



Leicester  
City Council

## **SECOND DESPATCH**

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

**WEDNESDAY, 3 AUGUST 2022**

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

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

#### **Appendix A**

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 with the reports.

**3 August 2022**

**Please note that the following supplemental information is now available and has been added to the agenda:**

- **Supplementary Report (Addendum)**
- **Officers Presentation**

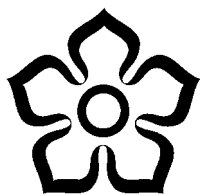
#### ***Officer contacts***

*Tel: 0116 454 5591 / 0116 454 5843 e-mail: [aqil.sarang@leicester.gov.uk](mailto:aqil.sarang@leicester.gov.uk) / [jacob.mann@leicester.gov.uk](mailto:jacob.mann@leicester.gov.uk)*



**Planning & Development Control Committee**  
**Applications and Contraventions: Supplementary Report**

**Wards: see individual reports**



**Leicester**  
City Council

**Planning & Development Control Committee**

**Date : 3<sup>rd</sup> August 2022**

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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**INDEX**  
**APPLICATION ORDER**

<b>Page Main</b>	<b>Page Supp</b>	<b>Application Number</b>	<b>Address</b>	<b>Ward</b>
13		20212995	17A Duxbury Road	NE
37		20220639	8 Brancaster Close	AB

<b>20212995</b>	<b>17A Duxbury Road</b>	
Proposal:	Construction of single storey, two storey and first floor extension to community centre; single storey side extension to mosque (Sui Generis); installation of cladding to community centre and alterations (Amended plans received 26/05/2022, 16/06/2022, 27/06/2022 and 27/07/2022)	
Applicant:	Mr Rajani	
App type:	Operational development - full application	
Status:		
Expiry Date:	15 July 2022	
AVB	TEAM: PD	WARD: North Evington

**Page Number on Main Agenda: 13**

**Amended Description:** Yes

A further amended plan has been submitted showing a revised Tree Survey and Protection Plan to reflect the reduction in size of the single storey side extension to the place of worship building.

**Amended Recommendation:** Yes

#### **New and amended conditions**

New conditions 14 and 15 and the previous condition 14 has been re-numbered 16

#### **Representations**

I have received an email from an objector stating that majority of the residents are objecting to the proposal and is asking why the proposal is still going to Planning Committee.

#### **Further Considerations**

When there are 6 or more objections, and the recommendation is an approval then the application needs to be considered by your committee.

Concerns raised by objectors and stated in the main report have been covered in the main report. However, one concern relating to the number of events occurring at the site and its impact on the nearby residential properties was not summarised and addressed in the main report. On previous approvals (20050836 and 20230444) a condition was attached that restricted the number of events to no more than 10 taking place at the site within one calendar year to protect the residential amenity of nearby occupiers. I have attached a similar condition with a slight change in the wording to exclude funeral preparation for clarity and preciseness. The applicant has agreed to this condition. I therefore consider that this condition would address the concerns raised by the objector in regards with the number of events occurring on the site.

The applicant has not provided information relating to cycle parking. To promote use of sustainable modes of transport, I recommend a condition relating to secure and covered cycle parking. The applicant has agreed to providing cycle parking provision.

The applicant has submitted a revised Tree Survey and Protection Plan to reflect the amended single storey extension at the side of place of worship. The plans condition has been updated to reflect this.



## Conditions:

14. No more than 10 special events, including weddings and religious festivals (excluding funeral preparation), shall take place within the buildings in any one calendar year, and shall be subject on each occasion to the City Council, as local planning authority, being given at least 21 days' notice of each event. (In the interests of the amenity of nearby occupiers and in the interests of pedestrian and highway safety in accordance with policies PS10 and PS11 of the City of Leicester Local Plan and Policy CS08 of the Core Strategy.)
15. No part of the development shall be occupied until secure and covered cycle parking has 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 of the City of Leicester Local Plan).
16. Development shall be carried out in accordance with the following approved plans:
  - Location and Block Plan - 463-05 Rev B received 16/06/2022
  - Proposed Mosque floor plans and elevations - 463-04 Rev D received 16/06/2022
  - Proposed Community Centre floor plans and elevations- 463-04 Rev B received 27/06/2022
  - Proposed Community Centre section - 463-10 received 26/05/2022
  - Existing tree survey and protection plan - 463-07 received 27/07/2022(For the avoidance of doubt).

<b>20220639</b>	<b>8 Brancaster Close</b>	
Proposal:	Retrospective application for change of use from house (4 bed) (Class C3) to four self contained flats (4X 1 bed) (Class C3); demolition of existing garage at no. 9; installation of 1.8m high timber fence (amended plans received 26.04.2022, 16.06.2022)	
Applicant:	Mr & Mrs Gawera	
App type:	Operational development - full application	
Status:		
Expiry Date:	10 August 2022	
SMC	TEAM: PE	WARD: Abbey

### **Page Number on Main Agenda: 37**

#### **Further Considerations**

Correction on page 37 under Summary, second bullet point states 11 objections from 11 different household have been received. It should read 11 objections from 9 different households.

Correction on page 40 under Representations states 8 objections, including ones from Cllr Byrne and Saini. It should read 11 objections received and ones from Cllrs Byrne and Saini in addition.

The above correction does not affect the assessment of the application.

# Planning & Development Control Committee 3<sup>rd</sup> August 2022

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# Planning Applications Index

Planning & Development Control Committee 3<sup>rd</sup> August 2022

**20212995**

**17A Duxbury Road**

**20220639**

**8 Brancaster Close**

9 **20213098**

**Larch Street and Longcliffe  
Road**

**20220694**

**141 Upperton Road, Elms Park  
View**

**20220424**

**31 Clarefield Road**



Leicester  
City Council

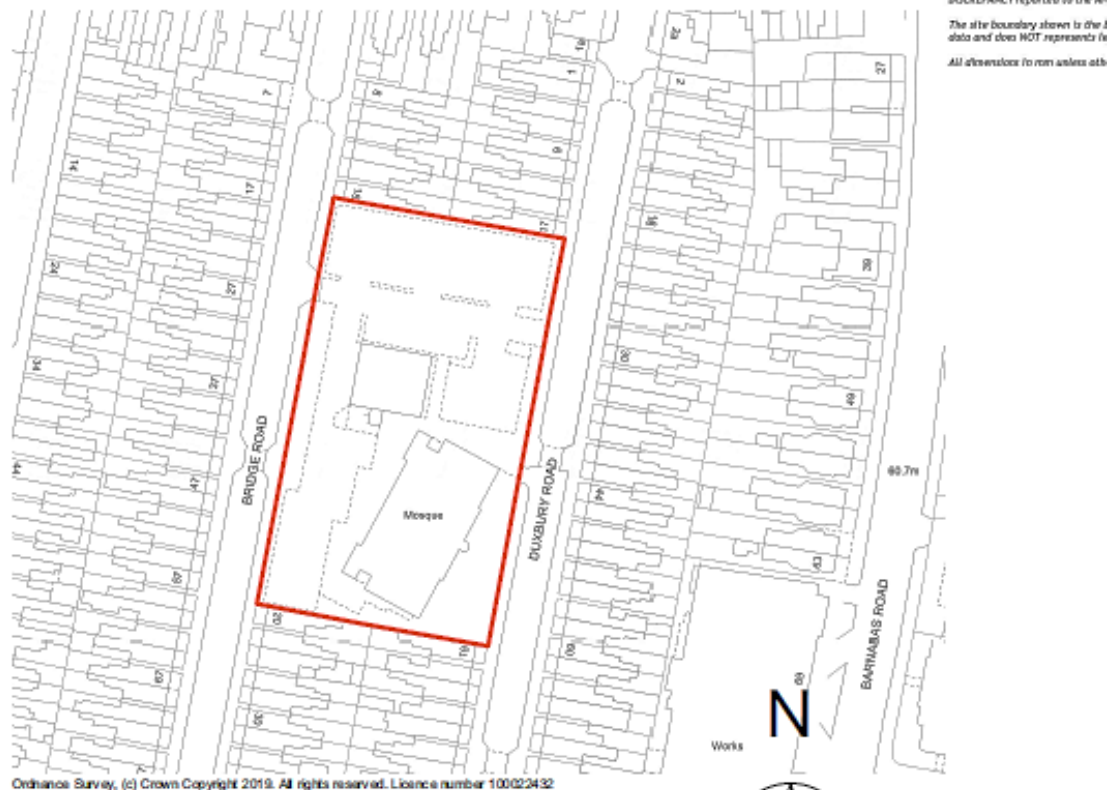
17A Duxbury Road

**20212995**

P&DCC 3<sup>rd</sup> August 2022

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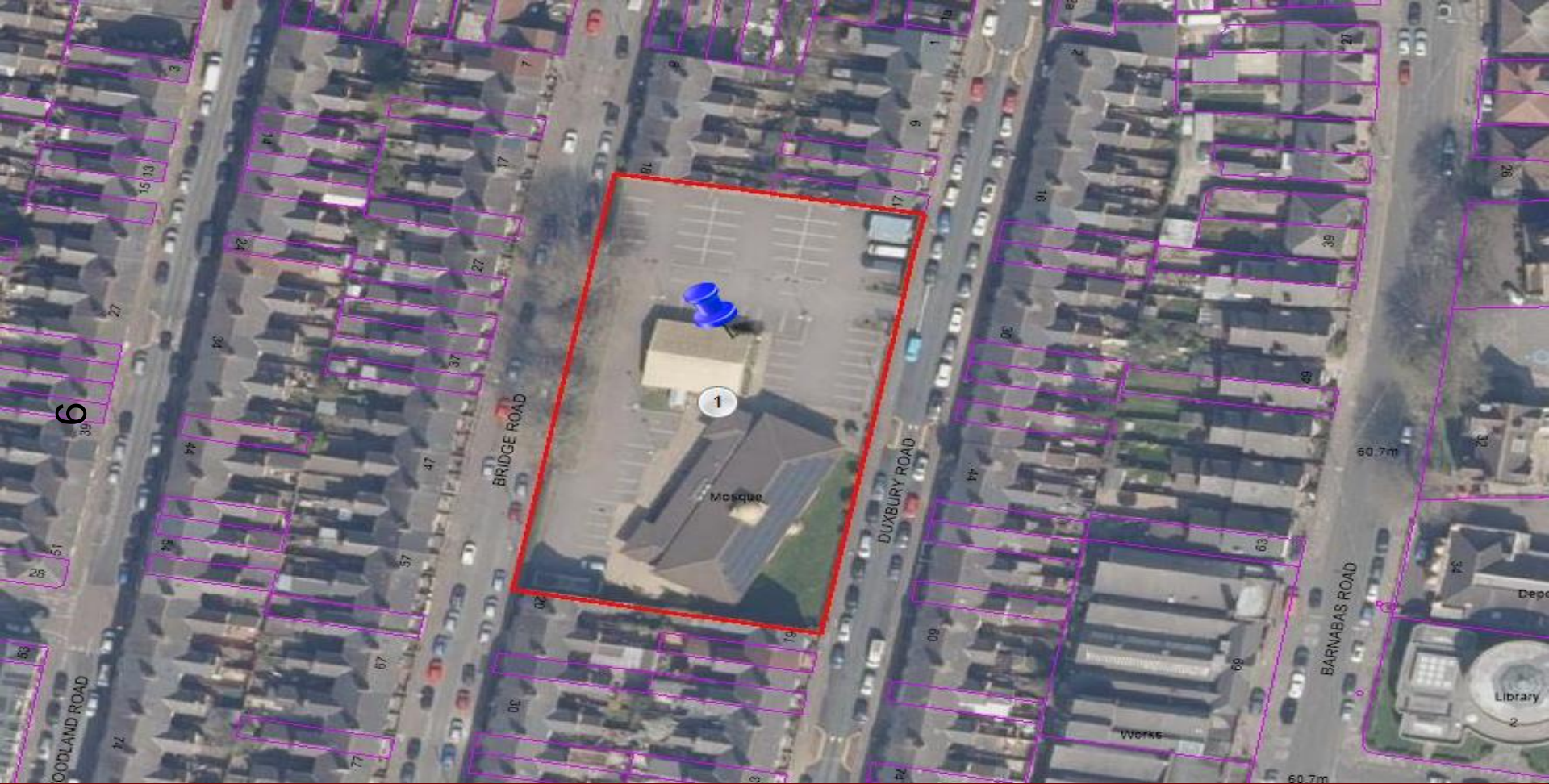




Location Plan  
1:1250



0m 10m 20m



[CLICK - 3D VIEW](#)

**20212995**  
**17A Duxbury Road**





20212995

Place of worship and Community Centre buildings- Entrance on Duxbury Road





20212995

Place of worship building adj to house 19 Duxbury Road- East elevation -Duxbury Road







20212995

Community Centre building- TPO trees - Bridge Road





20212995

Place of worship building- from Bridge Road







20212995

North elevation of buildings- view from car park / 17 Duxbury Road & 18 Bridge Road





20212995

North and West elevations of community centre – looking towards Duxbury Road

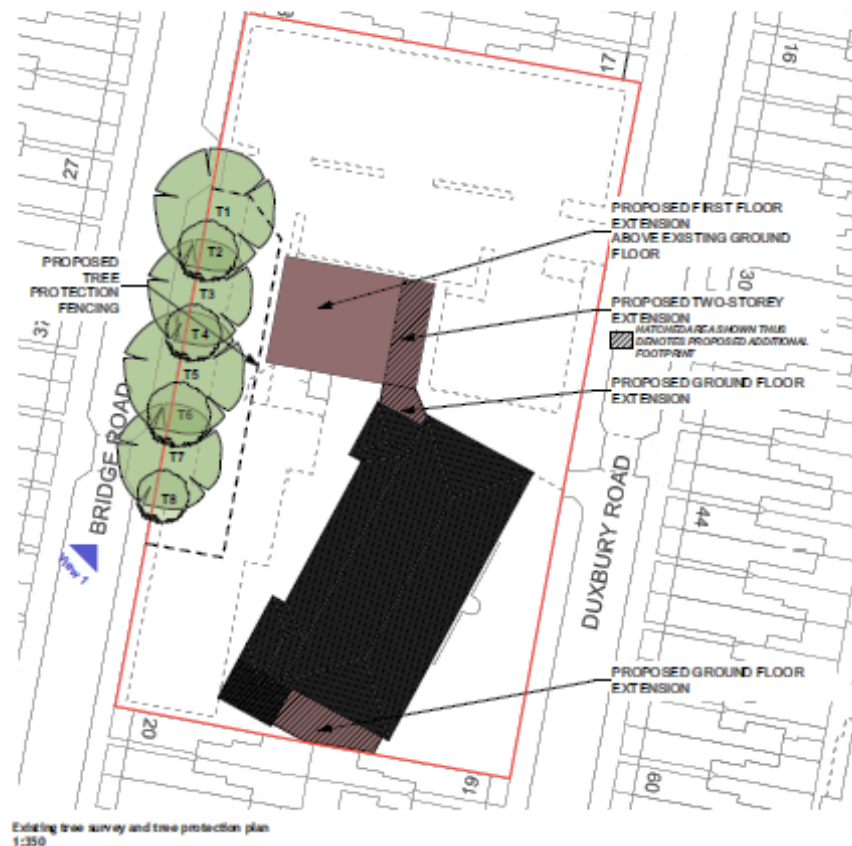




20212995

East elevation where the link extension will connect both the buildings – viewed  
from Duxbury Road





