



Leicester
City Council

SECOND DESPATCH

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

WEDNESDAY, 23 SEPTEMBER 2026

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

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 with the reports.

Officer contacts

Jessica Skidmore (Governance Services)

T -mail: jessica.skidmore@leicester.gov.uk



Wards: see individual reports

Planning & Development Control Committee

Date: 23rd September 2026

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
27		20251603	26 Colwell Road	FS

Recommendation:	
20251603	26 Colwell Road
Proposal:	Demolition of existing single storey side extension and rear garage; installation of dropped kerb; construction of single storey side and rear extension; alterations (Class E) (Amended plans 25.12.2025).
Applicant:	Sarah Panter
App type:	Operational development - full application
Status:	
Expiry Date:	30 June 2026
CW	WARD: Fosse

Further Representations

Further representations received from a neighbour and Cllr Waddington, summarised below:

Neighbour

1. Are the plans bigger or smaller than the previous application?
2. The site is untidy and a fence is damaged.
3. Five minutes to speak is not a sufficient amount of time.

Cllr Waddington

4. The report implies that 26 Colwell Road is still used as a medical centre, but this is not the case.
5. Concerns about the noise nuisance that this Medical practice will create are not acknowledged in the report.
6. The garden has been neglected and is now home to a badger set. The report does not consider the issue or how badgers will be dealt with.
7. Traffic and parking issues changed since the previous approval:
 - increased traffic on Colwell Road due to the Fiveways scheme
 - no mention of planned traffic calming survey
 - introduction of Residents parking zone in Woodgate leading to more parking on Colwell Road. Insufficient parking space for staff and residents, leading to obstruction of driveways

Further Considerations/Responses

1. Plans are the same as the previously approved application.

2. Tidiness of the site does not impact the planning considerations and damage caused to a fence is a civil matter.
3. The time allowed for speakers is as per the established committee procedure.
4. The property has an existing lawful use as a medical centre, established by application in 1991. In recent years the property has remained open but for admin staff only, with limited patient interaction, due to a need to refurbish the facility.
5. The issue of noise is addressed in the report.
6. The relevant records do not show badgers within a 30m radius of the application site, and the site is outside of a badger alert area. This, combined with the scale, type and location of the development meant that the requirement for a badger survey was not triggered. Notwithstanding this, badgers are protected by the Protection of Badgers Act 1992, the developer must comply with the legal protection of badgers if consent is granted with appropriate license being procured as necessary. If permission is granted, **an additional note to applicant is recommended to be added** to the decision notice to inform their responsibilities under the Protection of Badgers Act 1992, and the correct procedure should badgers be present onsite.
7. Highways and parking considerations are addressed in the report. The Highways survey in relation to the potential need for traffic calming does not alter the consideration as set out in the report.

Revised Recommendation

That the following note to applicant be added to the decision notice:

The applicant's attention is drawn to the provisions of the Protection of Badgers Act 1992. It is a criminal offence to kill, injure or disturb protected species and their habitat in accordance with the Wildlife and Countryside Act (1981) as amended and The Habitat & Species Regulations (2010). If a badger sett is confirmed to be present in the development site an application for a badger license with appropriate control/mitigations from Natural England would be required. If during the works a protected species is found, work must cease immediately and a suitably qualified ecologist or Natural England be contacted.

Policies relating to this recommendation

None

