



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: TUESDAY, 16 FEBRUARY 2021 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)  
Councillor Aldred (Vice Chair)

Councillor Gee  
Councillor Joel

Councillor Thalukdar  
Councillor Valand

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

20200942 Fleet Street, Fleet House  
20201133 9-11 Marble Street

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**211. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Rae Bhatia, Halford and Whittle.

**212. 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.

The Committee Members present at the meeting introduced themselves in turn and stated that they had no such interests.

**213. CHAIRS ANNOUNCEMENTS**

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.

#### **214. MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:**

That the minutes of the meeting of the Planning and Development Control Committee held on 6 January 2021 be confirmed as a correct record.

#### **215. 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 February 2021 on applications, together with the supplemental report and information reported verbally by officers, be received and action taken as below.

#### **216. 20201927 1 THE MEADS**

Ward: Western

Proposal: Change of use from house (Class C3) to house in multiple occupation for more than 6 persons (8 bed) (Sui Generis); hard standing to front (amended plans 13/01/2021)  
Applicant: David McNeil

The Planning Officer presented the report.

Mr David McNeil - the applicant, addressed the Committee and spoke 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 application be approved, subject to the conditions set out in the report. This was seconded by Councillor Gee and, upon being put to the vote, the motion to approve 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. No part of the property shall be occupied until provision has been made for the secure storage of a minimum of four cycles and that provision shall be retained thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 of the City of Leicester Local Plan).
3. No part of the property shall be occupied until provision has been made for storage of waste bins at the rear of the property and that provision be retained thereafter. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
4. This consent shall relate solely to the amended plans ref. no. 256/02 Rev E and 256/11 Rev A received by the City Council as local planning authority on 13/01/2021. (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.

#### **217. 20202070 335 LONDON ROAD**

Ward: Knighton

Proposal: Change of use from house (Class C3) to day nursery (Class E); alterations

Applicant: Kiddycare Nursery LTD

The Planning Officer presented the report.

Mr Sachin Parmar, on behalf of the applicant, addressed the Committee and spoke 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 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. The external elevations shall be constructed in facing bricks to match those existing. (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 has been provided and retained thereafter, in accordance with details to be approved by City Council as local planning authority. (In the interests of the satisfactory development of the site and in accordance with policies AM02 of the City of Leicester Local Plan. This is a PRE-COMMENCEMENT condition).
4. Before the use has commenced, all parking areas shall be surfaced and marked out in accordance with details which shall first have been submitted to and approved by the City Council as local planning authority, and shall be retained for parking and not used for any other purpose. The submitted details shall include proposed surfacing, marking and signing at accesses to indicate entrance and exit and one-way operation of the car parking area. (To ensure that parking can take place in a satisfactory manner, in the interest of highway safety, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03. This is a PRE-COMMENCEMENT condition)
5. Before the use has commenced, a Travel Plan shall be submitted to and approved in writing by the City Council as local planning authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan, unless otherwise agreed in writing by the Council. The Plan shall: (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options;

(c) identify marketing, promotion and reward schemes to promote sustainable travel and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring 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. This is a PRE-COMMENCEMENT condition).

6. The use hereby approved shall not be carried on outside the hours of 07:30 to 18:00 Monday to Friday and at no other time. (In the interests of the amenity of neighbouring occupiers, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).
7. Before the use has commenced, a nursery management plan aimed at minimising disturbance to nearby residents and maintaining highway safety shall be submitted to and approved by the City Council as local planning authority. The plan should include the numbers of children to be on-site at any one time, the times that they will be in the outside play areas and arrangements to drop off and collect children.. This plan to be operated at all times thereafter. (In the interests of the amenity of neighbouring occupiers, in accordance with saved Policies PS10 and PS11 of the Local Plan (2006). This is a PRE-COMMENCEMENT condition).
8. 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 day nursery within Class E of the Order. (To enable consideration of the amenity, parking and and highway safety impacts of alternative Class D1 uses, in accordance with Policies CS03 and CS15 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).)
9. This consent shall relate to the submitted plans received by the City Council as local planning authority on 17/11/2020 unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

#### NOTES FOR APPLICANT

1. With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel. The applicant should seek advice from Leicester City Council's Travel Plan Officer
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).

