



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 21 JUNE 2023 at 5:30 pm

P R E S E N T:

Councillor Pantling (Chair)

Councillor Agath  
Councillor Kennedy – Lount      Councillor Kitterick      Councillor Bonham  
Councillor Singh - Patel

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**65. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Aldred.

**66. MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 8 March 2023 be deferred and confirmed at the next meeting.

**67. DECLARATIONS OF INTEREST**

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

Councillor Kitterick declared that, he had communications with the applicant for the application at 118 Upperton Road and although it was some time back, he would step down from the Committee at the point of considering the application. Councillor Kitterick further declared that he would step down from the Committee when considering the application at 2-4 St Georges way and will make a representation to the Committee in his role as a Ward Councillor.

Councillor Kennedy-Lount declared that he had undertaken food hygiene training, which also considered new commercial developments as part of the training, but was in attendance with an open mind when considering the applications.

There were no other declarations of interest.

## **68. PLANNING APPLICATIONS AND CONTRAVENTIONS**

The Chair noted that, the applications at 2 Maidenwell Avenue and Woodgate Carwash would be deferred to a later date for consideration as additional information on the applications had been requested. This motion was supported by the Committee.

The Chair further noted that the order of the items on the agenda would be taken as follows:

20221916 - 118 Upperton Road  
20222453 - 2-4 St Georges Way

Councillor Kitterick, stepped down from his role as a Committee Member.

## **69. 20230514 - 2 MAIDENWELL AVENUE, LAND AT TESCO EXTRA**

### **RESOLVED:**

That application 20230514 – 2 Maidenwell Avenue, Land at Tesco, be DEFERRED.

### **(i) 20220654 - 88 WOODGATE, CAR WASH ADJACENT**

#### **RESOLVED:**

That application 20220654 – 88 Woodgate, Car Wash Adjacent be DEFERRED.

## **70. 20221916 - 118 UPPERTON ROAD**

### **20221916 - 118 Upperton Road**

Ward: Westcotes

Proposal: Construction of single and two storey extension at side of house (Class C3) (Amended plans received 01/11/2022, 15/11/2022 and 18/11/2022)

Applicant: Mr C Beckford

The Planning Officer presented the report.

Mr Harry Stannard, addressed the Committee in objection to the application.

Councillor Russell, as the Ward Councillor addressed the Committee in objection to the application.

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

Highways Officers addressed the Committee on highways related queries.

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

**RESOLVED:** That the application be APPROVED

#### 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. Development shall be carried out in accordance with the following approved plans:  
Proposed Site Plan, 118-UR-107, Rev B, received 15/11/2022  
Proposed Elevations, 118-UR-102, Rev D, received 28/11/2022  
Proposed Floor Plans, 118-UR-102, Rev D, received 28/11/2022  
Proposed Roof Plans, 118-UR-105, Rev C, received 01/11/2022  
(For the avoidance of doubt).

#### NOTES FOR APPLICANT

1. 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.
2. On the 17th February 2023, permitted development rights in relation to the application property for the change of use from a Class C3 dwellinghouse to a Class C4 house in multiple occupation were removed by an article 4 direction. The development which is the subject of this application does not permit or imply permission for a change of use from a Class C3 dwellinghouse to a Class C4 house in multiple occupation. Any future unauthorised change of use of the property to a House in Multiple Occupation of three or more unrelated persons would be open to an enforcement action by the Council.
3. The proposal has been amended during the course of the application process. The approved development would need to be constructed in full accordance with the approved amended plans to satisfy condition 3.

4. 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.

**71. 20222453 - 2-4 ST GEORGES WAY**

**20222453 - 2-4 St Georges Way**

Ward: Castle

Proposal: Change of use from offices (Class E) to hotel (14 Bed) (Class C1); construction of additional storey to create two additional bedrooms

Applicant: HSK Property Management Limited

The Planning Officer presented the report and drew Members attention to the addendum report.

Councillor Kitterick, as the Ward Councillor addressed the Committee in objection to the application.

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

The Chair summarised the application and points raised by Committee Members and moved that in accordance with the Officer recommendation and the addendum report, the application be approved subject to conditions as suggested in the addendum report. This was seconded by Councillor Bonham and upon being put to the vote the motion was CARRIED.

**RESOLVED:** That the application be APPROVED subject to conditions, with the detailed wording of the conditions delegated to the Officers in consultation with the Chair

**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 not commence until the following measures are completed:

a) glazing to all first, second, third and fourth floor windows on the front elevation that achieves a minimum acoustic performance of 43dB Rw + Ctr as detailed at paragraph 8 of page 3 of the Noise Assessment by Sanctuary Acoustics (November 2022)

b) ceiling insulation between the ground and first floor that achieves an acoustic performance equivalent to that of the "Ground to first floor structure with a tile-in-grid ceiling" shown at Figure 22, or "Ground to first floor structure with a suspended Fireline plasterboard ceiling" shown at Figure 23 of the Noise Assessment by Sanctuary Acoustics (November 2022)

c) wall insulation to all walls of the first, second, third and fourth floors that are adjacent to the Blunts Building that achieves an acoustic performance equivalent to that of the "1 x 15mm Soundbloc plasterboard on a resilient bar attached to a steel stud erected off the existing wall surface" shown at Figure 25 of the Noise Assessment by Sanctuary Acoustics (November 2022)

These measures shall be retained as such and at the same minimum performance indicated above for the lifetime of the development.

