



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 9 DECEMBER 2020 at 5:30 pm

P R E S E N T:

Councillor Riyait - Chair

Councillor Rae Bhatia
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:	Application details:
Councillor Kitterick	The Leicester (Consolidation) Traffic Regulation Order 2006 (Aylestone Road, Commercial Square, Freemens Common Road, Putney Road, Putney Road West, Saffron Lane) (Amendment) Order (No. 295) 2020
Councillor Cassidy	20201727 11 Franche Road
Councillor Waddington	20201727 11 Franche Road

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191. WELCOME

The Chair welcomed everyone to the meeting, reminding them that this was a virtual meeting, as permitted under Section 78 of the Coronavirus Act 2020 to enable meetings to take place whilst observing social distancing measures.

At the invitation of the Chair, officers present at the meeting introduced themselves.

192. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gee, Halford and Joel.

193. DECLARATIONS OF INTEREST

Members were asked to declare any interests they had in the business on the agenda, including under the Council's Good Practice Guidance for Member Involvement in Planning and Development Management Decisions.

Each member of the Committee present at the meeting introduced themselves in turn and stated that they had no such interests.

194. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held on 18 November 2020 be confirmed as a correct record.

195. THE LEICESTER (CONSOLIDATION) TRAFFIC REGULATION ORDER 2006 (AYLESTONE ROAD, COMMERCIAL SQUARE, FREEMENS COMMON ROAD, PUTNEY ROAD, PUTNEY ROAD WEST, SAFFRON LANE) (AMENDMENT) ORDER (NO. 295) 2020

The Director of Planning, Development and Transportation submitted a report setting out objections received to proposals to implement waiting and loading restrictions along multiple roads, lift the one-way order on part of Commercial Square, and prohibit U turns at the new junction with Aylestone Road.

The Major Transport Projects Manager outlined the proposals, noting that a primary concern for those objecting to the making of the Order was the loss of parking. The displacement of this parked traffic was a disappointing aspect of this Order, but this was overridden by the need for road safety and for traffic to be able to flow appropriately along this link road between two A class roads.

Other objections related to the nature of the scheme, but the Major Transport Projects Manager reminded Members that the scheme had already been through an extensive scrutiny process and a decision made to proceed with it. It now was at implementation stage, so the report before the Committee related to traffic management, not the principles of the scheme. Members also were reminded that they were not taking the decision on whether the Order should be made, but were being consulted on the proposal. Any views expressed by this Committee would be considered by the Director of Planning, Development and Transportation and taken into account when he decided whether to make the Order.

Councillor Kitterick, as Ward Councillor, addressed the Committee and expressed concerns that the changes proposed would have no discernible benefits. For example, two bus lanes would be removed and no cycle lanes

were being added, even though the road would be busier than it was at present, which also would place pedestrians in danger. Particular problems for pedestrians would be encountered at the three junctions and delivery vehicles would block the route when parked, causing congestion in the road. Councillor Kitterick also expressed concern that the modelling done for the scheme was inadequate, so did not show the full extent of the situation.

The Committee considered the proposals presented and questioned why no facilities for pedestrians to cross Putney Road had been included. In response, the Major Transport Projects Manager noted that controlled pedestrian crossing points would be provided at the main junctions and at the junction with Commercial Square. Unfortunately, land outside a business along Putney Road was in private ownership, so it was not possible to have a footway on the northern side of the road. This meant that all pedestrian facilities had to be concentrated on the southern side, along with links to the proposed segregated cycle way.

In response to a question from the Committee, the Major Transport Projects Manager confirmed that the prohibition of U turns at the new junction of Putney Road and Aylestone Road was a standard safety feature at a signal-controlled junction.

RESOLVED:

That the Director of Planning, Development and Transportation be asked to note when considering whether or not to make the proposed Traffic Regulation Order that this Committee is, on the whole, supportive of the proposals to implement waiting and loading restrictions along multiple roads, lift the one-way order on part of Commercial Square, and prohibit U turns at the new junction with Aylestone Road, but asks that the issues recorded above be re-examined to ensure that the proposals made are the most appropriate for this scheme.