**218. 20202350 48 CANTRELL ROAD**

Ward: Braunstone Park & Rowley Fields  
Proposal: Change of use from dwelling house (Class C3) to a children's home (3 children) (Class C2)  
Applicant: Mr & Mrs Percy & Lydia Chinyani & Mabwe

The Planning Officer presented the report.

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 Gee 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 submitted planning statement received by the City Council as local planning authority on 24/11/2020 and existing/proposed plans received by the Council on 28/11/2020, 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. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or 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.

## **219. 20202410 99 GROBY ROAD**

Ward: Fosse

Proposal: Retrospective application for change of use from house in multiple occupation for up to 6 persons (Class C4) to house in multiple occupation for more than 6 persons (7 bed) (Sui Generis)

Applicant: Mrs Margaret Brown

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out a further representation submitted by Councillor Waddington as Fosse Ward Councillor and a further consideration.

Members considered the report and supplementary 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 to approve was CARRIED.

### **RESOLVED:**

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

### **CONDITIONS**

1. This consent shall relate solely to the submitted plans ref. no. 99GR-0-2 received by the City Council as local planning authority on 30/11/2020, ref. no. 99GR-0-3 received by the City Council as local planning authority on 14/12/2020 and amended plans ref. no. 99GR-A-01 (REV A) received by the City Council as local planning authority on 19/01/2021. (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.

## **220. 20200942 FLEET STREET, FLEET HOUSE**

Ward: Castle

Proposal: Part demolition and conversion of Fleet House; construction of four storey extension to Fleet House fronting Byron Street; construction of five 5 - 6.5 storey buildings comprising 351 flats (120 x Studio, 211 x 1 bed, 20 x 2 bed) (Class C3); communal ancillary facilities to include residents gym; indoor amenity space; outdoor landscaped amenity space; pedestrian access (amended plans)

Applicant: Lee Contracts

The Planning Officer presented the report.

Mr Muthar Al-Salloum, on behalf of the applicant, addressed the Committee and spoke in support of the application.

Councillor Kitterick then addressed the Committee as a Ward Councillor, speaking against 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 Gee 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 approved Proposed Phasing Plan (ref. 45806(P-30)001) no development shall take place, including demolition, until a Demolition and Construction Phasing Plan including the full order of all



works on site is submitted to and approved in writing by the City Council as local planning authority. (To ensure the satisfactory development of the site, and in accordance with policies AM01, UD06 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).

3. No development of each phase shall take place, including demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority relating to the specific phase. 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 demolition works and 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; (viii) routing of vehicles (in conjunction with LHA) including the appointment of a named CMS co-ordinator with contact details as part of a Construction Traffic Management Plan. The approved Statement shall be adhered to throughout the construction period. (To ensure the satisfactory development of the site, and in accordance with policies AM01, UD06 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).
4. Prior to commencement of development of each phase, including demolition works, a mitigation scheme to minimise disturbance to bats and Schedule 1 bird species as referenced in the "Protected Species Survey: in particular bats and various species of nesting birds" report produced by [Curious Ecologists dated 6th October 2020] [page [11], section [5], should be implemented in full. Demolition works should only proceed outside of the bird nesting season (between 1st September and end of February in any one year). This includes a toolbox talk to inform on precautionary measures and any demolition of features likely to support bats or birds should be carried out under the supervision of a fully licenced bat ecologist. If evidence of bats are found during this process all works should cease and any mitigation measures reviewed and approved in writing by the City Council as local planning authority. (In the interests of protecting wildlife habitats, and in accordance with CS17 Biodiversity of the Core Strategy and Habitat and Species Regulations 2017. This is a PRE-COMMENCEMENT condition).
5. Notwithstanding the approved details, prior to any works above ground in any phase containing Fleet House, including demolition, details of all alterations, improvements and restoration works to Fleet House shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include elevation and section plans

at an appropriate scale (1:100/1:50/1:20), details of materials including specification and means of connection between the existing building and new buildings. The development shall only be carried out in accordance with the approved details. (In the interest of heritage and building conservation, in accordance with Core Strategy policies CS03 and CS18).