20212995

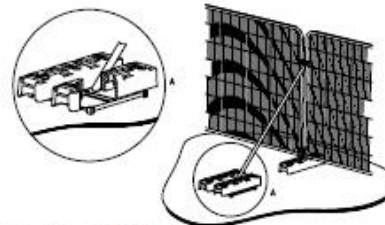
**Superseded plan –  
single storey side extension to POW**

Tree No	Common Name
1	London Plane
2	Yew
3	London Plane
4	Yew
5	London Plane
6	Yew
7	London Plane
8	Yew

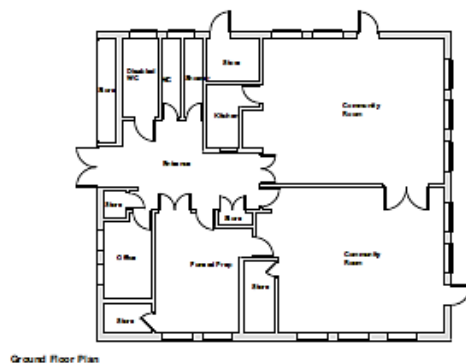
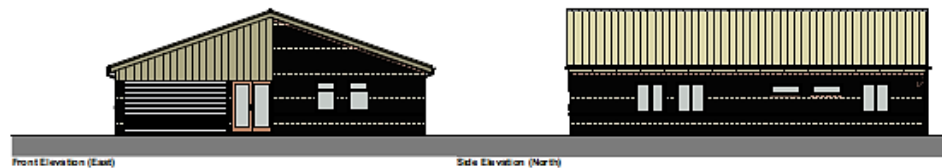
Root protection series - Protective fencing  
All protective fencing to comply with BS 5837:2012

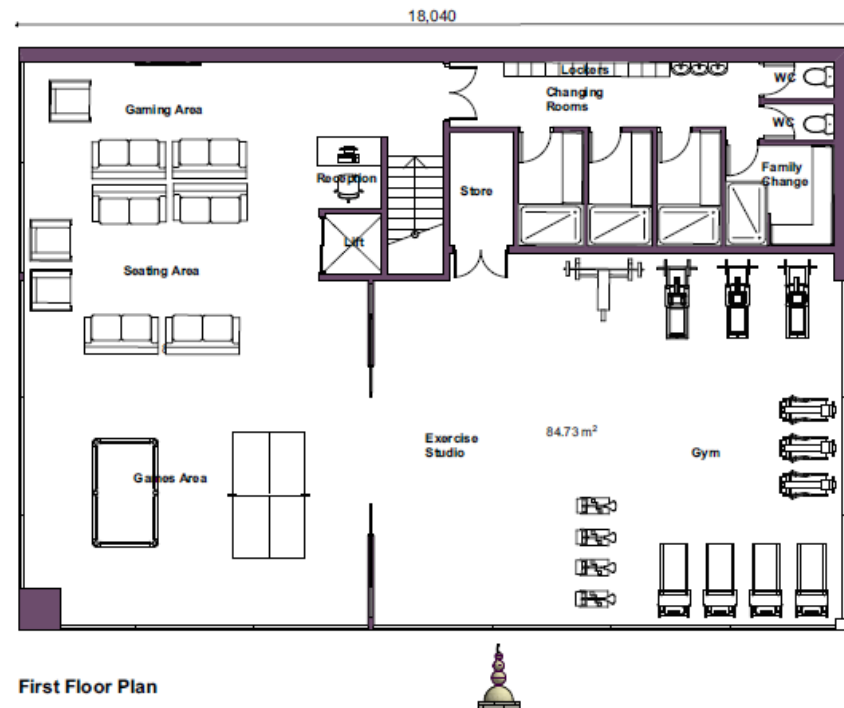
The fence is to consist of 2m tall meshed panels on a rubber or concrete base that can be installed as per the plan to provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases the fence panels should be joined using a minimum of two anti-ramp couples installed so that they can only be removed from inside the fence. The distance between the fence couples should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inside by stabiliser struts mounted on a block base.

BS 5837:2012



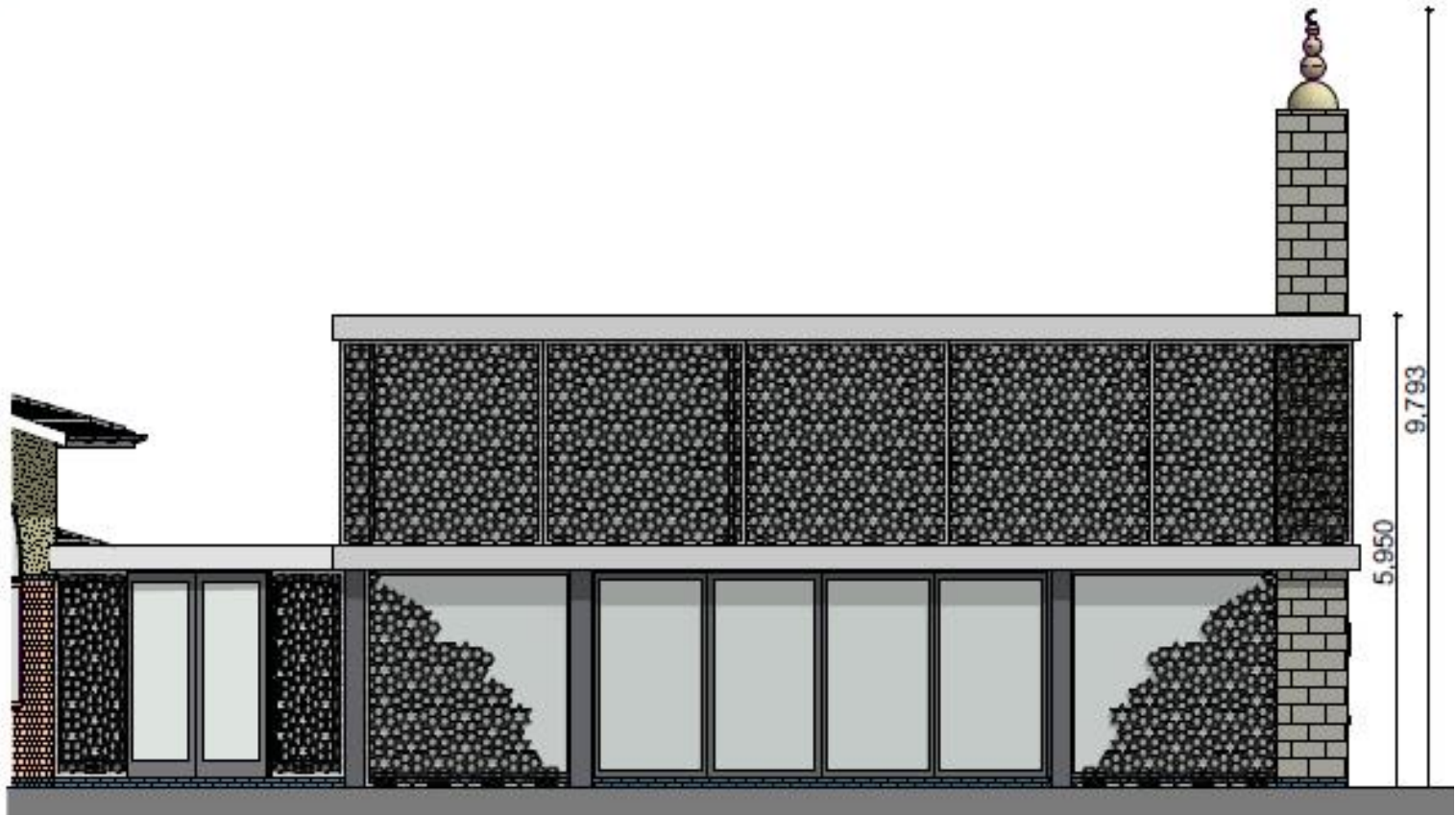
b) Stabilizer strut mounted on block tray





20212995

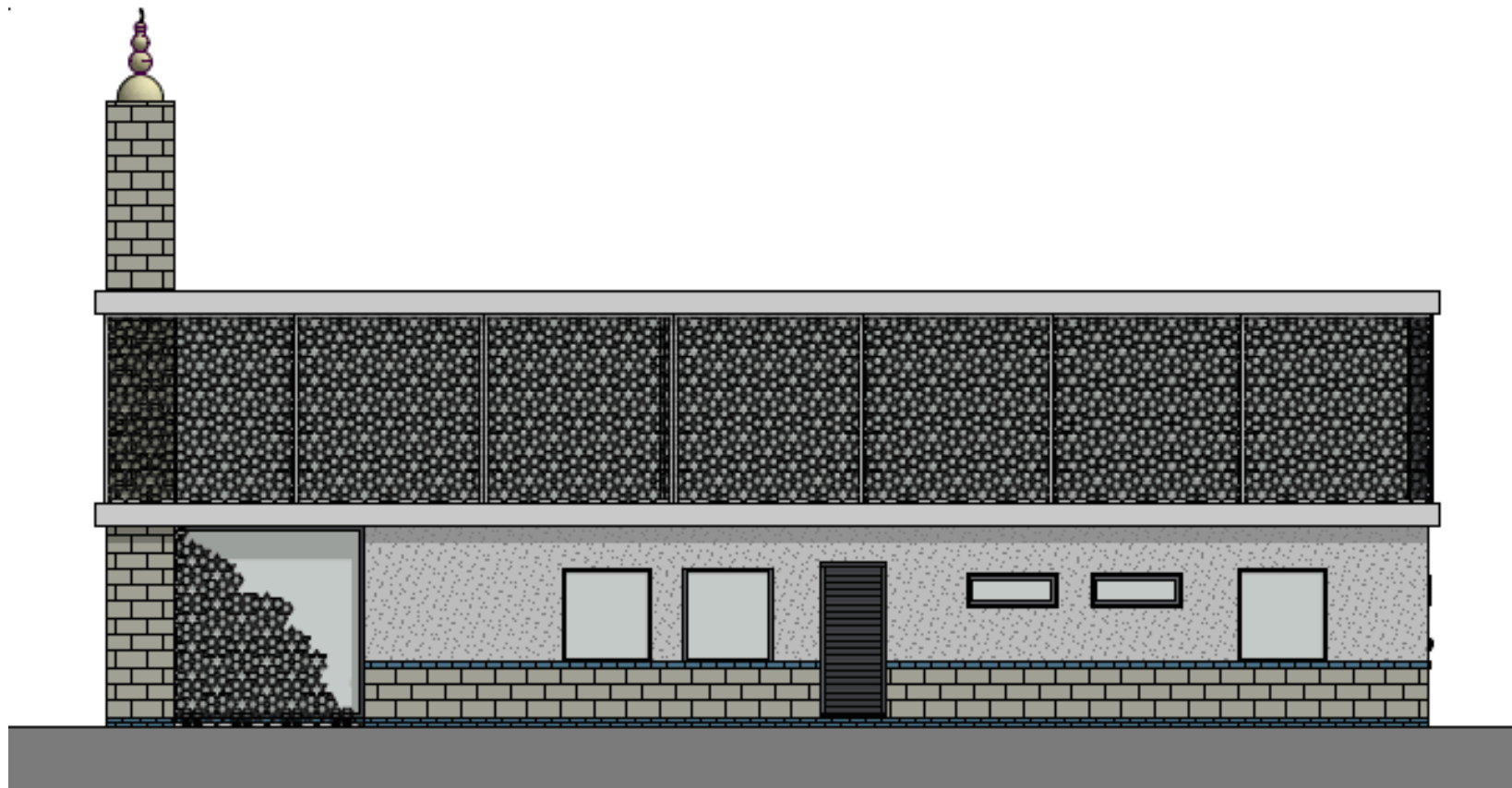
Proposed Ground floor and first floor plans of community centre



20212995

Front (east) elevation of Community Centre viewed from Duxbury Road

24

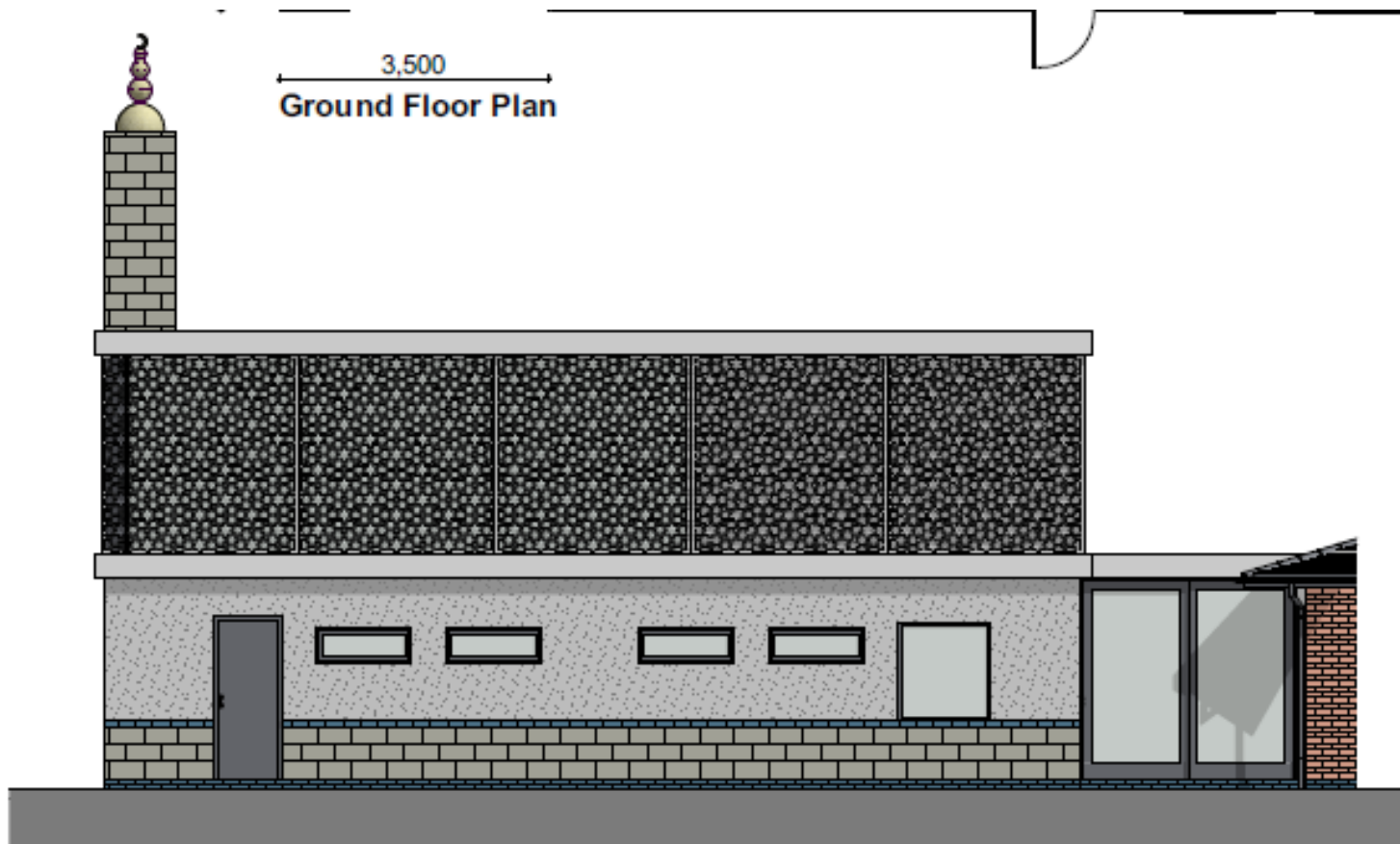


Side Elevation (North)

