



Leicester
City Council

SECOND DESPATCH

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

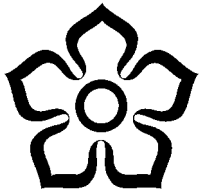
WEDNESDAY, 2 APRIL 2025

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

- **20240308 - 80 Wharf Street South**
- **20242120 - 69 Bryony Road**

Officer contacts

Sharif Chowdhury (Governance Services), and Jessica Skidmore (Governance Services)
e-mail: sharif.chowdhury@leicester.gov.uk or jessica.skidmore@leicester.gov.uk



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 2nd April 2025

**SUPPLEMENTARY REPORT ON APPLICATIONS AND
CONTRAVENTIONS:**

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APPLICATION ORDER

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27		20240308	80 Wharf Street South	CA
		20242120	69 Bryony Road	H&H

Recommendation: Delegated authority to officers for Conditional approval	
20240308	80 Wharf Street South
Proposal:	Part demolition; Conversion of 80 Wharf Street South & construction of 6 storey building to form flatted residential development (Class C3); associated access and landscaping (amended plans)
Applicant:	Mr Mohammed Al Rais
App type:	Operational development - full application
Status:	
Expiry Date:	3 April 2025
SS1	WARD: Castle

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Amended recommendation proposed.

There is one additional note to applicant proposed.

Representations

The Highways Authority made the following recommendation:

1. It is suggested that the following note to applicant is added to the decision notice:

*The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 **PRIOR** to undertaking any works on or in the highway:*

- *For **new road construction which will be offered for adoption as highway maintainable at public expense**, the applicant must enter into an Agreement with the Highway Authority under Section 38 of the Highways Act 1980. Where these are expected to be new residential roads they shall be designed not only to be consistent with a 20mph speed limit, but shall also be controlled by a 20mph speed limit or 20mph zone by the introduction of a Speed Limit Order (SLO).*
- *For **alterations to the existing highway**, the applicant must enter into an Agreement with the Highway Authority under Section 278 of the Highways Act 1980. The costs associated with any temporary traffic management, licences and Temporary Traffic Regulation Orders (TTROs) which may be required to facilitate works during construction will need to be covered by the applicant.*
- *For **alterations to provide new footway crossings (dropped kerbs)**, the applicant must obtain approval from the Local Highway Authority for construction of a dropped kerb before undertaking any works. Leicester City Council no longer construct dropped kerbs on behalf of applicants. Therefore, you will need to find a suitable contractor that meets the criteria, which will be explained through the approval process.*
- *In all of the above, where SLOs and/or Traffic Regulation Orders (TROs) need to be introduced or changed, these shall be funded by the Applicant. The average cost of a SLO is currently in the region of £5,000, and a TRO scheme*

in the region of £6,500, but these costs can vary depending on the scope and complexity.

The Applicant is advised to contact highwaysdc@leicester.gov.uk for information regarding obtaining approvals, setting up Agreements and/or to discuss the requirements to enable the processing of SLOs and TROs.

Further Considerations

I therefore **recommend** that the recommendation remains for delegation to officers to approve, with one additional “note to applicant” as above.

Recommendation: Conditional approval	
20240308	69 Bryony Road
Proposal:	Change of use from dwellinghouse (Use Class C3) to residential children's home (Use Class C2) to accommodate a maximum of three children
Applicant:	Mr Singh
App type:	Operational development - full application
Status:	
Expiry Date:	3 April 2025
SS1	WARD: Humberstone and Hamilton

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No change to recommendation

Representations

An additional objection has been received expressing concerns over the suitability of the location in terms of increased traffic and pollution in the area with the number of vehicles and carers needed.

Concern is also expressed in respect of a nearby pond where children could hang around and cause disturbances as well possible injuries.

Further Considerations

The concerns over traffic are dealt with in the officer report. The anticipated impacts in terms of air pollution are not significant compared to the authorised use as a house.

The proximity of a local pond is not an uncommon feature and the activities and safety of the resident children will be managed as part of the ongoing operation of the facility.