6. A) Prior to the commencement of development of each phase the applicant should secure the implementation of an appropriate programme of archaeological work in respect of the relevant phase to be undertaken by a competent and experienced organisation in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved in writing by the City Council as the local planning authority. The scheme must include an assessment of significance, research questions, and:
  - (1) the programme and methodology of site investigation and recording;
  - (2) the programme for post-investigation assessment;
  - (3) provision to be made for analysis of the site investigation and recording;
  - (4) provision to be made for publication and dissemination of the analysis and records of the site investigation;
  - (5) provision to be made for archive deposition of the analysis and records of the site investigation.B) No development of each phase shall take place other than in accordance with the Written Scheme of Investigation approved under (A) above.  
C) No phase of the development shall be occupied until the site investigation and post-investigation assessment relating to that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (A) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless otherwise agreed in writing with 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. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
7. Prior to any development other than demolition, details of drainage shall be submitted to and approved in writing by the City Council as local planning authority. No flat shall be occupied until the drainage for that phase has been installed in full 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).
8. Prior to any development other than demolition, 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 in full for that phase. 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).

9. Prior to any development of each phase other than demolition, full design details of on-site installations to provide energy efficiency measures, including air-source heat pumps supplying the hot water for the development, shall have been submitted to and approved in writing by the City Council as local planning authority. Prior to the occupation of each respective phase evidence demonstrating satisfactory operation of the approved scheme including on-site installation of that phase shall be submitted to and approved in writing by the City Council. The approved scheme shall be retained and maintained thereafter. (In the interests of securing energy efficiency in accordance with Policy CS02 of the Core Strategy).
10. Prior to any development of each phase other than demolition, the site shall be investigated for the presence of land contamination within that phase, and a Site Investigation Report incorporating a risk assessment and, if required, scheme of remedial works to render that phase suitable and safe for the development, shall be submitted to and approved in writing by the City Council as local planning authority. The approved remediation scheme for that respective phase shall be implemented and a completion report for that phase shall be submitted to and approved in writing by the City Council as local planning authority before the occupation of each phase of the development. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing by the City Council as local planning authority prior to the occupation of each phase of the development. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land

and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PS11 of the City of Leicester Local Plan).

11. Prior to any development other than demolition, a site-wide Landscape Strategy, including long term design objectives, management responsibilities and maintenance schedules for all parts of the site that shall remain unbuilt upon shall be submitted to and approved in writing by the City Council as local planning authority. The approved Landscape Strategy shall inform the LEMP and shall be implemented as approved and maintained thereafter. (In the interests of amenity and the continued satisfactory provision of such facilities and in accordance with Policy UD06 of the City of Leicester Local Plan and Core Strategy Policies CS03 and CS13).
  
12. Prior to any development of each phase other than demolition, a detailed landscape and ecological management plan (LEMP) for that phase showing the treatment and maintenance of all parts of the site which will remain unbuilt upon shall be submitted to and approved in writing by the City Council as local planning authority. This scheme shall include details of: (i) the position and spread of all shrubs or hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) all hard surface treatments including manufacturers specifications; (v) boundary treatments, including details of the entrance gates; (vi) any changes in levels, design and location of ramps with details of gradients; (vii) the position and depth of service and/or drainage runs (viii) a detailed plan of the biodiversity enhancements on the site such as meadow creation and hedgerow improvements including a management scheme to protect habitat during site preparation and post-construction (ix) details of planting design and maintenance of green roofs; (x) details of the make and type of 12x bird boxes/tiles/bricks and 6 x bat boxes/tiles/bricks to be erected on buildings and 2 invertebrate boxes under the guidance and supervision of a qualified ecologist. The approved LEMP shall contain details on the after-care and maintenance of all soft landscaped areas and be carried out within one year of completion of each phase 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. Any areas designed for biodiversity enhancement to achieve net gain will require maintenance and management for a minimum of 30 years. 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 and a written assessment of the landscaped/habitat areas and use by wildlife/species present shall be submitted to and approved in the writing annually by the local planning authority. (In the interests of

amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 Urban Design, CS17 Biodiversity).