20212995

Side (north) elevation looking towards 17 Duxbury Road and 18 Bridge Road

25

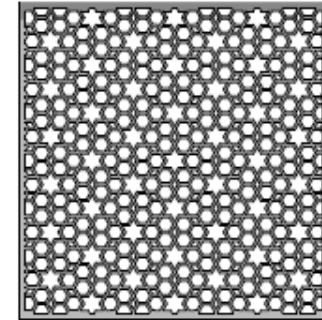
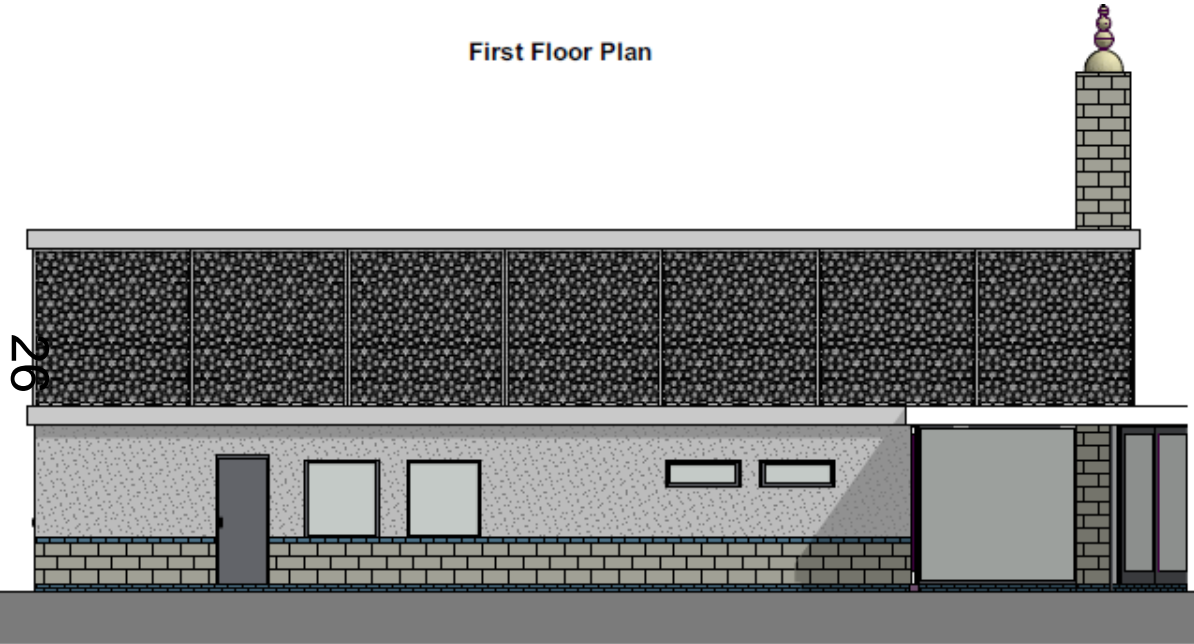


20212995

Rear (west) elevation – view from Bridge Road



First Floor Plan



Mashribiya Panel to be  
5mm laser cut aluminium

Mashribiya Panel Detail  
1:50

Side Elevation (South)

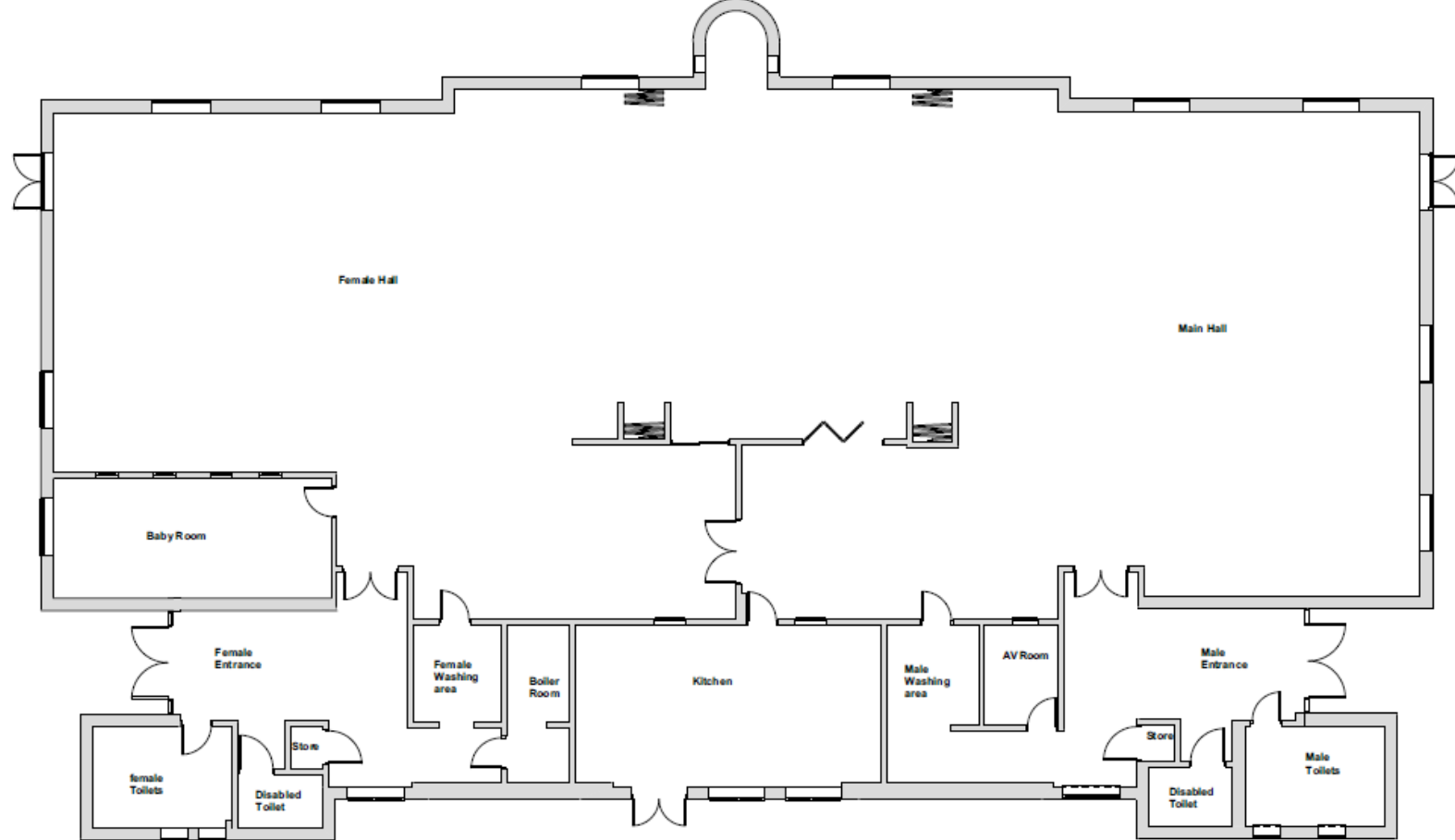
**20212995**

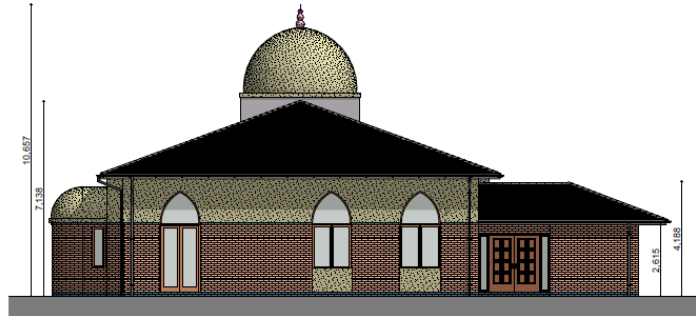
**Side (south) elevation - Looking towards POW and 20 Bridge Road and 19 Duxbury Road**



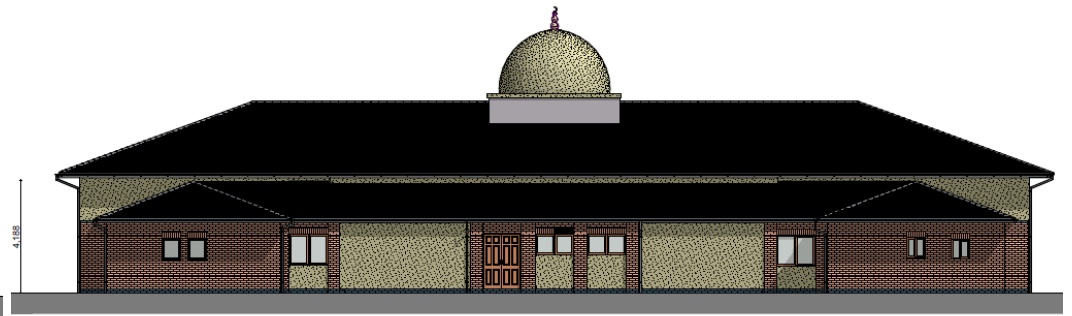


Indicative Visual (NTS)



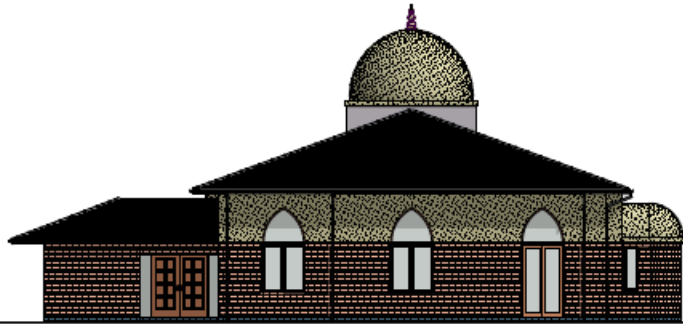


Front Elevation (North)

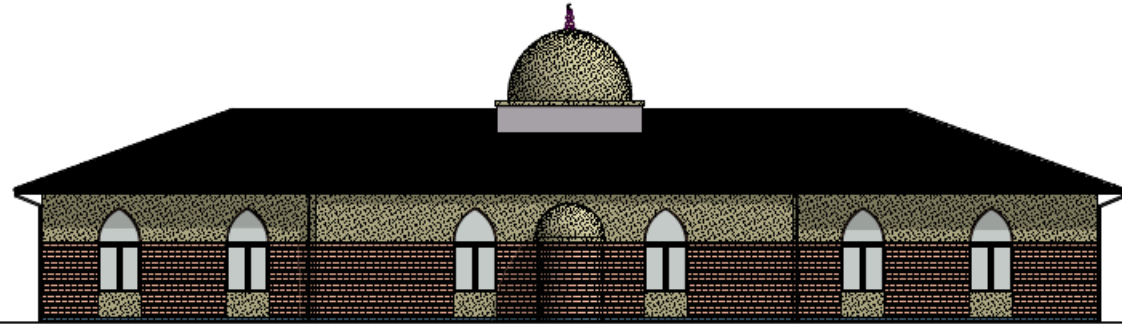


Side Elevation (West)

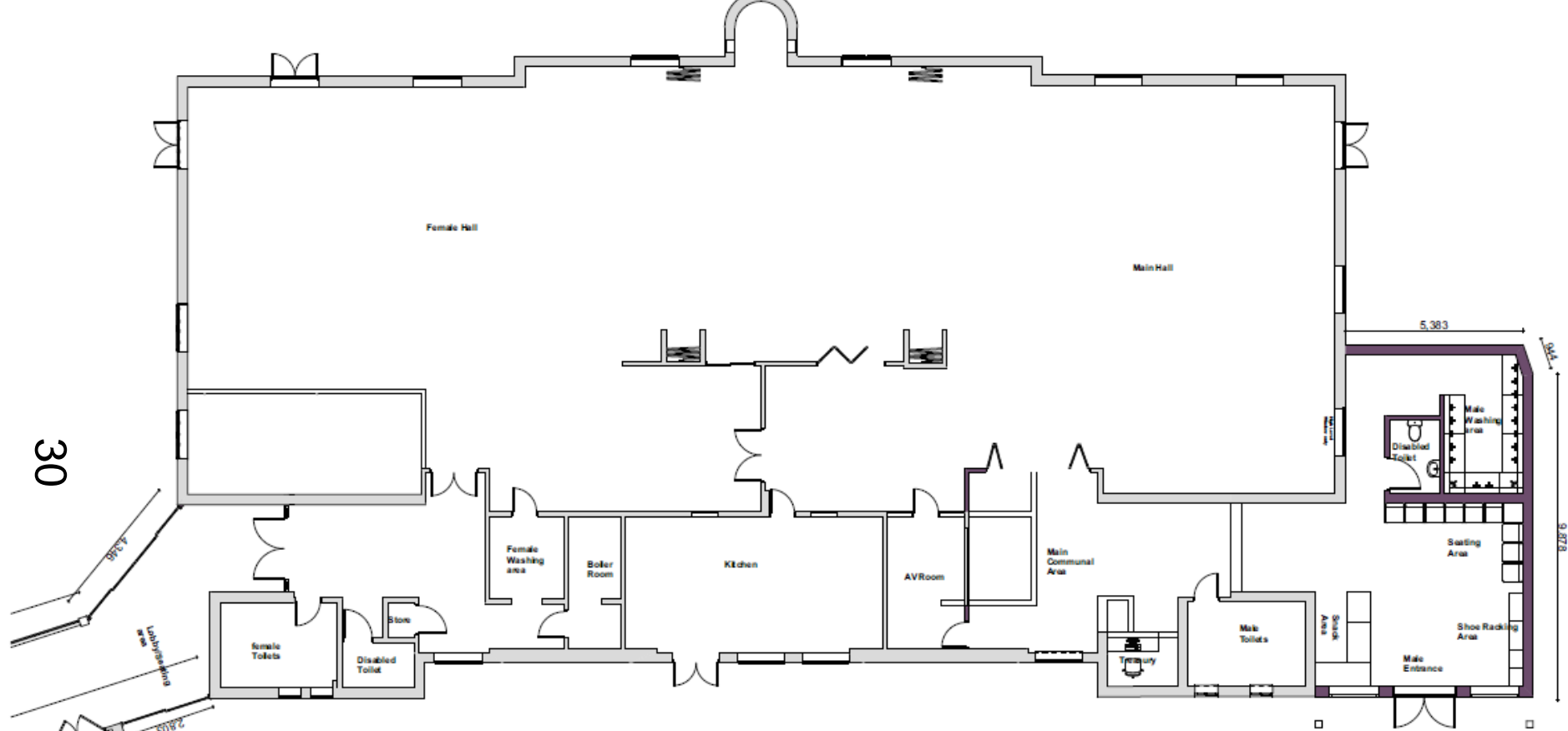
29



Rear Elevation (South)