196. PLANNING APPLICATIONS AND CONTRAVENTIONS

RESOLVED:

That the report of the Director of Planning, Development and Transportation dated 9 December 2020 on applications, together with the supplemental report and information reported verbally by officers, be received and action taken as below.

197. 20181552 125-129 VAUGHAN WAY

Ward: Abbey

Proposal: CONSTRUCTION OF EXTENSION TO EXISTING FOURTH FLOOR; TWO STOREY ROOFTOP EXTENSION TO EXISTING BUILDING TO PROVIDE 33 FLATS (2 X STUDIO, 28 X 1 BED, 3 X 2 BED) (AMENDED PLANS) (S106 Agreement)

Applicant: SHF PROPERTY INVESTMENTS LLP

The Planning Officer presented the report.

Mr Kane, the applicant's agent, addressed the Committee, speaking in support of the application.

Members considered the report and officers responded to the comments and queries raised. At the invitation of the Chair, the applicant's agent provided responses to queries raised.

The Chair moved that the application be approved subject to the conditions in the report and a Section 106 Agreement in accordance with the officer recommendation. 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 a Section 106 Agreement and 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. Before the development is begun, the materials to be used for all the external surfaces including but not limited to the cladding including colour, windows, doors, shall be submitted to and approved by the City Council as Local Planning Authority. The submission for this condition shall include the building of a full size sample panel of all materials on site for inspection and approval. The development shall only be carried out in accordance with the approved details. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Before the development is begun 1:20 scale sections and elevations showing the construction detailing between the proposed materials and aspects of the elevational design shall be submitted to and approved in writing by the City Council as Local planning Authority. The development shall only be carried out in accordance with the approved details. (In the interests of design quality and visual amenity and in accordance with Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Before the development is begun full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved in writing by the City Council as Local Planning Authority. No

flat shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

5. The development shall be carried out only in accordance with the recommendations within the Udall-Martin Associates Ltd Bat Scoping Survey/Report including those relating to lighting, works outside of bird nesting season and the additional enhancement in the form of bat rooting boxes. (In the interests of providing a biodiversity net gain and increase connectivity for wildlife to the wider natural environment in accordance with Core Strategy policy CS17)
6. The development shall be constructed only in accordance with the agreed UK Building Compliance Residential Noise Assessment and its recommendations received 16th August 2019. (In the interests of residential amenity and in accordance with Saved City of Leicester policy PS10).
7. No part of the development shall be occupied until secure and covered cycle parking has been provided in accordance with written details previously submitted to and approved in writing by City Council as Local Planning Authority and it shall be retained thereafter. (In the interests of the satisfactory development of the site and in accordance with Saved policies AM02 and H07 of the City of Leicester Local Plan).
8. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved in writing by the City Council as Local Planning Authority. These arrangements shall be provided on site and maintained thereafter. (In the interests of the amenities of the surrounding area, and in accordance with Saved policies UD06, H07 and PS10 of the City of Leicester Local Plan and Core Strategy policy CS03.)
9. Before the development is begun full details of energy efficiency measures to be incorporated into the development shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved measures shall be implemented prior to occupation of the development and shall be retained and maintained thereafter. (In the interests of securing energy efficiency and reduced greenhouse gas emissions in accordance with Policy CS02 of the Core

Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

10. Prior to the first occupation of each unit, the occupiers of each of the dwellings shall be provided with a 'Residents Travel Pack' details of which shall be submitted to and approved in writing in advance by the City Council, as the Local Planning Authority. The contents of the Travel Pack shall consist of: information promoting the use of sustainable personal journey planners, walking and cycle maps, bus maps, the latest bus timetables applicable to the proposed development, the parking strategy and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with Saved policies AM01 and AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy)
11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) the loading and unloading of plant and materials; (iii) the storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works. (To ensure the satisfactory development of the site, and in accordance with Saved policies AM01, PS10 of the City of Leicester Local Plan and Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
12. No construction including groundworks, enabling and site set-up works, other than unforeseen emergency work on the site shall be undertaken outside of the hours of 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday, or at any time on Sundays or Bank Holidays, unless the details and methodology have previously been submitted to and approved in writing by the City Council as Local Planning Authority. (In the interests of the amenities of nearby occupiers, and in accordance with Saved policies PS10 and PS11 of the City of Leicester Local Plan.)
13. Space shall be kept available within the curtilage of the site to allow for loading and unloading always to take place within the site. (In the interests in highway safety, and in accordance with Saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)