(In the interests of the amenities of future guests, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.)

3. The development shall not commence until details of mechanical ventilation that allows for 4 air changes per hour and does not exceed 30dB(A) in bedrooms, and 35dB(A) in all guest bedrooms rooms are submitted to and approved in writing by the local planning authority. These measures shall be retained as such and at the same minimum performances indicated above for the lifetime of the development. (In the interests of the amenities of future occupiers, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.)
4. The development shall not commence until plans at a scale of 1:10 or 1:20 for the following have been submitted:
  - a) window and door section details for the proposed fourth floor extension,
  - b) window reveals for the fourth floor extension,
  - c) eaves details for the flat roof of the fourth floor extension,
  - d) the chrome rails and tinted glass panels above the third floor,and approved by the City Council as local planning authority. The development shall be carried out in accordance with these agreed details. (To preserve the character and appearance of the Granby Street Conservation Area and the significance of the Grade II listed Blunts and YMCA buildings, and in accordance with Core Strategy policy CS18.)
5. The development shall not commence until the following has been submitted:
  - a) a sample of the metallic zinc cladding to be used for the fourth floor extension,
  - b) a sample of the material to be used for the roof of the fourth floor

extension,

- c) a sample of the textured render to be used for the front elevation,
- d) a sample of the brick cladding to be used for the side elevation,
- e) a sample of the chrome and tinted glass to be used for the balcony above the third floor,

and approved by the City Council as local planning authority. The development shall be carried out in accordance with these agreed details. (To preserve the character and appearance of the Granby Street Conservation Area and the significance of the Grade II listed Blunts and YMCA buildings, and in accordance with Core Strategy policy CS18.)

6. The development shall not come into use until a Delivery, Servicing and Waste Management Plan has been submitted to and approved by the City Council as local planning authority. The Delivery, Servicing and Waste Management Plan shall include:
  - a) a schedule of weekly dates and times for deliveries and waste collections
  - b) arrangements for deliveries and waste collections (including notification of vehicle arrival to staff and collection points shown on a plan and noted in the schedule required under a) above)
  - c) a schedule of anticipated routine servicing throughout an annual period
  - d) the name/role and contact details of the responsible person or single point of contact delegated to oversee the Delivery, Servicing and Waste Management Plan.The Delivery, Servicing and Waste Management Plan shall be operated from the date of the development coming into use and shall be maintained throughout the lifetime of the development. (In the interests of the proper functioning of the highway and the residential amenity of neighbouring properties and in accordance with Core Strategy policy CS14 and saved City of Leicester Local Plan policy PS10).
7. The hotel hereby approved shall only be used as a hotel (Class C1) and none of the rooms shall be occupied by any person or persons for longer than 60 consecutive days in any one calendar year, except in the instance where a room may be occupied by a member of staff employed by the hotel business occupying the site at the time and with their employment requiring primarily on-site duties (in the interests of the amenity of future occupiers and in accordance with Saved City of Leicester Local Plan Policy PS10)
8. Development shall be carried out in full accordance with the following approved plans:
  - Proposed Site Plan, ref. no. 22035-DSA-XX-XX-DR-A-003, received 26.04.2023
  - Proposed Floor Plans, ref. no. 22035-DSA-XX-XX-DR-A-004, received

21.12.2022

Proposed Elevations and Section A-A, ref. no. 22035-DSA-XX-XX-DR-A-005, received 26.04.2023

Existing and Proposed Street Elevations, ref. no. 22035-DSA-XX-XX-DR-A-006, received 26.04.2023

Waste Management Plan, ref. no. 22035-DSA-XX-XX-DR-A-007, received 26.04.2023

(For the avoidance of doubt).

#### NOTES FOR APPLICANT

1. Any changes to Condition 6 ('Delivery, Servicing and Waste Management Plan) will require a subsequent application to agree details of this condition.
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 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.

#### **72. RENEWAL OF A DIRECTION UNDER REGULATION 7**

The Head of Planning introduced the report and delivered a presentation providing the Committee with an overview of the report submitted.

As part of the discussions, Members of the Committee shared their support for the Renewal of a Direction Under Regulation 7.

RESOLVED:

1. That the report be noted; and
2. That the Director of Planning, Development and Transportation be requested to note the support of the Planning and Development Control Committee for the proposal.

#### **73. ANY URGENT BUSINESS**

#### **74. CLOSE OF MEETING**

The Chair thanked Members of the Committee and Officers supporting the Committee for their contributions.

The meeting closed at 6:42pm