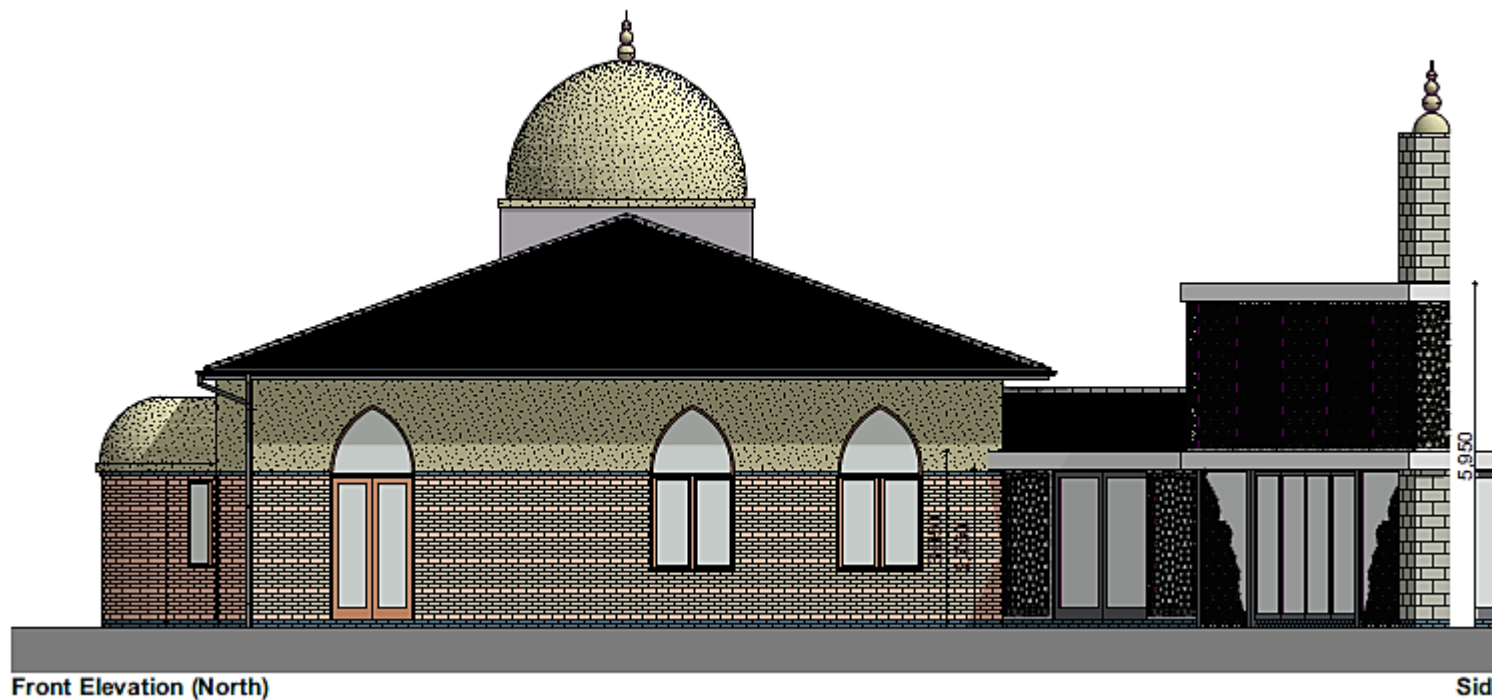


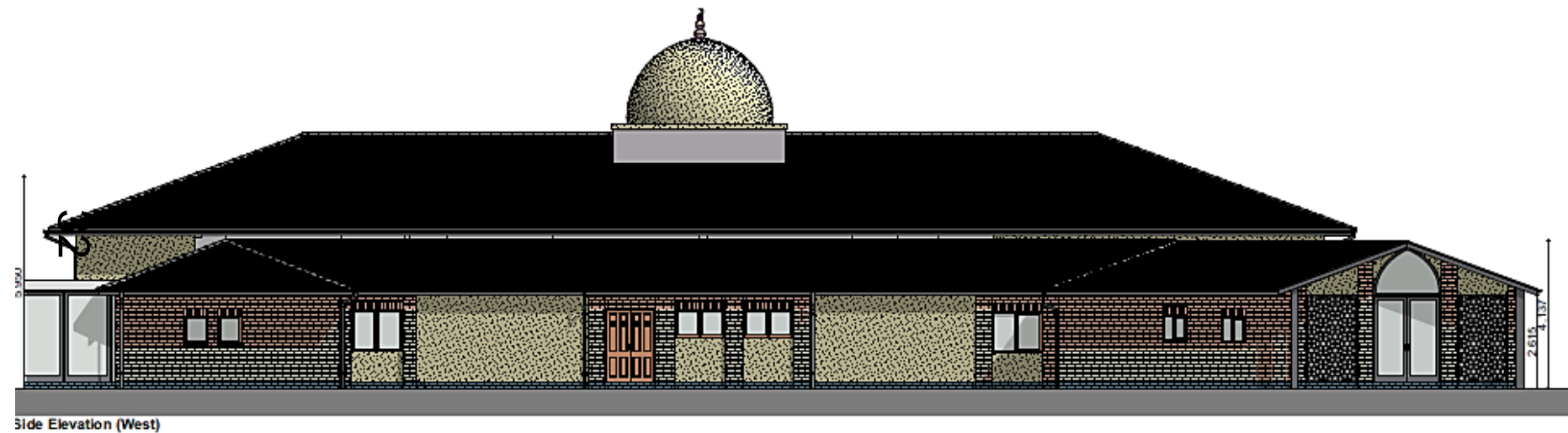
Side Elevation (East)



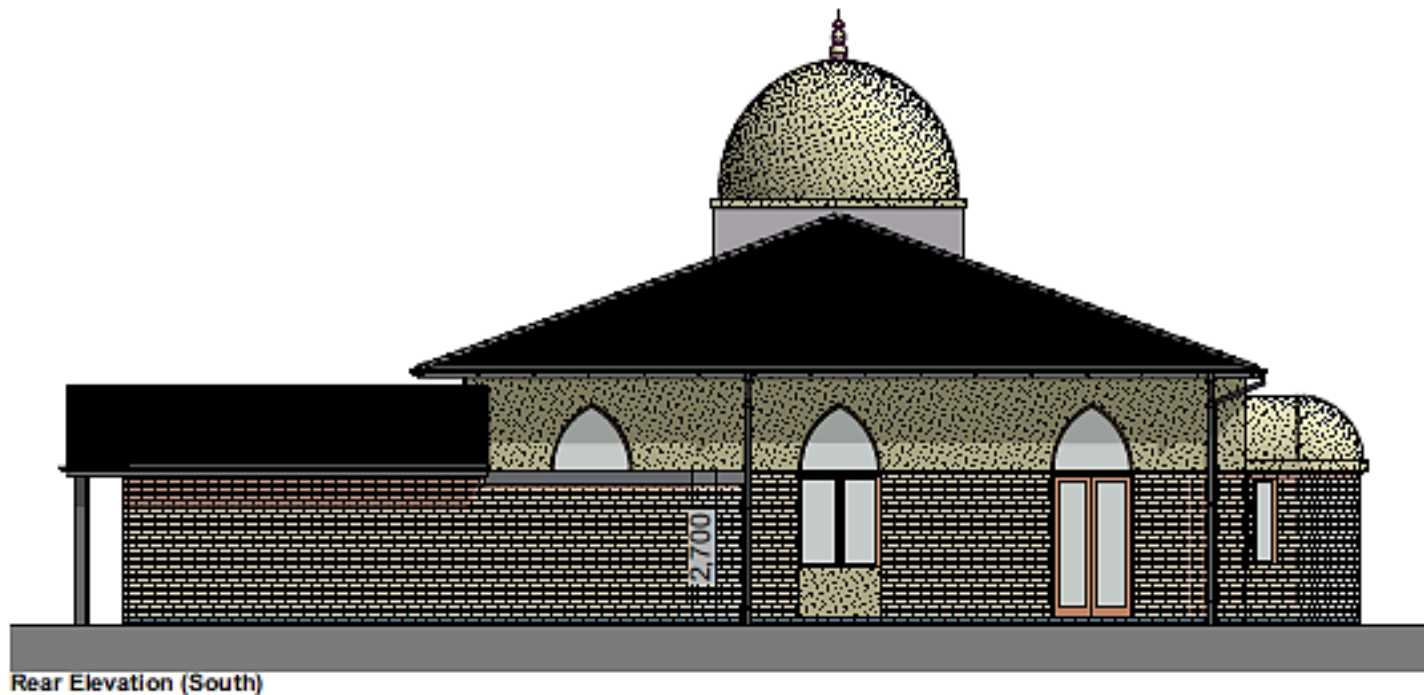
**20212995**

**Proposed place of worship ground floor plans- Single storey extension adj to house at 20 Bridge Rd & 19 Duxbury Rd**

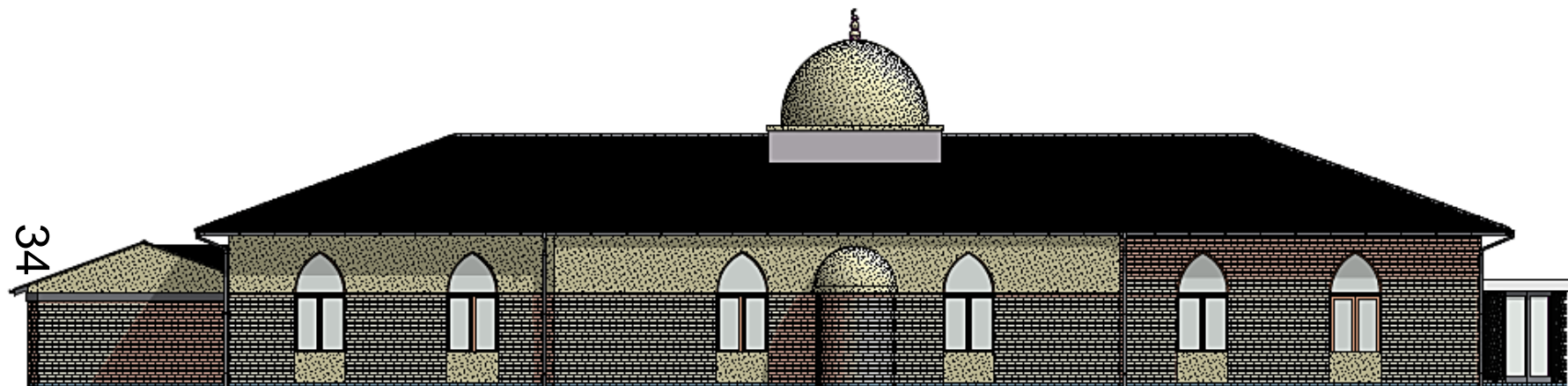




**20212995**  
**West elevation showing single storey extension to Place of worship**







Side Elevation (East)







# Larch Street and Longcliffe Road

**20213098**

P&DCC 3<sup>rd</sup> August 2022

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[CLICK - 3D VIEW](#)

**20213098**  
**Larch Street and Longcliffe Road**



Views of 43-69 Larch Street looking North

20213098  
Larch Street and Longcliffe Road







Views of 35 – 45 Longcliffe Road from the South

20213098  
Larch Street and Longcliffe Road



43



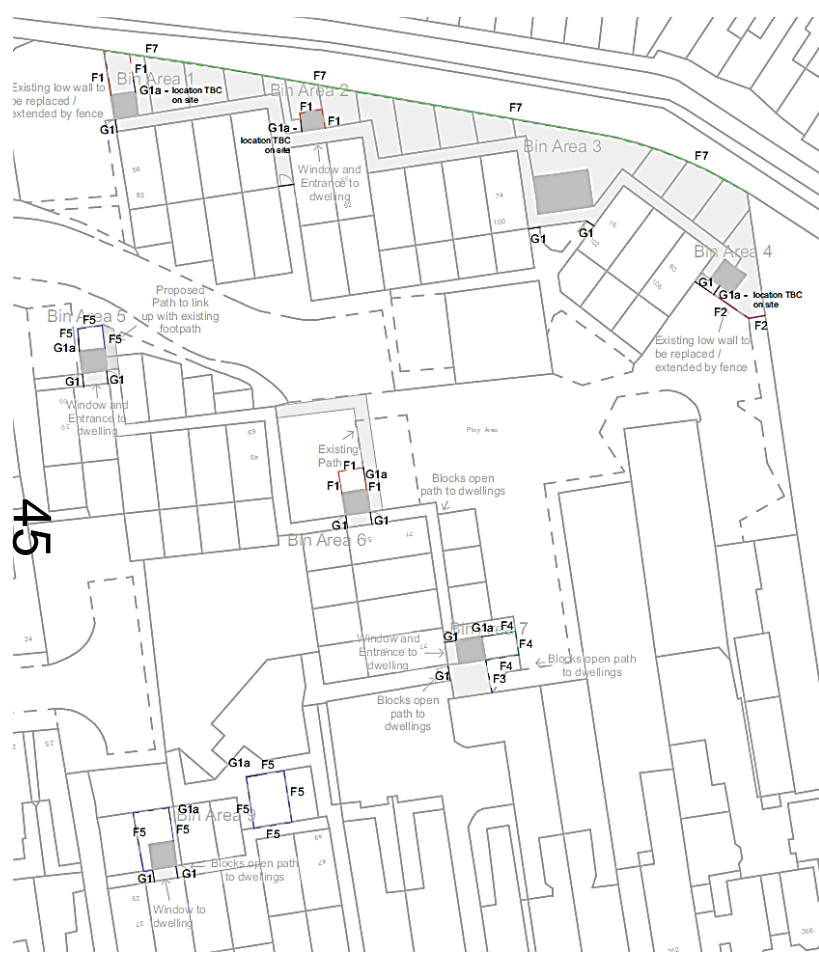
Views of bin store outside 56 and 82 Larch Street  
looking west

20213098  
Larch Street and Longcliffe Road



View from larch street looking north showing development  
implemented from Application 20181900