13. Prior to any development of each phase other than demolition, a detailed design of all external lighting for that phase, including locations of lights, their type of light emittance and wavelength, together with a lux contour map showing the variation in light, shall be submitted to and approved in writing by the City Council as local planning authority. The lighting should be designed to cause minimum disturbance to protected species that may inhabit the site with appropriate areas remaining dark and a maximum of 1 lux on vegetated/water areas where considered necessary. The approved scheme shall be implemented prior to occupation of each phase of development and retained thereafter. No additional external lighting should be installed without prior written agreement from the City Council. (In the interests of protecting wildlife habitats and in accordance with saved policy BE22 of the Local Plan and policy CS17 Biodiversity of the Core Strategy).
14. Notwithstanding the approved details, prior to the commencement of development of each phase, a materials sample panel drawing (at a scale of 1:20) and materials schedule for that phase shall be submitted to and approved in writing by the City Council as local planning authority. Prior to the construction of any above ground works of each phase the approved sample panel shall be constructed on site, showing all external materials, including brick, brick bond and mortar colour for inspection and approval in writing by the City Council as local planning authority. Each phase shall be constructed in accordance with the approved sample panel and materials. (In the interest of visual amenity and character and appearance of the area and in accordance with Core Strategy policy CS03).
15. Before any above ground works are carried out for each phase a noise assessment for that phase shall be submitted to and approved in writing by the City Council as local planning authority. The assessment shall address noise (music and on-street activity) from nearby entertainment venues and shall include the mitigation measures detailed in Section 6.3 of the 'Assessment of the Existing Noise Climate in the Vicinity of the Proposed Residential Development at: Fleet House, Lee Circle, Leicester' (Dated 14th March 2020, Ref: L4804), and details of the recommended glazing specified and means of fresh air ventilation to prevent the transmission of noise into the development whilst allowing windows to remain closed. Prior to first occupation of each phase the approved details shall be implemented in full and shall be retained and maintained thereafter. (In the interests of residential amenity and in accordance with Saved Policies H07 and PS10 of the City of Leicester Local Plan).
16. Before the occupation of any phase of the development, the footway along Old Milton Street fronting the development shall be resurfaced in

accordance with details of the proposed footway construction which shall first be submitted to and approved in writing by the City Council as local planning authority, in consultation with the highway authority. The details submitted shall include (i) proposed materials, including specifications information to demonstrate suitability for use within the highway, together with construction depths; (ii) tie-in details into the existing footways; (iii) reinstatement of full height kerbs and full depth footway construction at existing footway crossings where they are made redundant by construction of the development and (iv) drainage details showing how surface water run-off from within the development will be prevented from being discharged into the highway. The approved details shall be implemented prior to the occupation of that phase and shall be retained thereafter in accordance with the approved details. (For the safety and convenience of pedestrians and other road users, and in accordance with saved policies AM01 and AM02 of the City of Leicester Local Plan and Core Strategy policy CS03).

17. Before the occupation of any phase of the development, the following works in so far as relevant to that phase shall be carried out in accordance with the written details submitted to and approved in writing in advance by the City Council as local planning authority: (a) alterations to footway crossings; and (b) reinstatement of any redundant footway crossings and/or damaged or altered areas of footway or other highway. The approved works shall be retained thereafter. (To ensure a satisfactory means of access to the highway, and in accordance with saved policies AM01 and AM02 of the City of Leicester Local Plan and Core Strategy policy CS03).
18. All street works shall be constructed in accordance with the Council's standards contained in The Leicester Street Design Guide (First Edition). The guide can be found at: <https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/> (To achieve a satisfactory form of development, and in accordance with Saved policies AM01 and AM02 of the City of Leicester Local Plan and Core Strategy policy CS03).
19. Notwithstanding the submitted Travel Plan, no part of the development shall be occupied until an updated Travel Plan for the development has been submitted to and approved in writing by the City Council as local planning authority. The Plan shall: (a) assess the site in terms of transport choice for occupiers; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, cycle share and public transport (including providing a cycle hub scheme to enable residents to borrow or hire cycles, personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, information on sustainable journey plans, notice boards) over choosing to drive so that all users have awareness of sustainable travel options; (c) identify marketing, promotion and reward schemes to promote sustainable travel and to discourage off-site

parking; (d) include provision for monitoring travel modes of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of each phase of the development brought into use. The plan shall be implemented in accordance with the timetable contained within the approved Plan and shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with saved policies AM01, AM02, AM11 and AM12 of the City of Leicester Local Plan and Core Strategy policies CS14 and CS15).

