



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 28 OCTOBER 2020 at 5:30 pm

P R E S E N T :

Councillor Riyait (Chair)
Councillor Aldred (Vice Chair)

Councillor Halford
Councillor Thalukdar

Councillor Valand
Councillor Whittle

In accordance with the provisions of the Constitution (Part 4A, Rule 42) the following Councillors attended the meeting and with the sanction of the Committee spoke on the items indicated but did not vote.

Councillor:
Councillor Joshi
Councillor Whittle

Application details:
20201275 - 115 Uppingham Road
20201063 - 26 Asquith Boulevard

* * * * *

173. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Gee and Councillor Rae Bhatia.

Due to technical difficulties Councillor Joel was unable to join the virtual meeting.

174. DECLARATIONS OF INTEREST

Councillor Halford declared that she had received emails in relation to an application being considered but would be considering the application with an open mind.

The Chair also declared that he had received emails in relation to applications that were to be considered but would be considering all applications with an open mind.

175. MINUTES OF THE PREVIOUS MEETING

AGREED:

That the minutes of the Planning and Development Control Committee held on Wednesday 16 September 2020 be confirmed as a correct record.

176. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair announced that he would take the planning reports in a different order to that given in the agenda, due to the attendance of members of the public and Ward Councillors who had registered to speak.

RESOLVED:

That the report of the Director of Planning, Development and Transportation dated 16 September 2020 on applications, together with the supplemental report and information reported verbally by officers, be received and action taken as below.

20201345 1-1A Monsell Drive

Ward: Aylestone

Proposal: Variation of conditions 11 (TPO trees to be protected from damage) & 12 (Existing trees, shrubs, hedges to be protected) attached to planning permission 20191818 (Demolition of existing apartment buildings (Class C3); Construction of two and three storey Care Home (60 Bed) (Class C2) to allow for changes to the tree protection measures and felling of four trees protected by TPO N4.0177 (Amended plan received 7/10/2020)

Applicant: Mr Adrian Doyle

20201275 - 115 Uppingham Road

Ward: North Evington

Proposal: Retrospective application for use of site as a car wash and window tinting service (Sui Generis); with associated outbuildings

Applicant: Mr N Okeke

20201655 - 1 The Roundway

Ward: Troon

Proposal: Installation of 1.8m high fence to side boundary of house (Class C3)

Applicant: Debbie Abbott

20201063 - 26 Asquith Boulevard

Ward: Knighton

Proposal: Change of use from dwelling house (Class C3) to residential care home (3 Bedrooms)(Class C2)

Applicant: Jules Private Ltd

177. 20201345 - 1-1A MONSELL DRIVE

The Chair proposed that application 20201345 1-1A Monsell Drive be

withdrawn and moved to a future Committee meeting to provide a further opportunity for parties to make representations on the revised proposals and for any representations received to be considered. It was agreed that the application shall be deferred.

178. 20201275 - 115 UPPINGHAM ROAD, HAND CAR WASH

20201275 - 115 Uppingham Road

Ward: North Evington

Proposal: Retrospective application for use of site as a car wash and window tinting service (Sui Generis); with associated outbuildings

Applicant: Mr N Okeke

The Planning Officer introduced the report.

Mr Okeke, the applicant addressed the Committee.

Councillor Joshi the Ward Councillor for North Evington addressed the Committee, in support of the application.

Members considered the report and Officers responded to any comments and queries raised.

The Chair moved that, in accordance with the officer recommendation, the Council decline to determine the application. This was seconded by Councillor Thalukdar and, upon being put to the vote, the motion was CARRIED.

RESOLVED:

That the Council DECLINE to determine the application.

179. 20201655 - 1 THE ROUNDWAY

20201655 - 1 The Roundway

Ward: Troon

Proposal: Installation of 1.8m high fence to side boundary of house (Class C3)

Applicant: Debbie Abbott

The Planning Officer presented the report.

Lorna Hylton and June Norris addressed the Committee.

Members of the Committee considered the application and Officers responded to any comments or queries raised.

The Chair moved that, in accordance with the officer recommendation, the application be approved subject to the conditions set out in the report. This was

seconded by Councillor Aldred and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

That the application be APPROVED subject to the conditions as set out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. This consent shall relate solely to the submitted plans ref. no. 20024-02 received by the City Council as local planning authority on 01/09/2020, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. This consent relates to the amended plans only and is to be taken as a stand alone permission. The current location of the fence is considered an unauthorised development and the fence must be altered and re-positioned within the next 3 months otherwise enforcement action may be taken without further warning.
2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).

180. 20201063 - 26 ASQUITH BOULEVARD

20201063 - 26 Asquith Boulevard

Ward: Knighton

Proposal: Change of use from dwelling house (Class C3) to residential care home (3 Bedrooms)(Class C2)

Applicant: Jules Private Ltd

Councillor Whittle stepped down from his position as a member of the Committee and re-joined the meeting as a Ward Councillor in order to address the Committee.

The Planning Officer presented the report.

Ms Zulu addressed the Committee and spoke in support of the application.

Councillor Whittle the ward Councillor for Knighton Ward addressed the Committee and spoke in objection to the application.

Members considered the report and Officers responded to comments and queries raised.

The Chair moved that, in accordance with the Officer recommendation, the application be approved, subject to the conditions set out in the report. This was seconded by Councillor Aldred and upon being put to the vote the motion was CARRIED.

RESOLVED:

That the application be APPROVED subject to the conditions set out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
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 18/06/2020, and revised supporting statement received on 14/09/2020, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received.
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.

181. CLOSE OF MEETING

The meeting closed at 6:57pm