20213098  
Larch Street and Longcliffe Road

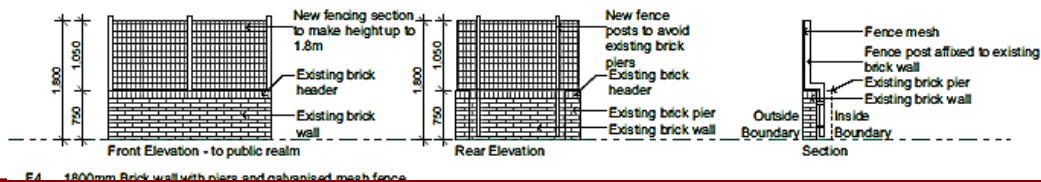
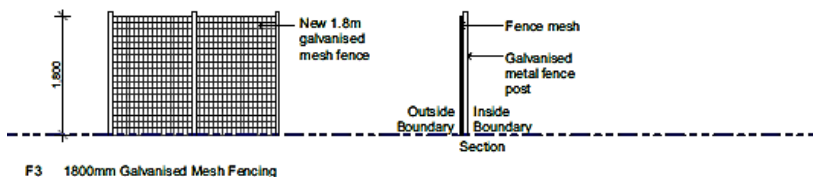
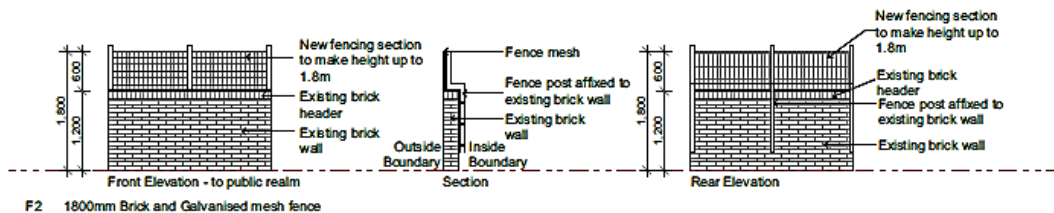
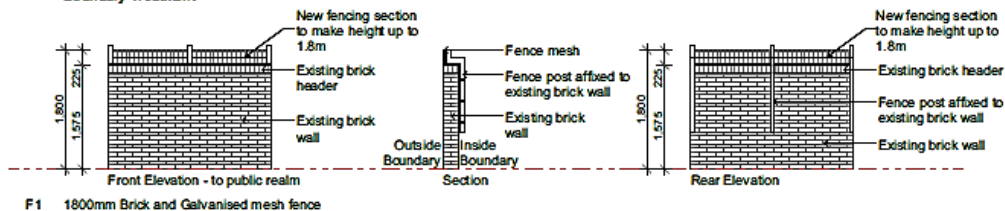


# Location of gates and fencing

20213098  
Larch Street and Longcliffe Road



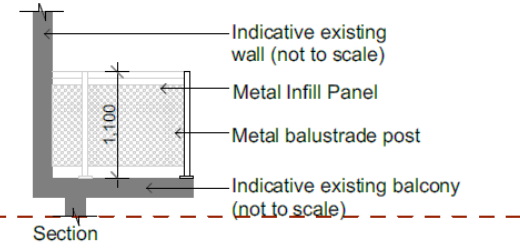
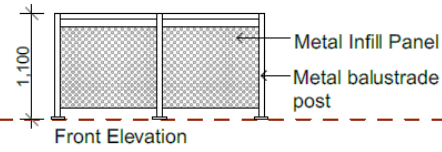
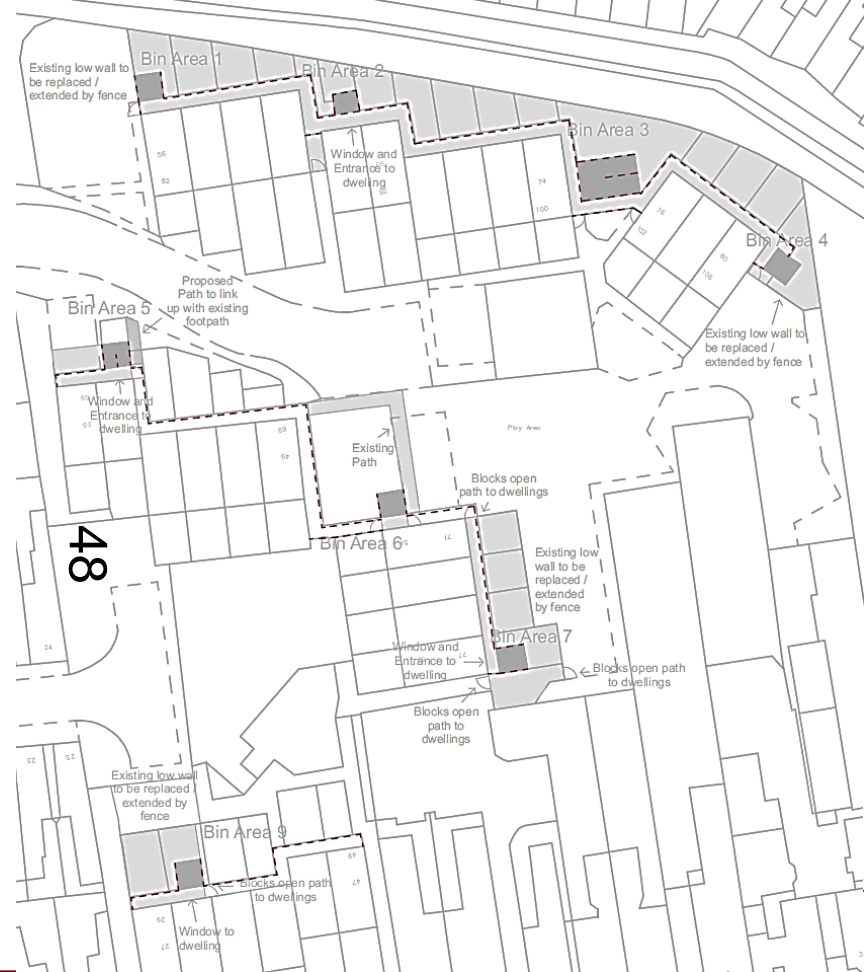
## Boundary Treatment



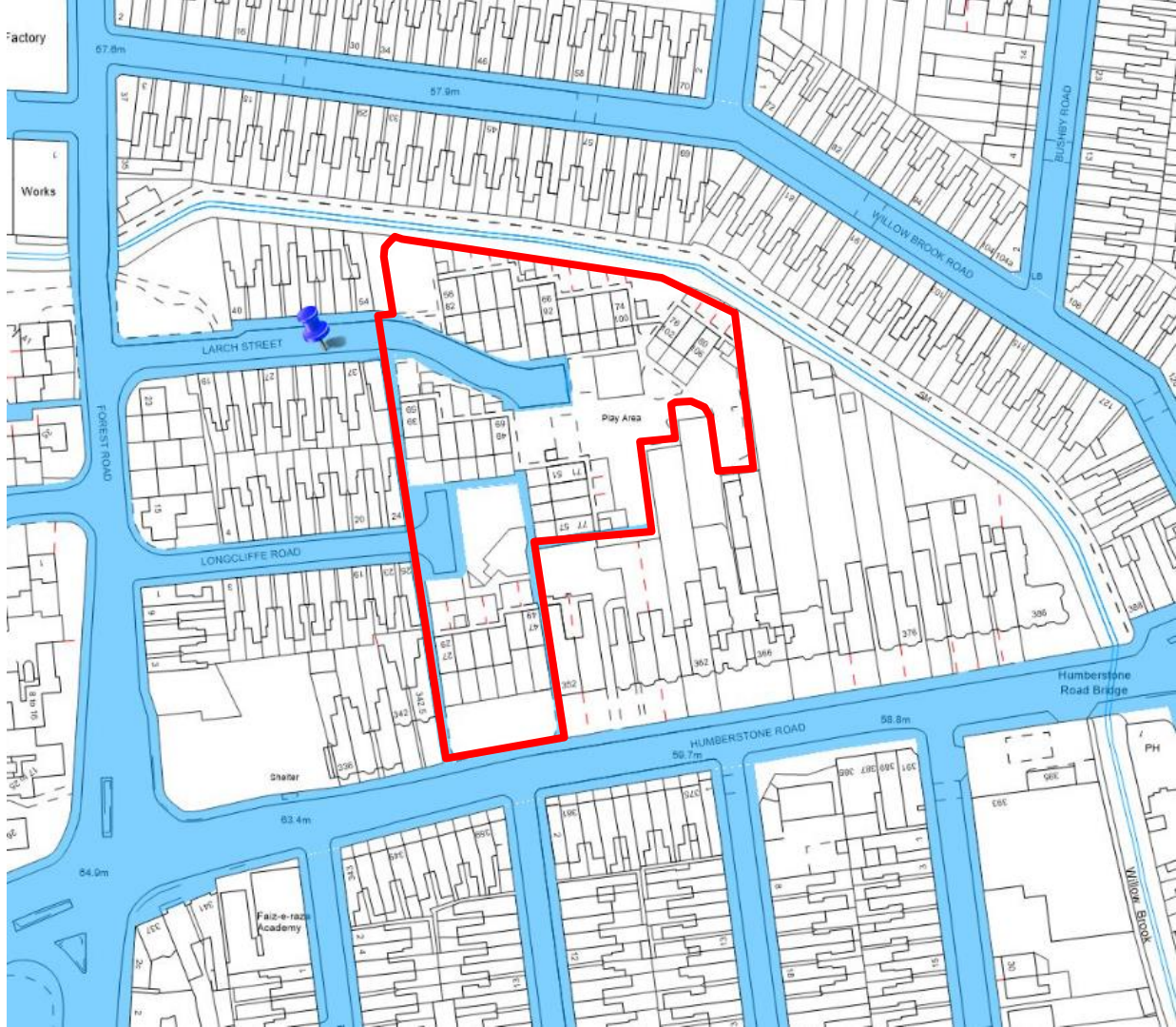


### Key:

- Area securely enclosed with gate access.
- Stair / Bin Area
- Proposed location of fence
- Proposed gated access



B1 1100mm Metal Infill Panel balustrade



**31 Clarefield Road**

**20220424**

P&DCC 3<sup>rd</sup> August 2022

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[CLICK - 3D VIEW](#)

**20220424**  
**31 Clarefield Road**





Front elevation

20220424  
31 Clarefield Road

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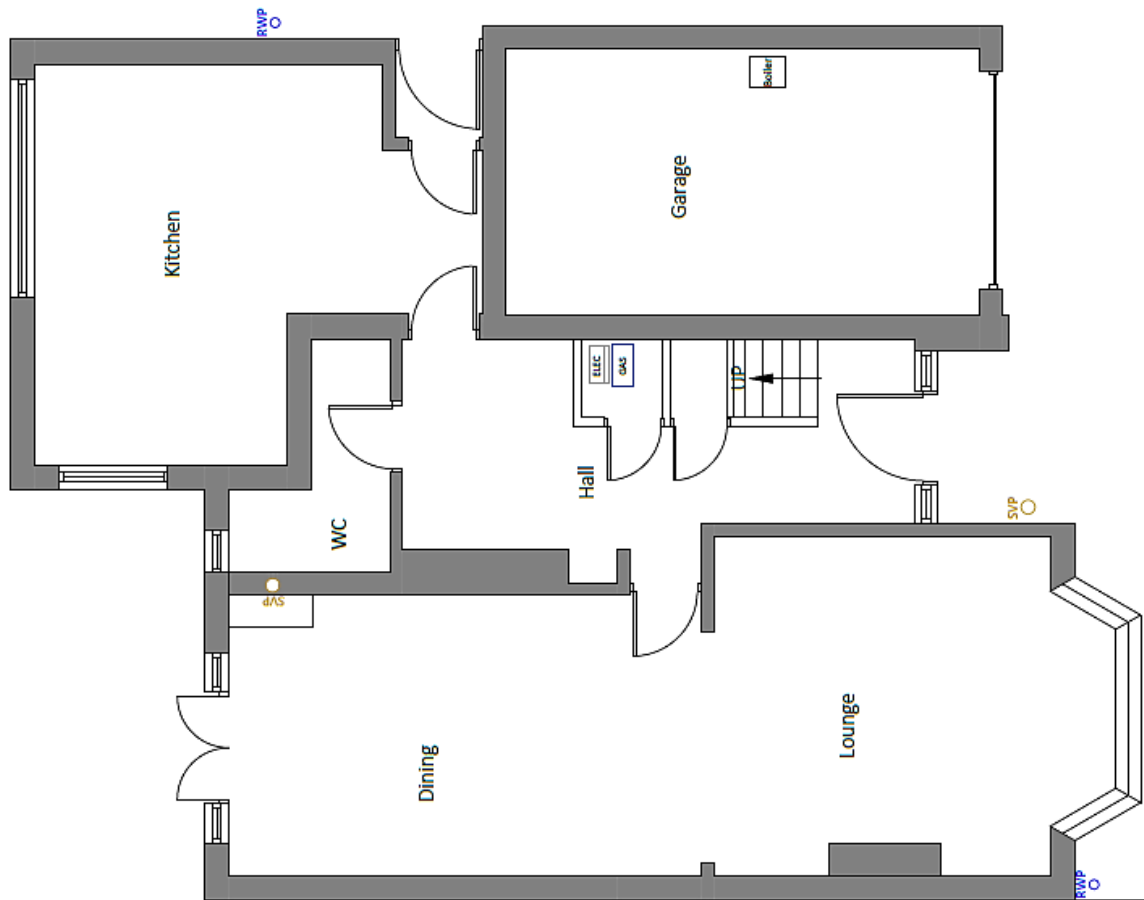


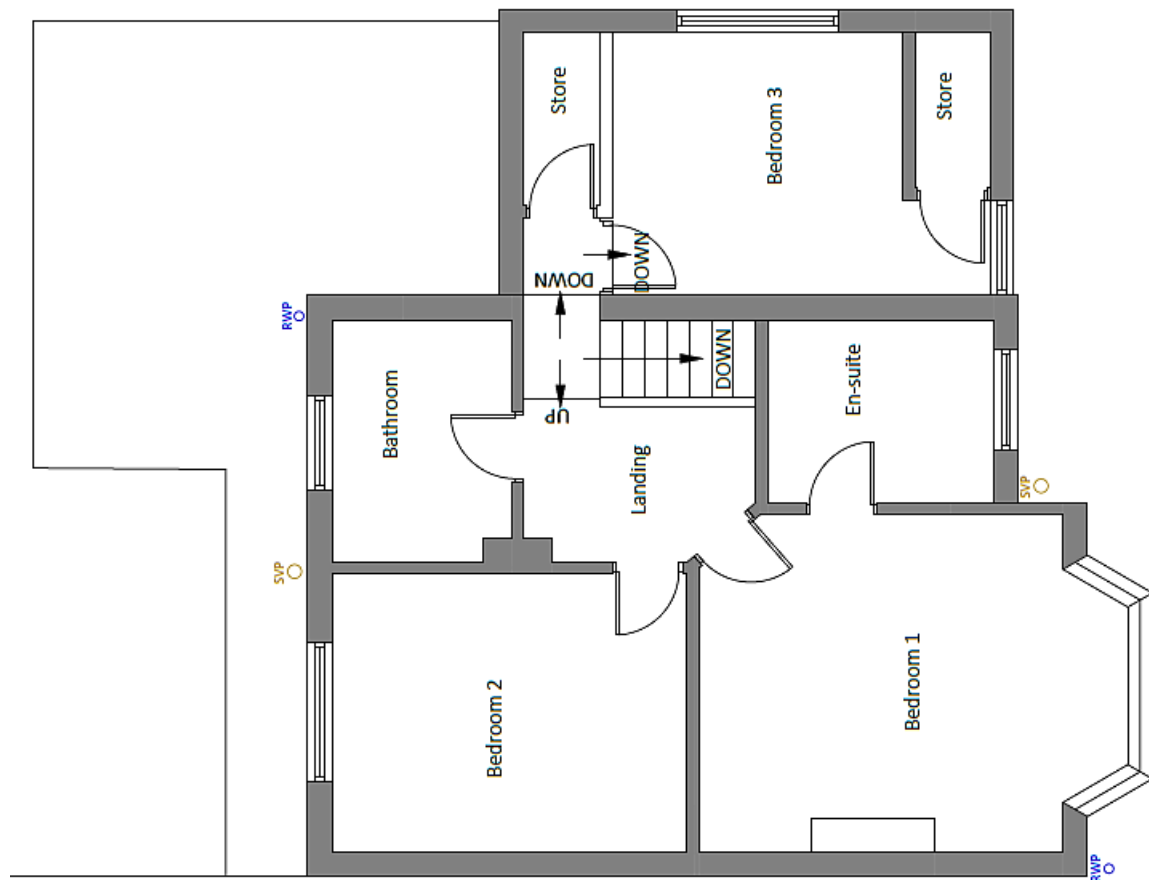
29 Clarefield Road side window locations

