



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 5 OCTOBER 2022 at 5:30 pm

P R E S E N T :

Councillor Riyait (Chair)  
Councillor Aldred (Vice Chair)

Councillor Chamund  
Councillor Joshi

Councillor Valand

Councillor Dr Moore  
Councillor Thalukdar

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 Bryne

Application details: 20220896 20 Brancaster Close

\* \* \* \* \*

**28. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Westley.

**29. MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 14 September 2022 be confirmed as a correct record.

**30. DECLARATIONS OF INTEREST**

Members were asked to declare any interests they had in the business on the agenda.

Councillor Moore declared that she had previously publicly expressed a displeasure towards retrospective planning applications. Councillor Moore clarified that her previous comments did not mean that she would vote against any application on those grounds, and that the planning process did allow for

retrospective permission to be sought. She therefore stated that she approached the 20 Brancaster Road application and all such applications with an open mind.

### **31. PLANNING APPLICATIONS AND CONTRAVENTIONS**

The Chair noted that the applications would be taken out of order.

### **32. 20220896 20 BRANCASTER CLOSE**

Ward: Abbey

Proposal: Retrospective application for change of use from house (3 bed) to two self-contained flats (2 X 1 bed) (Class C3)

Applicant: Mr & Mrs Gawera

The Planning Officer presented the report.

Councillor Bryne addressed the Committee and spoke in objection to the application.

Members of the Committee considered the report and Officers responded to the comments and queries raised.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with the Officers 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 was CARRIED.

#### **RESOLVED:**

That the application be APPROVED subject to the conditions set out below:

#### **CONDITIONS**

1. Within three months of the date of this permission two secure and covered cycle parking spaces shall be provided and retained thereafter, in accordance with details shown on 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).
2. One car parking space shall be provided for each dwelling as shown on the approved plans and shall be retained for vehicle parking. (To secure adequate off-street parking provision, and in accordance with policy AM12 of the City of Leicester Local Plan.)
3. Within 3 months of the date of this permission details of the implementation, long term maintenance and management of the

Sustainable Drainage System (SuDS) as shown on plan PL20 A202 rev B shall be submitted to and approved by the local planning authority. The system shall be implemented within 3 months of the date of approval of the details. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) a timetable for its implementation, and (ii) 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).

4. Development shall be carried out in accordance with the following approved plans:  
Location Plan PL20 A203 rev A received 25 April 2022  
Proposed Plans PL20 A200 rev B received 9 September 2022  
Proposed Elevations PL20 A201 rev A received 25 April 2022  
Proposed Site Plan PL20 A202\_A rev A received 9 September 2022  
(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.

### **33. 20220027 4 INGARSBY DRIVE**

Ward: Evington

Proposal: Construction of single storey extension, canopy, and increase in gable pitch at front; two storey extensions at side and rear; single storey extension and dormer rear (Class C3) alterations to house (Amendments received 24 August and 15 September 2022)

Applicant: Mr Mohammed Dahelvi

The Planning Officer presented the application.

Sachin Parmar addressed the Committee and spoke in support of the application.

David Ward addressed the Committee and spoke in objection to the application.

Members of the Committee considered the report and Officers responded to the comments and queries raised.

The Chair summarised the application and the points raised by Committee Members and speakers, and moved that in accordance with the Officers' recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Joshi and upon being put to the vote, the motion 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. The external elevations shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. Before the occupation of the proposed extension new windows facing 2 and 6 Ingarsby Drive shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 2 and 6 Ingarsby Drive and in accordance with policy PS10 of the City of Leicester Local Plan).
4. Development shall be carried out in accordance with the following approved plans:  
4ID-T-SLP, Site Location Plan, Revision T, Received 15 September 2022  
4ID-T-1, Existing Floor Plans, Revision T, Received 15 September 2022  
4ID-T-2, Existing Elevations, Revision T, Received 15 September 2022  
4ID-T-3, Proposed Floor Plans, Revision T, Received 15 September 2022  
4ID-T-4, Proposed Elevations, Revision T, Received 15 September 2022  
4ID-T-5, Existing Site / Roofplans, Revision T, Received 15 September 2022  
4ID-T-6, Proposed Site / Roofplans, Revision T, Received 15 September 2022  
(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 2021 is considered to be a positive outcome of these discussions.

### 34. 20220860 40 SYBIL ROAD

Ward: Braunstone Park & Rowley Fields

Proposal: Construction of first floor extension at side; two storey extensions at side and rear; single storey extension at rear; garage conversion to provide annexe; alterations to roof including balcony rooflights at rear; alterations to house (Class C3) (amended plans received 16/09/2022)

Applicant: Miss Narcis Bari

The Planning Officer presented the application.

Members of the Committee considered the report and Officers responded to the comments and queries raised.

The Chair summarised the application and the points raised by Committee Members and speakers, and moved that in accordance with the Officers' recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Valand and upon being put to the vote, the motion 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. The development shall be constructed using the following approved materials:  
\* brickwork to the rear elevation at first floor level and front and side elevations to match existing brickwork in colour, bond and mortar;

\* cedar cladding and render to the rear elevation at ground floor level only;

\* anthracite roof tiles to match across the existing and proposed roof; and

\* all windows, doors, downpipes and gutters across the front, side and rear elevations shall be uPVC anthracite or similar to match, except for the composite door to the front elevation and rooflights and roof lanterns to the rear elevation.

(In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)

3. The approved first floor side elevation wall shall be set 0.1m from the common boundary with 38 Sybil Road to ensure a half round gutter is incorporated within the application site boundary. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
4. Before the occupation of the proposed extensions, the side facing window within the dressing area of the first floor bedroom facing 42 Sybil Road shall be obscurely glazed to Pilkington level 4 or 5 (or equivalent) (with the exception of a top opening light and retained as such. (In the interests of the amenity of neighbouring occupiers at 42 Sybil Road and in accordance with saved policy PS10 of the City of Leicester Local Plan).
5. The flat roof of the proposed single storey rear extension shall not be used as a balcony or an outdoor amenity space. (In the interests of the amenity and privacy of 38 and 42 Sybil Road in accordance with saved policy PS10 of the City of Leicester Local Plan).
6. The approved replacement garage doors and windows shall be installed and retained thereafter. (In the interests of the amenity of the future occupier of the annexe and visual amenity, and in accordance with saved policy PS10 of the City of Leicester Local Plan and Core Strategy policy CS3.)
7. Development shall be carried out in accordance with the following approved plans:  
Proposed Site Plan, 221115/PL-SP-002 rev X, received 16/09/2022  
Proposed Ground and First Floor Plans, 221115/PL-P-003 rev X, received 16/09/2022  
Proposed Second Floor and Roof Plans, 221115/PL-P-004 rev X, received 16/09/2022  
Proposed Elevations, 221115/PL-E-002 rev X, received 16/09/2022  
Proposed Elevations, 221115/PL-E-003 rev X, received 16/09/2022  
Proposed Street Scene, 221115/PL-E-004 rev XX, received 16/09/2022  
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. The proposal has been amended during the course of the application process. The approved development would need to be constructed in accordance with the amended plans received on 16/09/2022 to satisfy condition 6.
2. All foundations, gutters and downpipes should be wholly within the application site. No permission is granted for works on, under or above land outside the ownership of the applicant. The applicant may need to enter into a Party Wall Agreement with adjacent land owners.
3. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (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 2021 is considered to be a positive outcome of these discussions.

### **35. ANY URGENT BUSINESS**

There being no other business, the meeting closed at 6.49pm.