



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 21 APRIL 2021 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)  
Councillor Aldred (Vice Chair)

Councillor Gee  
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

20210149 - 324 Victoria Park Road  
20210051 - 356 Victoria Park Road

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**240. APOLOGIES FOR ABSENCE**

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

**241. 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.

**242. CHAIR'S 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, Members and officers present at the meeting introduced themselves.

The Chair noted that the meeting of the Planning and Development Control Committee scheduled to be held on 12 May 2021 would be **CANCELLED** due to the Annual Meeting of Council being brought forward to take place on 29 April 2021.

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

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held on 31 March 2021 be confirmed as a correct record.

#### **244. 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 21 April 2021 on applications, together with the supplemental report and information reported verbally by officers, be received and action taken as below.

#### **245. 20202182 115 UPPINGHAM ROAD**

The Chair proposed that consideration application 20202182 115 Uppingham Road be deferred to allow for further consideration of the amended plans and additional statements which were recently received from the applicant. It was agreed that the application be deferred.

#### **246. 20210149 324 VICTORIA PARK ROAD**

Ward: Castle

Proposal: Change of use from house (Class C3) to three flats (2 x 2 bed & 1 x 1bed) (Class C3) (amended plans 17.3.2021)

Applicant: Helen and Nicholas Naftalin

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out an additional representation on the amended plans.

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

Members considered the report and supplementary report, and officers responded to the comments and queries raised. Planning Officers clarified details with regard to the Article 4 direction which covered the site. In addition, Planning Officers further explained criteria-based policy on family housing.

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 secure and covered cycle parking has been provided and retained thereafter, in accordance with the approved plans. (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).
3. The existing hedge to the front of the property shall be maintained at a minimum height of 1.5 metres unless an alternative provision for screening waste bin storage has been approved by the City Council as local planning authority. (In the interests of visual amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)
4. This consent shall relate solely to the following plans: floor plans ref 0106-05b received by the City Council as local planning authority on 17.3.2021; and site plans ref 0104-04a received by the City Council on 18.3.2021, 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.

**247. 20210051 356 VICTORIA PARK ROAD**

Ward: Castle

Proposal: 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 (8 bedrooms) (Sui Generis); Construction of single and two storey extensions at side; single storey extension at rear; alterations

Applicant: Mr Mayur Bhatt

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. Planning Officers provided details of the status of Leicester's draft local plan. In addition, the Planning Officer responded to Members queries in that further planning permission would be required for the applicant's extensions and the applicant would also be required to apply for a new HMO licence to accommodate more than 6 persons.

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 new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. This consent shall relate solely to the amended plans ref. no. 014/AL(0)02B Rev C, received by the City Council as local planning authority on 23/02/2021. (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.

**248. 20210114 18 CHAPEL LANE, WILLOW HOUSE**

Ward: Knighton

Proposal: Demolition of outbuilding at rear; construction of single storey extension at rear of house (Class C3)

Applicant: Tyrrell & Sawyers

The Planning Officer presented the report.

Members considered the report and there were no comments or queries raised.

The Chair moved that, in accordance with the officer recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor 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. This consent shall relate solely to the submitted plans received by the City Council as local planning authority on 19th January 2021 and 3rd February 2021, 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.

**249. CLOSE OF MEETING**

The meeting closed at 6:27pm.