandemic. It would also mean that other residents may be less likely to self-isolate despite living in the same household;
- during the current pandemic, noise or disruption from building works affecting nearby residents and GP surgery who are often have to work from home due to self-isolating;
- Should have a different approach for city planning to preserve its heritage, period properties and community, rather than sell it off to developers from other cities who are only interested in profit.
- The photographs have a been submitted highlighting the issues relating to the HMO in the surrounding area including of Saint Dunstan and Franche Rd, Glenfield Road area that are unkempt and crowded and constant 'To Let' signs, rubbish, decay and neglect;
- Whilst we appreciate a city such as Leicester requires many different kinds of housing giving planning permission to a project that effectively sanctions overcrowding denies current and future residents a right to housing that allows for good quality of life.

CONDITIONS

2. The cheeks and roof of the dormers shall be constructed in materials to match the existing roof. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. No part of the development shall be occupied until secure and covered cycle parking and bin storage area have been provided and retained

thereafter, in accordance with written details previously approved by City Council as local planning authority. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and PS10 of the City of Leicester Local Plan).

4. This consent shall relate solely to the submitted plan 20105-P-101 received on 10/09/2020 and amended plans ref. no. 20105-P-102 -Rev C and 20105-P-103-Rev B received by the City Council as local planning authority on 11/11/2020. (For the avoidance of doubt.)