20. Prior to the first occupation of each flat, the occupiers shall be provided with a 'Residents Travel Pack' details of which shall be submitted to and approved in writing by the City Council, as the local planning authority in advance. The contents of this shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers. (In the interest of sustainable development and in accordance with saved policies AM01, AM02 and AM05 of the City of Leicester Local Plan and Core Strategy policy CS14).
21. Prior to the first occupation of each phase of the development, a Management Plan for that phase shall be submitted to and approved in writing by the City Council as local planning authority. The Management Plan shall include details of the management and ongoing maintenance of internal and external communal areas, including the gyms and the operation of waste collection for that phase. The details approved within the Management Plan shall be implemented and retained as such thereafter. (In the interest of visual amenity and character and appearance of the area and in accordance with Core Strategy policy CS03).
22. The window reveals of all new build elements shall be constructed with a minimum depth of 200mm and in accordance with plan ref. 45806(P-34)005. (In the interest of visual amenity and character and appearance of the area and in accordance with Core Strategy policy CS03).
23. The demolition and construction of the development of each phase shall be carried out in accordance with the approved mitigation measures submitted in the Air & Acoustic Consultants Ltd Air Quality Assessment (Dated: February 2019, Ref 100252\_002) received on 01/06/2020. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)
24. No phase of the development shall be occupied until secure and covered cycle parking for that phase has been provided and retained thereafter, in accordance with details first approved by the City Council as local planning authority. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).

25. The gyms, laundry rooms and communal facilities hereby approved shall only be used by occupiers of the site. (In the interests of the amenities of future occupiers, and satisfactory development of the site and in accordance with policies H07 and PS10 of the City of Leicester Local Plan.)
26. The flats and their associated access shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of each phase of development and prior to the occupation of that respective phase a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to and approved in writing by the City Council as local planning authority certifying compliance with the above standard. (To ensure the development is adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS06).
27. The dwellings hereby permitted shall comprise 351 flats (120 x Studio, 211 x 1 bed, 20 x 2 bed) in accordance with the plans referred to in condition 27 attached to this Planning Permission and in accordance with the schedule of accommodation received by the City Council as local planning authority on 08/12/2020. (For the avoidance of doubt.)
28. This consent shall relate solely to the following submitted information:  
Demolition Plans –  
(P-01)001; (P-01)002; (P-01)003; (P-01)004; and (P-01)005 received by the City Council as local planning authority on 01/06/2020  
Proposed Floor Plans -  
(P-20)001 rev H and (P-20)002 rev H received by the City Council as local planning authority on 19/01/2021  
(P-20)006 rev F received by the City Council as local planning authority on 15/12/2020  
(P-20)003 rev E; (P-20)004 rev E; (P-20)005 rev E; (P-20)007 rev E; (P-20)010 rev E; and 45806(P-20)021 rev G received by the City Council as local planning authority on 10/12/2020  
Proposed Elevations –  
(P-21)003 rev G; (P-21)002 rev F; (P-21)006 rev G; (P-21)005 rev G; (P-21-A1)002 rev G; (P-21-A1)001 rev F; (P-21-B1)003 rev G; (P-21-B1)004 rev G; (P-21-B1)005 rev G; (P-21-C1)006 rev G; (P-21-C1)007 rev G; (P-21-C1)008 rev F; (P-21-C1)009 rev F; and (P-21-A1-D1)010 rev G received by the City Council as local planning authority on 08/12/2020  
(P-21)004 rev J; (P-21)001 rev H; and 45806(P-21)008 received by the City Council as local planning authority on 23/12/2020  
Site Sections -  
(P-22)002 rev C; (P-22)003 rev C; (P-22)004 rev C; and (P-22)005 rev B; received by the City Council as local planning authority on 08/12/2020  
Typical Bay Elevations -  
45806(P-23)001 rev A; 45806(P-23)002 rev A; 45806(P-23)003 rev A;



and 45806(P-23)004 rev A received by the City Council as local planning authority on 12/10/2020

45806(P-23)005 rev A and 45806(P-23)006 rev A received by the City Council as local planning authority on 08/12/2020