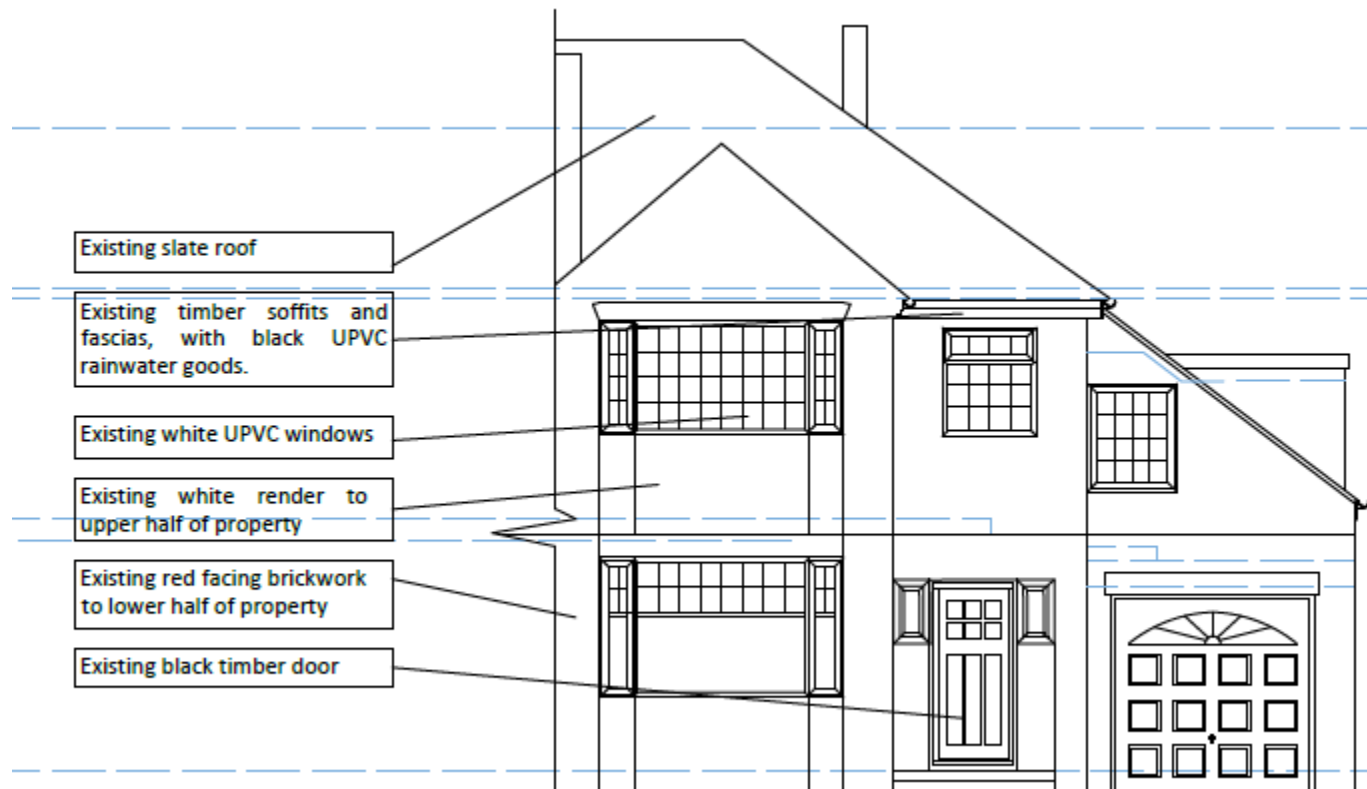
20220424  
31 Clarefield Road





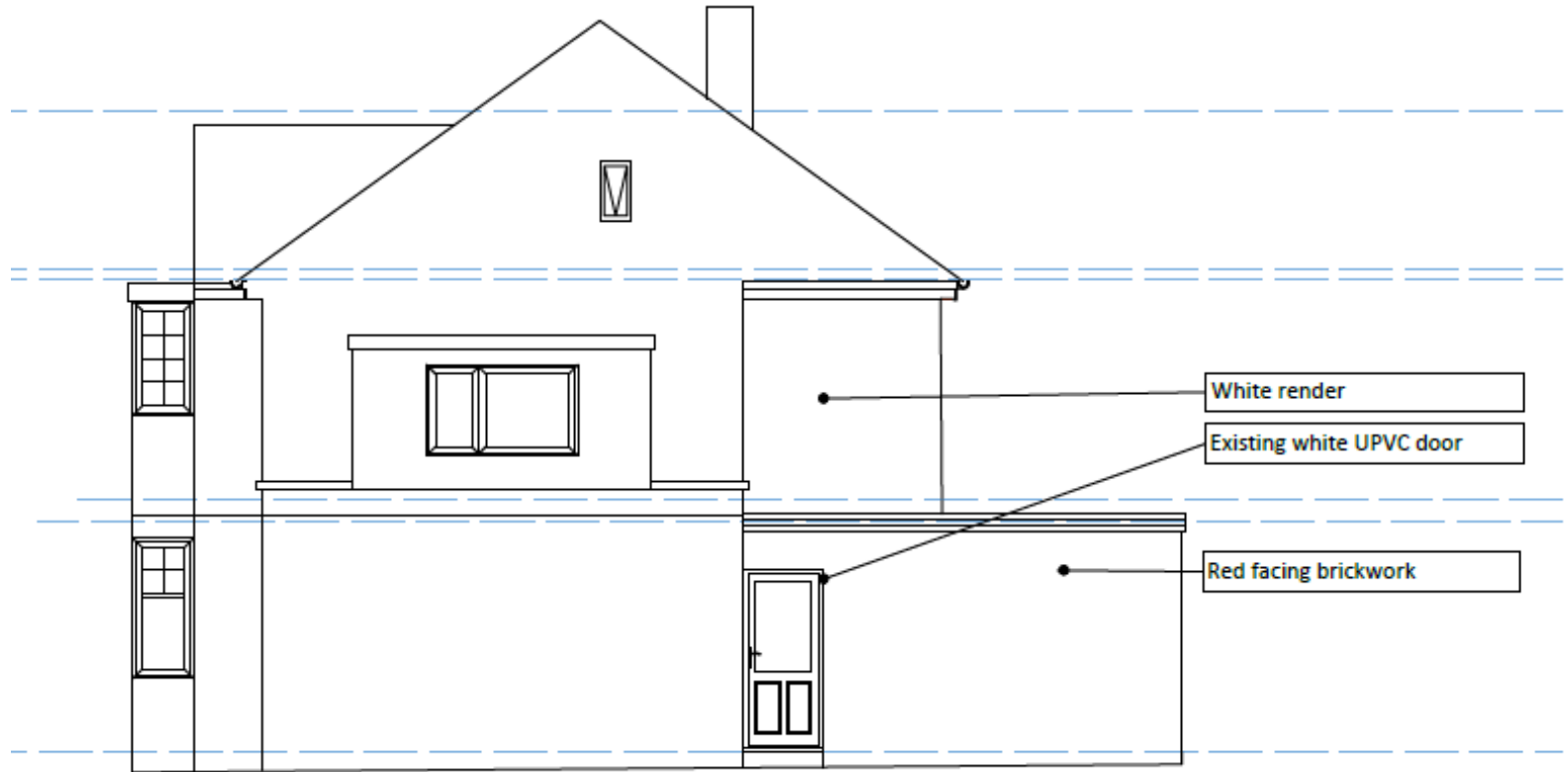




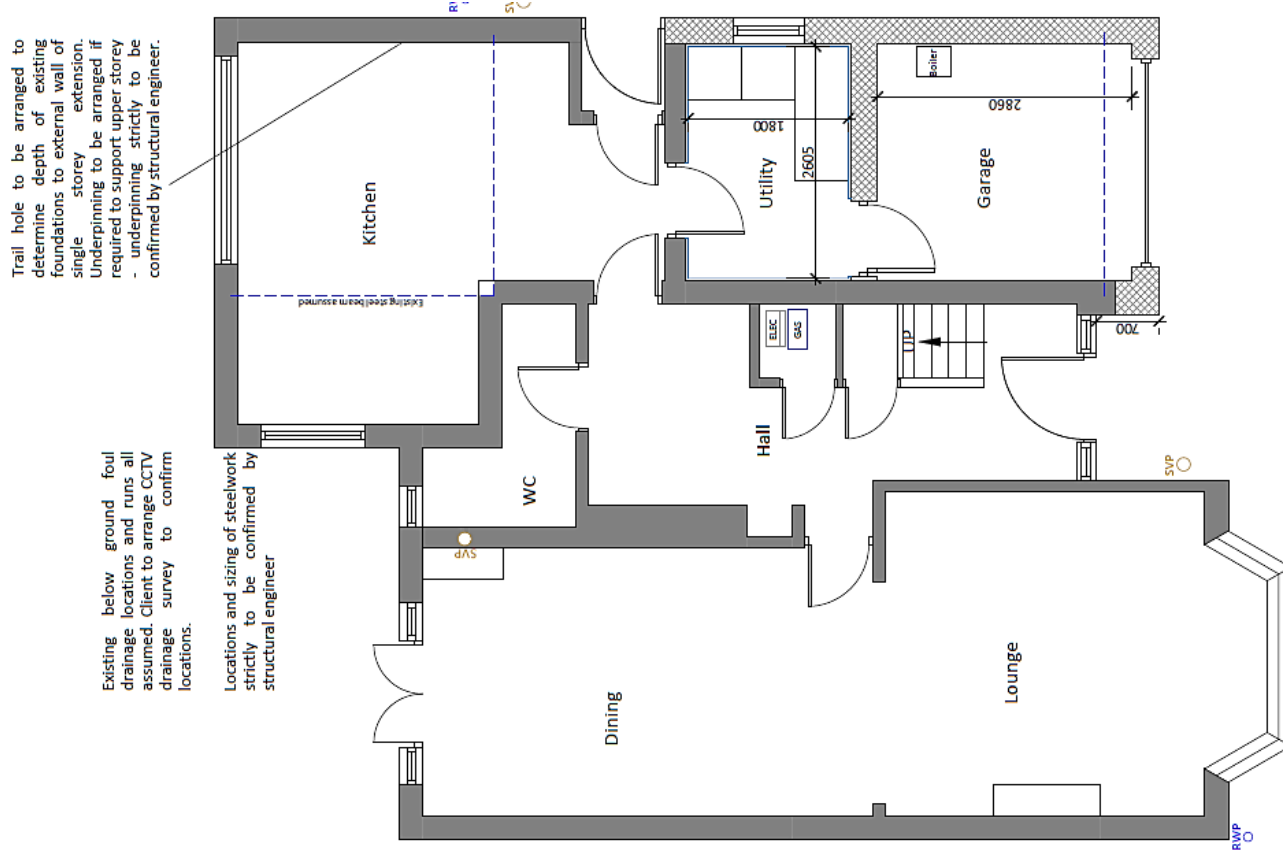


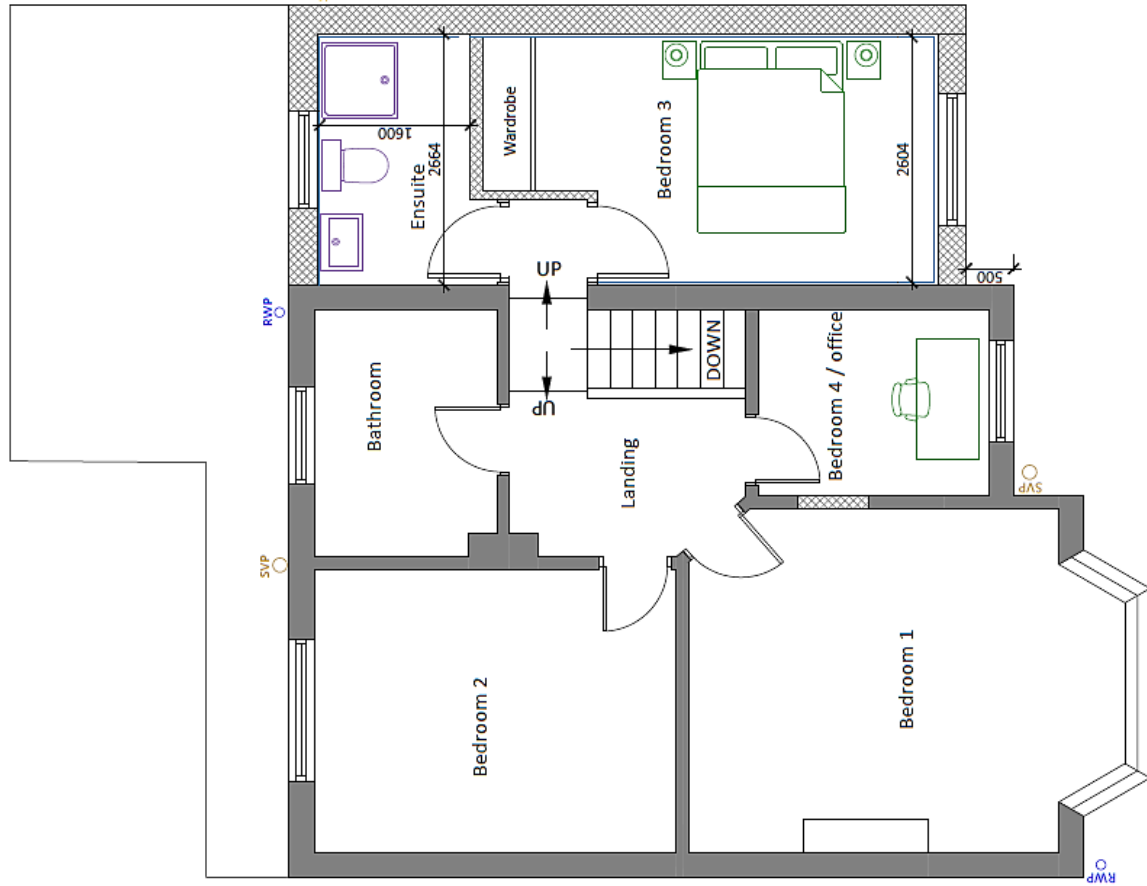


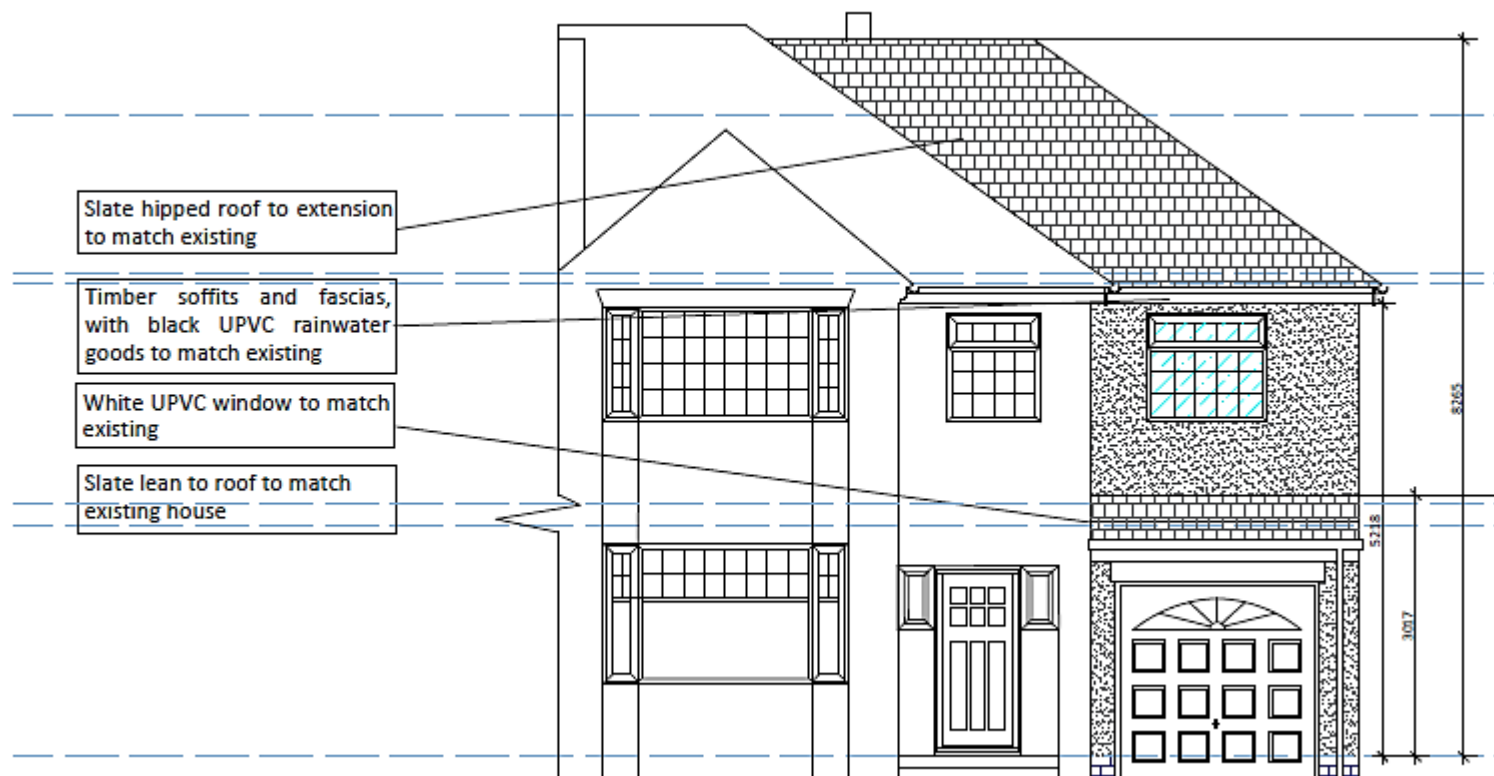
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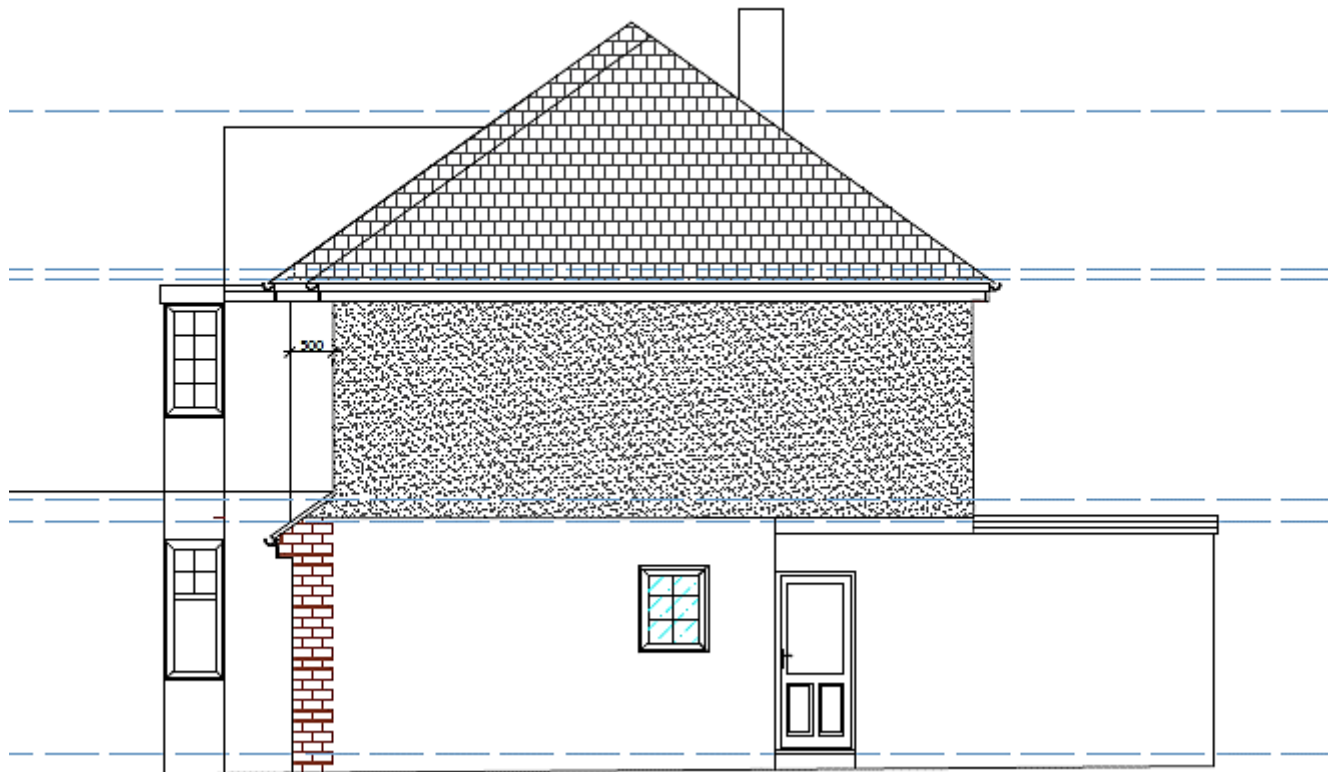


