



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 26 JANUARY 2022 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)

Councillor Dr Moore
Councillor Pandya
Councillor Valand

Councillor Malik
Councillor Thalukdar
Councillor Whittle

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16. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Joel.

17. DECLARATIONS OF INTEREST

There were no declarations of interest.

18. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held on 5 January 2022 be confirmed as a correct record.

19. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair noted that the applications would proceed in the order they were published in the agenda.

20. 20211792 19 EAST AVENUE

20211792 - 19 East Avenue

Ward: Castle

Proposal: Change of use from house in multiple occupation (10 beds) (Sui Generis) to six flats (3 x 1 bed, 3 x 2 bed) (Class C3); alterations (Amended plans received 13/01/2022)

Applicant: Veema UK LTD

The Planning Officer presented the application and drew Members attention to

the report and the addendum report

Caroline Salinger and Ian Brown delivered their representations in objection to the application.

Councillor Kitterick as the Ward Councillor delivered his representation in objection to the application.

The Planning Officer responded to concerns raised by the registered speakers and the Councillor Kitterick.

Members of the Committee considered the application and Officers responded to the queries and questions raised.

The Legal Officer provided advice on legal matters raised by the Members of the Committee.

The Traffic Officer responded to queries raised in relation to the traffic and parking concerns.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with the Officer recommendation, the application be accepted. This was seconded by Councillor Pandya, and upon being put to the vote, the motion was APPROVED.

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. Before the development is begun, the materials to be used on all external elevations and roofs shall be submitted to and approved by the City Council as local planning authority and shall be carried out in accordance with the approved scheme and retained as such. (In the interests of the character of the Conservation Area and visual amenity, in accordance with Core Strategy policies CS03 and CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
3. Prior to commencement of the approved development, full joinery details including horizontal and vertical cross sections of all new windows and doors (scale 1:2 / 1:5 as appropriate) shall be submitted to and approved in writing by the City Council as local planning authority, and the works shall be carried out in accordance with the approved details prior to the first occupation of the development and

retained as such. (In the interests of preserving and enhancing the character and appearance of the conservation area, and in accordance with Core Strategy policy CS18 Historic Environment. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)

4. Before the occupation of the development the principal room windows serving flat no 4 in the north side elevation and windows serving flat no 5 and 6 in the south side elevations at first floor and at roof level levels shall be fitted with sealed one way obscure glazing (with the exception of top opening light) and retained as such, unless otherwise agreed in writing with the City Council as planning authority . (In the interests of the amenity of future occupiers and in accordance with policy PS10 of the City of Leicester Local Plan.)
5. The existing flat roof area at the rear shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority. (In the interests of the amenity of the nearby occupiers and in accordance with policy PS10 of the City of Leicester Local Plan.)
6. Before the occupation of the flats, a landscaping scheme showing the treatment of all parts of the site not to be built upon, including soft and hard surfacing and boundary treatment, shall be submitted to and approved by the City Council as local planning authority. and the approved scheme shall be implemented and retained thereafter. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
7. 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 by the City Council as local planning authority. These arrangements shall be maintained thereafter. (In the interests of the amenities of the surrounding area, and in accordance with policies UD06, H07 and PS10 of the City of Leicester Local Plan and Core Strategy policy CS03.)
8. The parking/service area as shown on the approved plans shall be provided before the occupation of any part of the development and shall be retained and kept available for that use. (To ensure that parking/servicing can take place in a satisfactory manner; and in accordance with policies AM01 and AM12 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS14.)
9. No part of the development shall be occupied until 12 secure and covered cycle parking has 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 H07 of the City of Leicester Local Plan.)

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 by the City Council, as the local planning authority in advance. 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, and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy.)
11. Development shall be carried out in accordance with the following amended approved plans:
DSA-21024-PL-EXT-01-C - Existing Plans and Elevations, Existing Roof Plan
DSA-21024-PL-PRO-01-F - Site plan, proposed plans and elevations
Received on 16/12/2021

(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 2021 is considered to be a positive outcome of these discussions.
2. The applicant is reminded that the site is within the Stoneygate Conservation Area and that notwithstanding this planning permission, no existing trees, shrubs or hedges on the site shall be topped, lopped, uprooted, felled or wilfully damaged without the prior approval of the City Council as local planning authority.

21. 20212642 6 ST DUNSTAN ROAD

20212642 - 6 St Dunstan Road

Ward: Fosse

Proposal: Change of use from house in multiple occupation for 6

persons (Class C4) to house in multiple occupation for 7
persons (Sui Generis)
Applicant: Mr Umesh Kalra

The Planning Officer presented the application and drew Member's attention to the addendum report.

There were no questions and queries raised by Members of the Committee.

The Chair summarised the application and moved that in accordance with the Officer recommendation and subject to the addendum report, the application be accepted. This was seconded by Councillor Valand, and upon being put to the vote, the motion was APPROVED.

RESOLVED:

That the application be APPROVED subject to the addendum report and 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. The house shall not be occupied by more than six persons until 4 x 240 litre wheelie bins have been made available on the site in the position marked as the waste and recycling storage location on the approved drawing numbered 21,022-P-001. The bins shall be retained in that position except on the day prior to collection and the day of collection. (To ensure that arrangements are in place on site for the storage of waste and recycling material arising from the occupiers of the house, in the interests of convenience and living conditions of the occupiers of the house and to ensure that the visual quality of the area is not diminished by indiscriminate storage of bins on the forecourt, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the City of Leicester Local Plan (2006).
3. The covered cycle parking stands within the amenity space at the rear of the house shall be retained. (To ensure that arrangements remain in place on the site for secure and weather-protected cycle parking for the occupiers of the house, in the interests of promoting sustainable transport and in accordance with Policy CS15 of the Leicester Core Strategy (2014) and saved Policy AM02 of the City of Leicester Local Plan (2006).
4. Development shall be carried out in accordance with the following approved plans: 21,022-P-402 Rev. A (Proposed Plans and Elevations) and 22,022-P-001 (Block Plan and Location Plan). (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 2021.

22. ANY URGENT BUSINESS

There were no items of urgent business.

23. CLOSE OF MEETING

The meeting closed at 6:23pm.