Access Plans –

45806(P-19)001 rev A and 45806(P-19)002 rev A; received by the City Council as local planning authority on 08/12/2020

Elevation Section Plans –

45806(P-34)001; 45806(P-34)002; 45806(P-34)003; 45806(P-34)004; 45806(P34)010; 45806(P34)011; and 45806(P34)012 received by the City Council as local planning authority by the City Council as local planning authority on 12/10/2020

45806(P-34)005 received by the City Council as local planning authority on 19/01/2021

Phasing Plan- 45806(P-30)001 received by the City Council as local planning authority by the City Council as local planning authority on 10/12/2020

Air Quality Assessment (ref. 100252)002); Heritage Statement (ref. 02754D) Historic Building Record (AC-307B); Ground Investigation (G16226-IR); Flood Risk Assessment (MC/EST/200312/17-2/R001 Issue No.4) Archaeological Desk Based Assessment (AC00307A); Transport Assessment (CTP-15-303) ;Residential Travel Plan (CTP-15-303); Financial Viability ; Development Appraisal; Planning Statement including Affordable Housing Statement; Building for Life Assessment; Design & Access Statement received by the City Council as local planning authority on 01/06/2020; Planning Energy Statement (Leema Technologies Rev D) received by the City Council as local planning authority on 31/07/2020; Drainage Strategy (MC/EST/200312/17-2/R001 Issue No.4) received by the City Council as local planning authority on 21/09/2020; Protected Species Survey; Sun Path Analysis Diagrams; Cleaning & Repair Method of Works Specification; Wharf Street Elevation Analysis; Fleet House Apartment Breakdown and Schedule of Materials received by the City Council as local planning authority on 12/10/2020; Fleet House Management Strategy received by the City Council as local planning authority on 08/12/2020; Swept Path Analysis CTP-15-303\_SP04 received by the City Council as local planning authority on 20/07/2020; and Accurate Visual Representations; Schedule of Accommodation and Cycle Storage received by the City Council as local planning authority on 19/01/2021 unless otherwise submitted to and approved in writing by the City Council as local planning authority. (For the avoidance of doubt.)

#### NOTES FOR APPLICANT

1. For the avoidance of doubt, where the above conditions refer to phasing this relates to the details to be approved by condition 2 of this permission and to approved Proposed Phase pan ref. 45806(P-30)001.
2. 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 [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk).

As the existing building to be demolished any barriers, scaffolding, hoarding, footway closure etc. required for the demolition works to be undertaken may require a licence. This should be applied for by emailing [Licensing@leicester.gov.uk](mailto:Licensing@leicester.gov.uk).

3. The Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It will apply to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at: <https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>  
The document will be subject to a review after 12 months. During the review period we invite comment from users to assist us in further developing the guide.
4. The ventilation arrangements shall ensure that 4 air changes per hour, if necessary using mechanical ventilation, is available on demand in all habitable rooms with windows closed (to ensure thermal comfort).
5. To meet condition 24 all those delivering the scheme (including agents and contractors) should be alerted to this condition, and understand the detailed provisions of Category 2, M4(2). The Building Control Body for this scheme must be informed at the earliest opportunity that the units stated are to be to Category 2 M4(2) requirements. Any application to discharge this condition will only be considered if accompanied by a building regulations completion certificate/s as stated above.
6. 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.

**221. 20201133 9-11 MARBLE STREET**

Ward: Castle

Proposal: Demolition of existing buildings. Construction of six storey building comprising of 4 cluster flats (48 student bedrooms) and 13 x 1 bed student studio flats (Sui Generis), communal area and amenity area. (Amended form and plans) (subject to a unilateral undertaking under s106)  
Applicant: Mr Kane Tang

The Planning Officer presented the report.

Councillor Kitterick then addressed the Committee as a Ward Councillor and spoke in objection to the application.

Members considered the report and officers responded to the comments and queries raised, including a reoccurring concern from several Members in relation to National Space Standards that did not currently exist in the local plan. The general view amongst Members was that the local plan policy needed to be updated and the guidance strengthened, in order to provide more clarity on aspects like minimum space requirements in the future.

