



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 6 JANUARY 2021 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)

Councillor Gee
Councillor Halford
Councillor Joel

Councillor Malik
Councillor Rae Bhatia
Councillor Thalukdar

Councillor Valand
Councillor Whittle

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204. APOLOGIES FOR ABSENCE

Apologies for absence were received from Vice Chair Councillor Aldred.

205. 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.

206. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held on 9 December 2020 be confirmed as a correct record.

207. PLANNING APPLICATIONS AND CONTRAVENTIONS

RESOLVED:

That the report of the Director of Planning, Development and Transportation dated 6 January 2021 on applications, together with the supplementary report and information reported verbally by officers, be received and action taken as below.

208. 20202080 ST MARGARETS'S BUS STATION, GRAVEL STREET

Ward: Castle

Proposal: Construction of replacement two storey bus station;
Associated landscaping and public realm works (Sui Generis)

Applicant: Leicester City Council

The Planning Officer presented the report.

Mr Parmer, 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 the addendum report. This was seconded by Councillor Whittle and, upon being put to the vote, the motion was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions in the report 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 construction of any external walling details of the design and materials for all external surfaces shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details shall include the construction of a sample panel 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).
3. The approved landscaping scheme shown on BDP Plan Ref: SMGS-BDP-00-XX-DR-L-ZZ_70_60-0100 Rev P06 shall be carried out within one year of completion of the development. For a period of not less

than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS03)

4. The development shall be constructed in accordance with the details shown on Plan Ref: SMGS-BDP-SK060 Rev P2 received on the 10th December showing the details of the proposed bird bricks. These features shall be retained thereafter. (In the interests of biodiversity enhancement and in accordance with Core Strategy policy CS17)
5.
 1. The development shall take place only in accordance with the approved Written Scheme of Investigation (WSI) for a supervised watching brief. The scheme must include an assessment of significance, research questions, and:
 - (a) the programme and methodology of site investigation and recording (with contingency for further excavation if required);
 - (b) the programme for post-investigation assessment;
 - (c) provision to be made for analysis of the site investigation and recording;
 - (d) provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - (e) provision to be made for archive deposition of the analysis and records of the site investigation;
 2. No development shall take place other than in accordance with the Written Scheme of Investigation approved under (1) above.
 3. The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (1) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless agreed in writing with the City Council as local planning authority. (To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18)
6. No part of the development shall be occupied until the secure and covered cycle parking has been provided, and it shall be retained thereafter, in accordance with details shown on BDP Plan Ref: SMGS-BDP-00-00-DR-A-ZZ_70_60-0002 rev P4. (In the interests of the satisfactory development of the site and in accordance with Saved policy AM02 of the City of Leicester Local Plan).
7. The development shall be carried out in accordance with the WYG Transport Planning Travel Plan (Report No. RT118772-02 dated

October 2020. The Plan shall monitor travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with policies AM01, AM02, and AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).

8. Before the installation of any plant or services full details of the proposed plant/services shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plant/services shall achieve a rating level not exceeding 5dB under prevailing background noise. The approved plant and services shall be installed as approved and maintained thereafter. (In the interests of residential amenity and in accordance with Saved City of Leicester policies PS10 and PS11)
9. Before the construction of any external walling the full design details of on-site installations, including a solar PV array, in accordance with the information submitted within the Arcadis Sustainability Design and Construction Statement Version 6 received 9th December 2020 shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed in accordance with the approved details. No part of the development shall be occupied until evidence demonstrating satisfactory operation of the approved scheme including on-site installation has been submitted to and approved in writing by the City Council as Local Planning Authority. The installations shall be retained and maintained thereafter. (In the interests of carbon reduction and energy efficiency and in accordance with Core Strategy policy CS02)
10. No construction including groundworks, enabling and site set-up works, other than unforeseen emergency work 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 policies PS10 and PS11 of the City of Leicester Local Plan.)
11. The development shall be constructed only in accordance with the details within the Arcadis Flood Risk Assessment and Drainage Strategy submitted October 2020 and the Drainage Strategy Addendum Report submitted December 2020. The sustainable drainage measures shall be retained and maintained thereafter. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy).
12. The development shall be carried out and managed thereafter in

accordance with the details within the Arcadis Air Quality Assessment received 21st October 2020 and the email received 18th November 2020. (In the interests of residential amenity and in accordance with saved City of Leicester Local Plan policies PS10 and PS11 and Core Strategy policy CS14)

13. This consent shall relate solely to the submitted plans ref. no. SMGS-BDP-00-ZZ-DR-A-ZZ_70_30-0010 Rev P4, 70_30-0012 Rev P2, 70_80-0020 Rev P3, 00-DR-A-ZZ_70_60-0002 Rev P4, XX-DR-A-ZZ_70_60-001 Rev P4, 01-DR-A-ZZ_70_60-0003 Rev P4, RF-DR-A-ZZ_70_60-0004 RevP3, XX-DR-L-ZZ_70_60-0100 Rev P06 and 70_60-0101 Rev P02 received by the City Council as Local Planning Authority on 21st October and 1st December 2020. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. Further to condition 10, 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.
2. Removal of trees or shrubs shall avoid the bird nesting season (March to September), but if necessary a re-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 Local Planning Authority. 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.

209. ANY URGENT BUSINESS

None.

210. CLOSE OF MEETING

The meeting closed at 6:12 pm