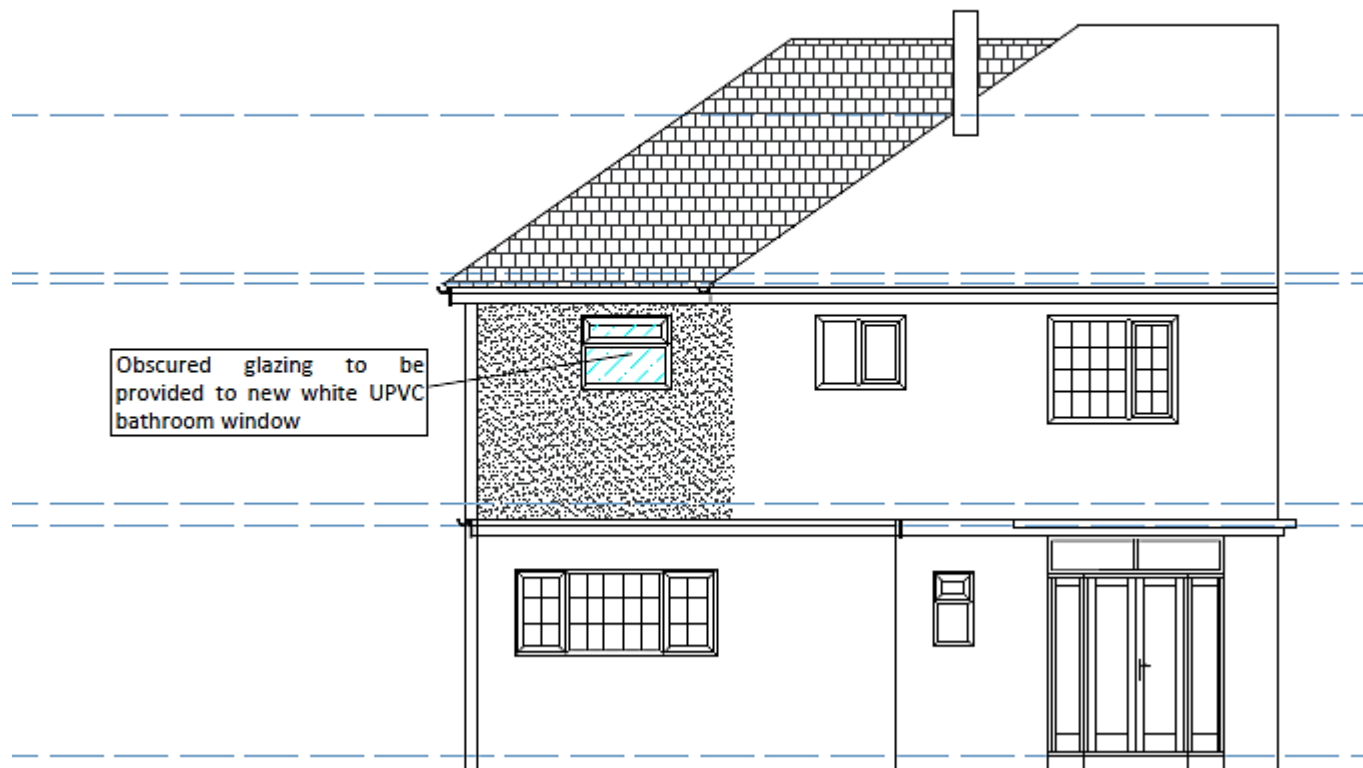






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**8 Brancaster Close**

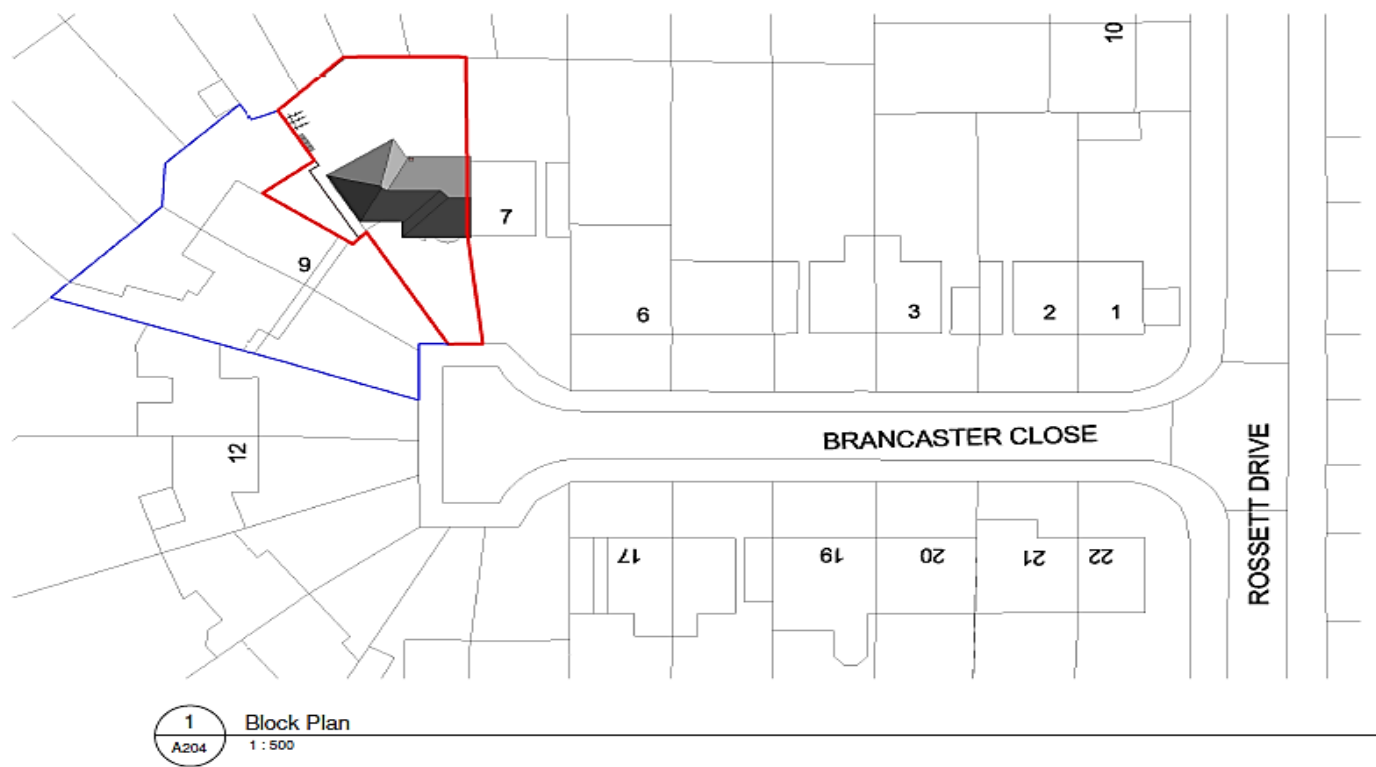
**20220639**

P2 HCC 3<sup>rd</sup> August 2022

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[CLICK - 3D VIEW](#)