The Chair moved that the application be approved subject to the conditions set out 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 to approve 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. The flats shall only be occupied by students enrolled on full-time courses at further and higher education establishments or students working at a medical or educational institution, as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority on demand at all reasonable times. (To enable the Local Planning Authority to consider the need for affordable housing and education provision and to assess floor space standards and the suitability of the accommodation for general residential purposes in accordance with policies CS06, CS07 & CS19 of the Core Strategy and policies PS10 & H07 of the City of Leicester Local Plan.)
3. A. Prior to the commencement of the development (excluding the demolition of the existing buildings) the applicant shall have secured

the implementation of an appropriate programme of archaeological work to be undertaken by a competent and experienced organisation in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the City Council as the local planning authority. The scheme must include an assessment of significance, research questions, and:

- (1) the programme and methodology of site investigation and recording (with contingency for further excavation if required);
- (2) the programme for post-investigation assessment;
- (3) provision to be made for analysis of the site investigation and recording;
- (4) provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (5) provision to be made for archive deposition of the analysis and records of the site investigation;

B. No development shall take place other than in accordance with the Written Scheme of Investigation approved under (A) above.

C. 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 (A) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless agreed in writing with 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. To ensure that the details are agreed in time to be incorporated into the scheme, this is a PRE-COMMENCEMENT condition).

4. Prior to the commencement of the development above ground level, samples of the materials to be used on all external elevations and roofs, and the construction on site for inspection of sample panels (size, number and detail to be agreed) showing (but not necessarily limited to) brick, bonding & mortar, window frames, reveals, ventilation panels/louvres and cladding shall be provided and approved in writing by the City Council as local planning authority. No works shall be carried out other than in accordance with approved details. (In the interests of visual amenity and to preserve the special character of the area and in accordance policies CS03 and CS18 of the Core Strategy.)
5. Prior to the occupation of the development the details as shown on plan no. 8584-CPM-01-XX-DR-A-7003 P05 for 4 x bat boxes and 6 x swift boxes (set in clusters of 3) shall be incorporated within the elevations, the locations should be determined by an ecologist who should also supervise their installation. The development shall be

carried out in accordance with the agreed details and their use monitored for a period of two years and results submitted annually to that authority with the agreed features retained thereafter (In the interest of biodiversity and in accordance with Policy CS17 Biodiversity of the Core Strategy.)

6. Prior to the commencement of the development above ground level, full specification details of the proposed brown roof including construction, planting details and maintenance strategy shall be submitted to and approved in writing by the City Council as local planning authority. The brown roof shall be provided and maintained thereafter in accordance with those details (To ensure sustainable construction and adaptation and mitigation of climate change in accordance with Core Strategy policies CS02 and CS17. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
7. Prior to the commencement of the development above, a detailed landscaping scheme and ecological management plan (LEMP) showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and approved in writing by the City Council as local planning authority. This scheme shall include details of: i) new shrub planting, including plant type, size, quantities and locations which should be native species and plant species attractive to pollinating insects; and (ii) other surface treatments. The approved landscaping scheme 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.) To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.
8. Prior to the commencement of the development above ground level a detailed design plan of the external lighting to be used which shows the locations of lights, their type of light emittance and wavelength, together with a lux contour map showing the variation in light, shall be submitted and approved in writing by the local planning authority. The lighting should be designed to cause minimum disturbance to protected species that may inhabit the site with appropriate areas remaining dark and a maximum of 1 lux on vegetated areas where considered necessary. The approved scheme shall be implemented and retained thereafter. No additional lighting should be installed without prior agreement from the Local Planning Authority (In the interests of protecting wildlife habitats and in accordance with policy BE22 and policy CS17 Biodiversity of the Core Strategy.)

9. Prior to the commencement of the development (excluding the demolition of the existing buildings) 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 flat shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details and shall be retained as such. 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).
10. Prior to the commencement of the development (excluding the demolition of the existing buildings) details of drainage, shall be submitted to and approved by the local planning authority. No flat shall be occupied until the drainage has been installed in accordance with the approved details and shall be retained as such. 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)
11. The approved Travel Plan shall be maintained and operated on first occupation and thereafter with any future changes to the approved plan being submitted to and approved in writing by the City Council as local planning authority. (To promote sustainable transport and in accordance with policies AM01, AM02, and AM12 of the City of Leicester Local Plan and Core Strategy policies CS14 and CS15).
12. Prior to the start of each academic year each student taking up residency in each of the flats shall be provided with the agreed 'New Residents Travel Pack'. (In the interest of sustainable development and in accordance with policy AM02 of the City of Leicester Local Plan and Core Strategy policy CS14).
13. No part of the development shall be occupied until details of the proposed 27 cycle parking spaces which shall be lit have been submitted to and approved in writing by the City Council as local planning authority. The approved spaces shall be provided in accordance with the approved details before occupation and retained as such thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and CS02 of the City of Leicester Local Plan).