14. Before the development is begun details of foul drainage, shall be submitted to and approved in writing by the City Council as Local Planning Authority. No flat shall be occupied until the foul drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
15. This consent shall relate solely to the submitted plans ref. no. VW PA/P1 Rev C, PA/P2 Rev C, PA/P5, PA/P6, PA/P7, PA/P8, PA/P9, PA/10 Rev A, PA/12, D1 Rev B, D2 and PA/P0 received by the City Council as Local Planning Authority on 6th April 2020 and 24th June 2020. (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. This planning application has been the subject of positive and proactive discussions with the applicant during the process and pre-application.
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.
2. Further to condition 12, it is unlikely that any construction or demolition work will be agreed outside of the hours detailed above unless the City Council Noise and Pollution Control Team is satisfied that the work will not be detrimental to occupiers of neighbouring properties or the developer is able to demonstrate that there is no practicable alternative to the proposed work taking place outside of these hours.

198. 20200995 33 WIMBORNE ROAD, LAND ADJACENT TO

Ward: Knighton

Proposal: Demolition of extension at side of house (Class C3);
construction of one two storey dwelling (1 x 3 bed) (Class C3)
(amended plans received 17/11/2020)

Applicant: Mr and Mrs M Walters

Councillor Valand was absent from the meeting during the discussion on this item, so took no part in the discussion or voting on the application.

The Planning Officer presented the report, which Members then considered.

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. No part of the development shall be occupied until the 2 metre by 2 metre sight lines on each side of each vehicular access have been provided, and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
3. No part of the development shall be occupied until the following works have been carried out in accordance with the written details approved in advance by the City Council as local planning authority: (a) footway crossing(s) at each vehicular access; (b) alterations to footway crossing(s); (c) reinstatement of any redundant footway crossings and/or damaged or altered areas of footway or other highway. (To ensure a satisfactory means of access to the highway, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
4. Before the occupation of the development the garage(s) and parking space(s) shown on the approved plans shall be provided and shall be retained for vehicle parking. (To secure adequate off-street parking provision, and in accordance with policy AM12 of the City of Leicester Local Plan and Core Strategy policy CS3.)
5. Before first occupation of either dwelling, the proposed access shown on the approved plans, shall have been provided and surfaced in a hard bound material for a minimum distance of 5 metres behind the back edge of footway and shall be positively drained so as to prevent surface water running from the site into the highway, and shall thereafter be permanently so maintained. (In the interests of road safety and in order to achieve a satisfactory form of development.)
6. Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. No property

shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. This is a PRE-COMMENCEMENT condition).

7. Prior to the commencement of development details of drainage, shall be submitted to and approved by the local planning authority. No property shall be occupied until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy. This is a PRE-COMMENCEMENT condition).
8. Prior to the commencement of development, an Arboricultural Impact Assessment shall be submitted to and approved by the City Council as local planning authority. This assessment shall include
 - details of the accurate position of all the trees/hedgerows both on the site and those on adjacent land (including canopy spread and root area),
 - species of all trees/hedgerows on the site and those on adjacent land and an assessment of their health, vigour and amenity value,
 - a schedule of trees/hedgerows proposed to be retained or removed and why
 - tree protection measures during the construction process and life of the development.The proposed development shall be carried out in accordance with the approved Arboricultural Impact Assessment. (in accordance with policy UD06 of the City of Leicester Local Plan. This is a PRE-COMMENCEMENT condition).
9. The dwelling and its associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of the scheme and prior to the occupation of the dwelling a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwelling is adaptable enough to match lifetime's changing needs in accordance with Policies CS03 and CS06 of the Leicester Core Strategy (2014)).
10. Before the occupation of the proposed dwelling new side windows facing Oadby Golf Course and the new side windows facing 33 Wimborne Road shall be fitted with sealed obscure glazing (with the

exception of top opening light) and retained as such. (In the interests of the amenity of the future occupiers of the proposed dwelling and in accordance with policy PS10 of the City of Leicester Local Plan).

11. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to any dwelling house of types specified in (amend as necessary e.g. Part 1, Classes A, B, C, D and E of) Schedule 2 to that Order shall be carried out without express planning permission having previously been obtained. (Given the nature of the site, the form of development is such that work of these types may be visually unacceptable or lead to an unacceptable loss of amenity to occupiers of neighbouring properties and the proposed house; and in accordance with policy PS10 of the City of Leicester Local Plan (2006) and Core Strategy (2014) policies CS03 and CS06).
12. This consent shall relate to the submitted plans received by the City Council as local planning authority on 17/06/2020 and 26/06/2020 and the amended site plan received by the City Council as local planning authority on 17/11/2020. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway.
For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highway.management@leicester.gov.uk
2. Development on the site shall avoid the bird nesting season (March to September), but if necessary a check for nests should be made by an ecologist (or an appointed competent person) not more than 24 hours prior to the commencement of works and evidence provided to the LPA. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use.
All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird during the nesting season or to damage or destroy an active nest or eggs during that time.
'Bats are a rare and declining group of species. Hence, all British species of bat are fully protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, making it an offence to intentionally or recklessly kill

or injure or disturb these species whilst in a place of shelter or protection. Failure to comply with this may result in prosecution and anyone found guilty of an offence is liable to a fine of up to £5,000 or to imprisonment for a term not exceeding six months, or both’.

3. 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.
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.

199. 20201157 53 MAIN STREET, HUMBERSTONE

Ward: Humberstone & Hamilton
Proposal: Change of use from retail (Class A1) to education (Class D1)
Applicant: Mrs Shikha Kapur-Gopal

The Planning Officer presented the report.

Mrs Kapur-Gopal and Mr Gopal, the applicants, addressed the Committee, speaking in support of the application.

Members considered the report and officers responded to the 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 Valand 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. The use shall not be carried on outside the hours of 08:00 hours and 22:00 hours daily. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester

Local Plan.)

3. The premises shall not be used for any use other than an Educational Centre applied for notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended). (Leicester City Council as local planning authority would wish to assess the particular impacts of other D1 uses at this location before determining whether such proposals would be acceptable in planning terms.)

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. This planning application has been the subject of positive and proactive discussions with the applicant during the process. 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.

200. 20201276 114 BROMPTON ROAD

Ward: Humberstone & Hamilton

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

Applicant: PARAMOUNT CHILDREN CARE LTD

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out a representation received in support of the application from the appellant and amended conditions.

Mr Mulrone, the applicant's agent, addressed the Committee, speaking in support of the application.

Members considered the report and supplementary report and, at the invitation of the Chair, the applicant's agent provided responses to questions 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 and supplementary report. This was seconded by Councillor Thalukdar 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. 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.)

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 planning considerations, including planning policies and representations that may have been received and subsequently determining 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.

Councillor Aldred left the meeting at this point.

201. 20201727 11 FRANCHE ROAD

Ward: Fosse

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

The Planning Officer presented the report and drew Members' attention to the supplementary report, which contained amended conditions and further representations received from previous objectors. In addition, concerns had been raised that not all objections to this application had been received, considered and/or fully reported. Members therefore were requested to

consider the information on representations in the supplementary report as updating the Representations section of the report circulated with the agenda.

Dr Hazlett addressed the Committee and spoke against the application.

Councillor Waddington and Councillor Cassidy then addressed the Committee as Ward Councillors, speaking against the application.

Members considered the report and supplementary report, and officers responded to the 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 and supplementary report. This was seconded by Councillor Rae-Bhatia 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. 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.)

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. This planning application has been the subject of positive and proactive discussions with the

applicant during the process.

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.

202. ELAINE BAKER, DEMOCRATIC SUPPORT OFFICER

The Chair advised Members that this was the last meeting being attended by Elaine Baker, Democratic Support Officer. On behalf of the Committee, the Chair thanks Ms Baker for her support to the Committee over the previous three years and extended best wishes to her for her retirement.

203. CLOSE OF MEETING

The meeting closed at 8.12 pm