**20220639**  
**8 Brancaster Close**



**Front view**

**20220639**  
**8 Brancaster Close**





**Rear view**





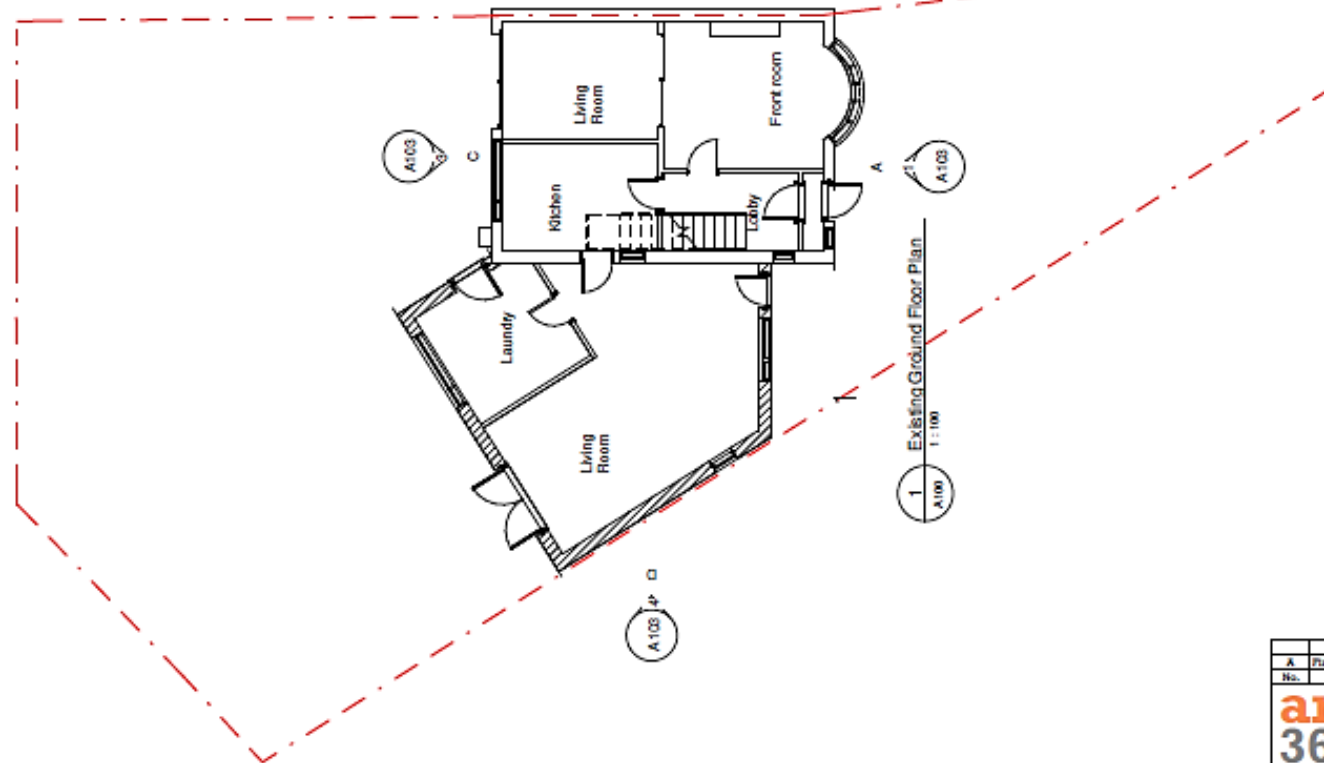
**Side view towards no. 9**

**20220639**  
**8 Brancaster Close**



**View of the Cul de sac from Rossett Drive**

**20220639**  
**8 Brancaster Close**

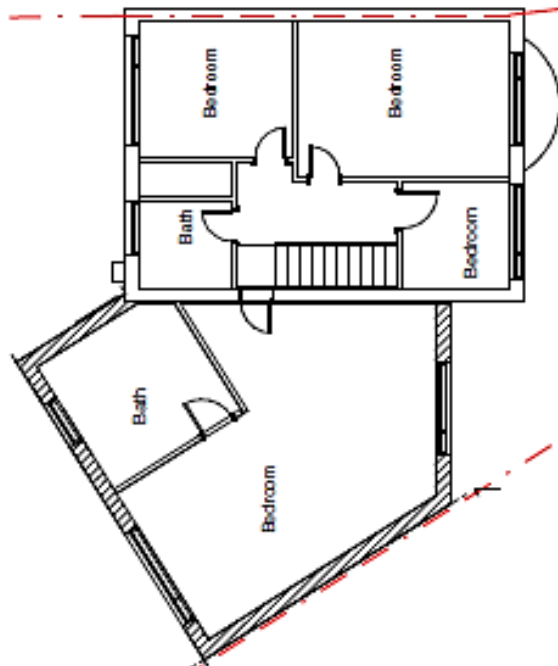


No.	Description	Date
A	First Issue	07.10.2021
<b>arc</b> hitecture <b>365</b> +447903399946 contact@architecture365.co.uk www.architecture365.co.uk 20 Eyre South Road Telowater L17 9 1N		

Existing ground Floor plan

20220639  
8 Brancaster Close

75



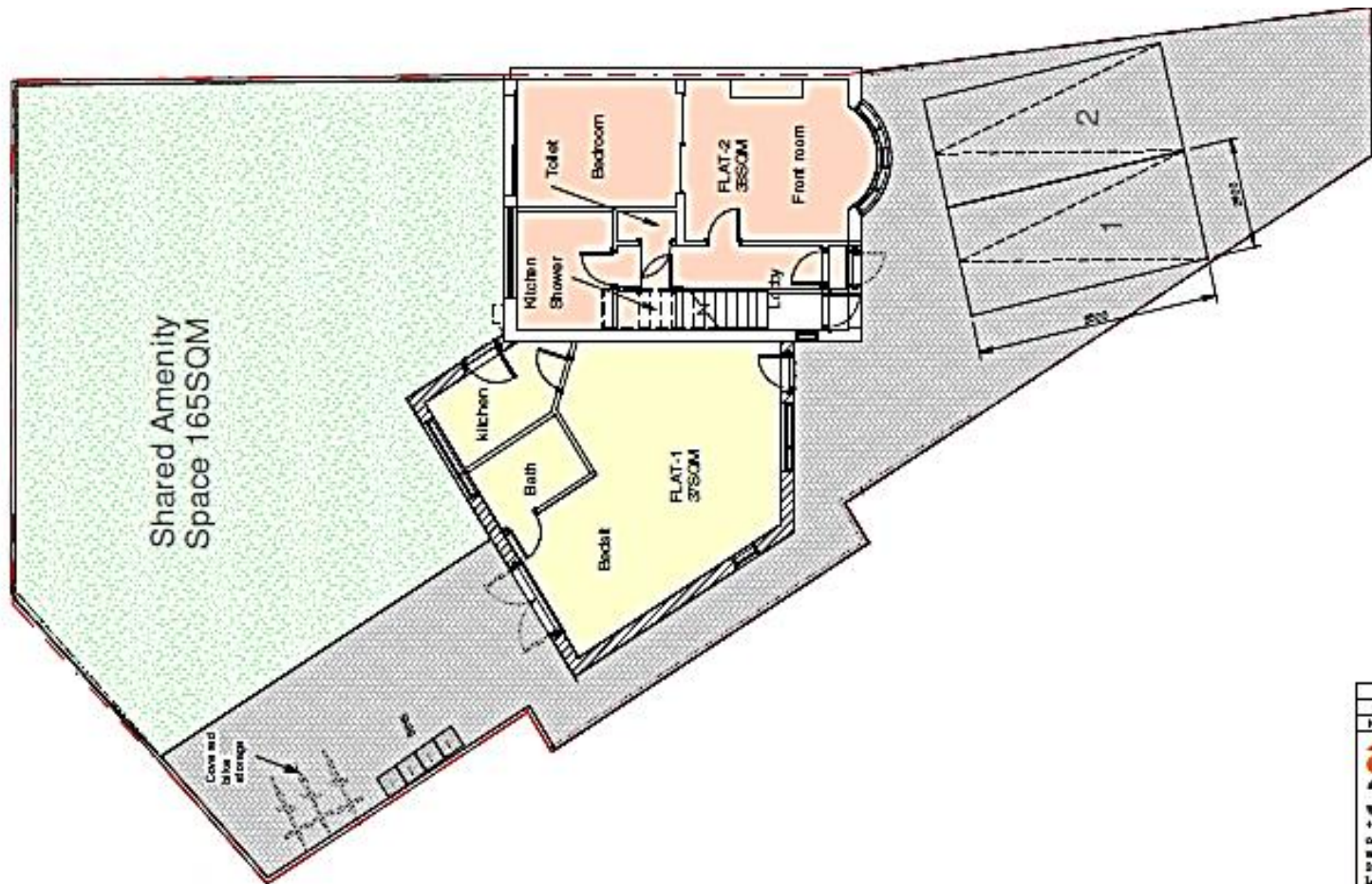
1 Existing First Floor Plan  
1:100

A First Issue	
No.	
<b>arc</b> <b>365</b> +447203399548 contact@arc365.co.uk www.arc365.co.uk	

Existing first Floor plan

20220639  
8 Brancaster Close





A	C
No.	
<b>a:</b>	
<b>30</b>	
+44756	
0208602	
www.a	
30 City	
Leicester	
LE1 1JL	

**Proposed ground Floor plan**

**20220639**  
**8 Brancaster Close**

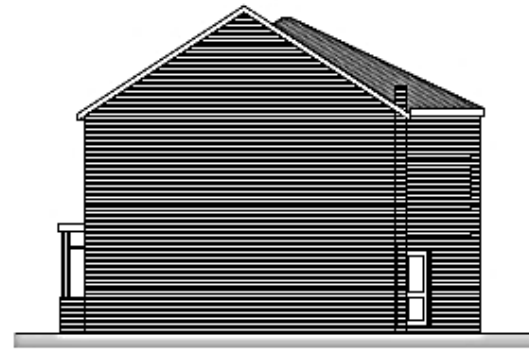


**Proposed first floor plan**

**20220639**  
**8 Brancaster Close**



A  
1 : 100



2 B  
A100 1 : 100



C  
1 : 100



4 D  
A100 1 : 100

A	First Issue
No.	Draw
<b>archite</b> <b>365</b> +447303399948 contact@architects365.co.uk www.architects365.co.uk 20 Lynmouth Road Lelwasee LE15 1NA Project 08 BRANCASTER CLOSE	
Drawing Title Existing Elevations Drawing No.	





141 Upperton Road, Elms Park View

**20220694**

P&DCC 3<sup>rd</sup> August 2022

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[CLICK - 3D VIEW](#)

**20220694**  
**141 Upperton Road, Elms Park View**





20220694

141 Upperton Road, Elms Park View



**20220694**

**141 Upperton Road, Elms Park View**





20220694

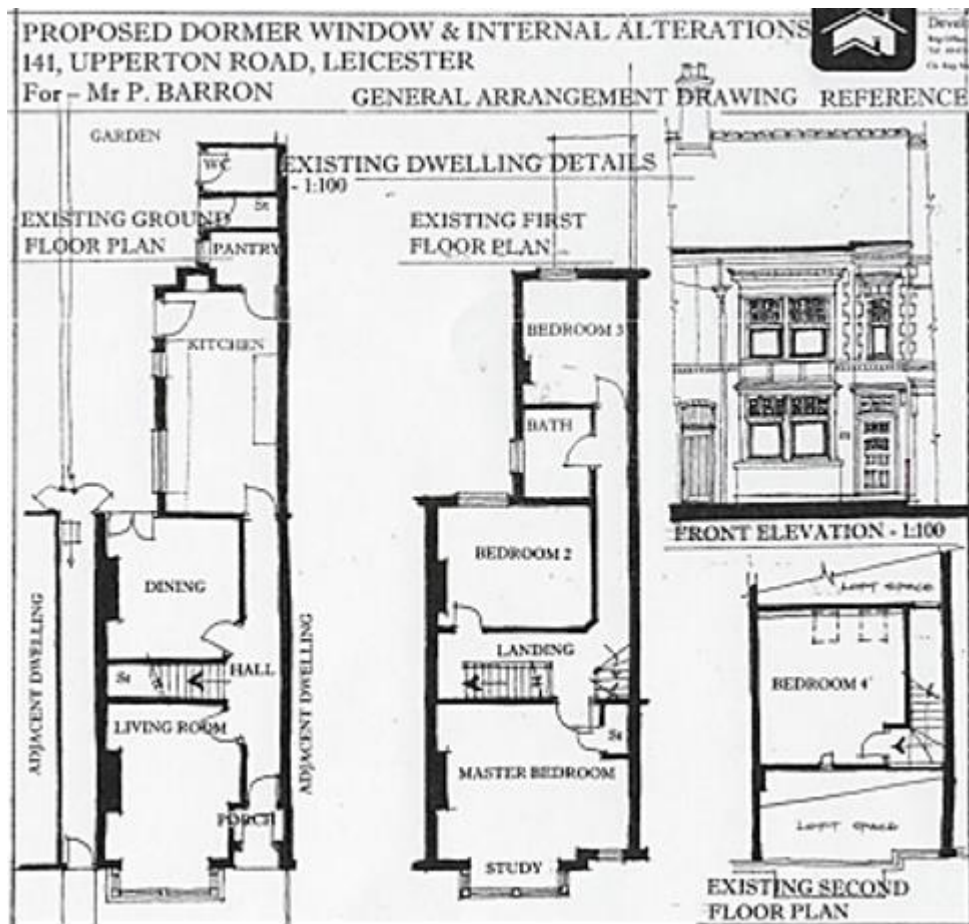
141 Upperton Road, Elms Park View

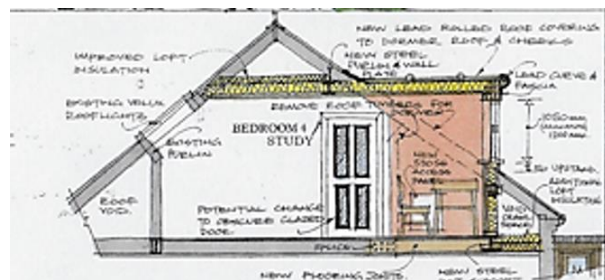
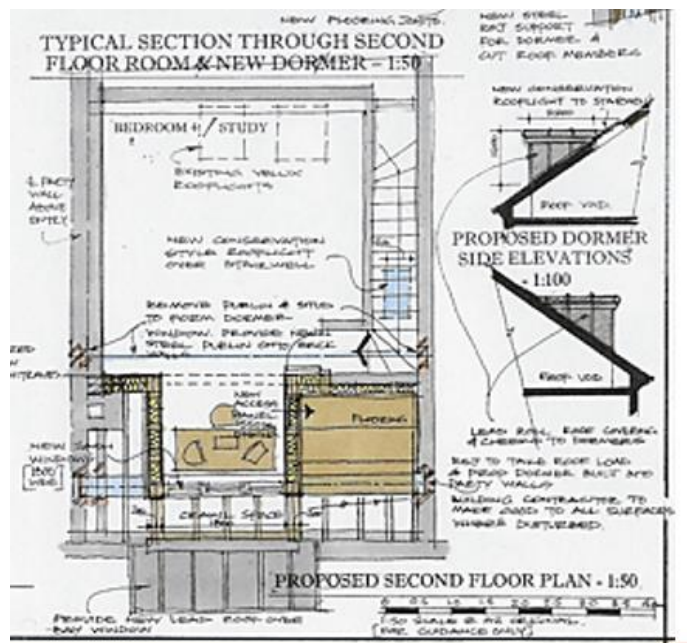
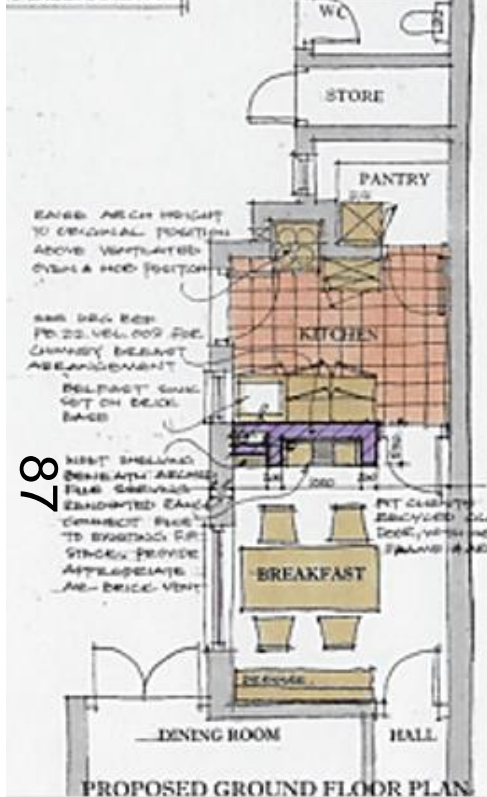




20220694

141 Upperton Road, Elms Park View









Front elevation





20220694

141 Upperton Road, Elms Park View