14. No part of the development shall be occupied until the bin store has been provided in accordance with the details approved. This provision shall thereafter be retained. (In the interests of the satisfactory development of the site and in accordance with policies H07 of the City of Leicester Local Plan).
15. No part of the development shall be occupied until any redundant footway crossings and/or damaged or altered areas of footway or other highway have been reinstated. (For the safety and convenience of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
16. 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 policies AM01, UD06 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).
17. Prior to the commencement of the development (excluding the demolition of the existing buildings) full design details of on-site installations to provide energy efficiency measures, including a combined heat and power system supplying the hot water for the development, shall be submitted to and approved in writing by the City Council as local planning authority. 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. These details shall be retained as such. (In the interests of securing energy efficiency 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)
18. Prior to the commencement of the development (excluding the demolition of the existing buildings) the site shall be investigated for the presence of land contamination, and a Site Investigation Report

incorporating a risk assessment and, if required, scheme of remedial works to render the site suitable and safe for the development, has been submitted to and approved by the City Council as local planning authority. The approved remediation scheme shall be implemented and a completion report shall be submitted to and approved in writing by the City Council as local planning authority before any part of the development is occupied. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing by the City Council as local planning authority prior to the occupation of the development. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PS11 of the City of Leicester Local Plan. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

19. The development hereby permitted shall at all times be managed and operated in full accordance with a Management Plan, the details of which shall be submitted to and approved in writing by the local planning authority before the first occupation of any of the flats. The management plan shall set out procedures for:
- (i) how the arrival and departure of students at the start and end of terms will be managed;
  - (ii) how servicing and deliveries will be managed;
  - (iii) the security of the development and its occupiers;
  - (iv) dealing with refuse bins and maintaining the external areas of the site; and
  - (v) dealing with any issues or complaints arising from the occupiers of nearby properties.
- The premises shall be managed in accordance with the approved management plan thereafter.
- (To ensure the development is properly managed so as to minimise its effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with the aim of Core Strategy Policies CS03, CS06 and CS15 and saved Local Plan Policy PS10 of the City of Leicester Local Plan)

20. This consent shall relate solely to the following plans:



Ground floor: 8584-CPM-01-00-DR-A-2001 P09  
First floor: 8584-CPM-01-01-DR-A-2002 P08  
Second floor: 8584-CPM-01-02-DR-A-2003 P08  
Third floor: 8584-CPM-01-03-DR-A-2004 P08  
Fourth floor: 8584-CPM-01-04-DR-A-2005 P08  
Fifth floor: 8584-CPM-01-05-DR-A-2006 P08  
Roof plan: 8584-CPM-01-ZZ-DR-A-2400 P02  
Elevations: 8584-CPM-01-ZZ-DR-A-2010 P06  
Landscape: 8584-CPM-01-XX-DR-A-7003 P05  
Biodiversity plan: 8584-CPM01-ZZ-DR-A-4001 P01  
Sections: 8584-CPM-01-ZZ-DR-A-2020 P02  
Strip sections 1: 8584-CPM-01-ZZ-DR-A-2550 P03  
Strip sections 2: 8584-CPM-01-ZZ-DR-A-2551

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.
2. 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 [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk).
3. If any existing building to be demolished abuts the highway boundary, any barriers, scaffolding, hoarding, footway closure etc. required for the demolition works to be undertaken will require a licence. This should be applied for by emailing [Licensing@leicester.gov.uk](mailto:Licensing@leicester.gov.uk).
4. With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particularly for trips covering local amenities. The applicant should contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk) for advice.

#### **222. CLOSE OF MEETING**

The meeting closed at 7.30pm.