



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 24 JULY 2024 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)

Councillor Cassidy
Councillor Joel
Councillor Kitterick

Councillor Osman
Councillor Porter

Councillor Modhwadia
Councillor Mohammed
Councillor Dr Moore

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10. APOLOGIES FOR ABSENCE

The Chair welcomed those present and led on introductions.

Apologies were received from Councillor Kennedy-Lount who was substituted by Councillor Porter.

Apologies were received from Councillor Aldred.

11. DECLARATIONS OF INTEREST

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

Councillor Osman declared an interest in the second application, 10 Rockery Close as the ward councillor for the Thurncourt ward. However, confirmed to hear the application with an open mind.

12. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 12 June 2024 be confirmed as a correct

record.

13. PLANNING APPLICATIONS AND CONTRAVENTIONS

14. 20240426 6 HYDE CLOSE

20240426 - 6 Hyde Close

Ward: Beaumont Leys

Proposal: Change of use from house (Class C3) to residential children's care home (Class C2) (max 3 children)

Applicant: Mrs Stacy Jemwa

The Planning officer presented the report.

Reece Curtis addressed the Committee and spoke in support of the application.

Harry Fowler addressed the Committee and spoke in opposition to the application.

Councillor Rae Bhatia addressed the Committee and spoke in in objection of 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 Cassidy and upon being put to the vote, the motion was NOT CARRIED.

AMENDMENT

Councillor Porter moved an alternative motion that the proposed scheme should be refused as the proposal by reason of negative impacts upon the amenity of occupiers of nearby residential properties from associated noise and activities would be unacceptable and contrary to paragraph 135f of the NPPF and Saved Policies PS10 and PS11 of the 2006 City of Leicester Local Plan.

This was seconded by Councillor Osman, the amendment was CARRIED.

RESOLVED: That the application be refused as the proposal by reason of negative impacts upon the amenity of occupiers of nearby residential properties from associated noise and activities would be unacceptable and contrary to paragraph 135f of the NPPF and Saved Policies PS10 and PS11 of the 2006 City of Leicester Local Plan.

That the detailed wording of the reasons for refusal to be delegated to officers

to draft in consultation with the Chair of Planning Committee.

15. 20240982 10 ROCKERY CLOSE

20240982 - 10 Rockery Close

Ward: Thurncourt

Proposal: Change of use from dwellinghouse (Class C3) to residential children's home (Class C2) (4 children)

Applicant: Mr Ranjit Singh Baines

The Planning Officer presented the report.

Dean Bennett addressed the Committee and spoke in support of the application.

Miss A.F Patel addressed the Committee and spoke in opposition to the application.

RESOLVED: that the application be refused as the proposal by reason of negative impacts upon the amenity of occupiers of nearby residential properties from associated noise and activities would be unacceptable and contrary to paragraph 135f of the NPPF and Saved Policies PS10 and PS11 of the 2006 City of Leicester Local Plan.

That the detailed wording of the reasons for refusal to be delegated to officers to draft in consultation with the Chair of Planning Committee.

16. 20240806 2 BROADWAY ROAD

20240806 - 2 Broadway Road

Ward: Stoneygate

Proposal: Construction of a hip to gable roof alteration and dormer to the rear of house (Class C3)

Applicant: Mr O Ebrahim

The Planning Officer presented the report.

Alex Prowse addressed the Committee and spoke in support of 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 Mohammed and upon being put to the vote, the motion was CARRIED.

RESOLVED: That the application be APPROVED subject to conditions relating to:

- secure the completion of the works within 6 months of the decision
- secure compliance with the approved plans
- ensure that the materials used will match the existing property to secure an appropriate standard of development

The detailed wording of the conditions to be drafted by officers in consultation with the Chair of Planning Committee.

17. 20240303 31 CLAREFIELD ROAD

20240303 - 31 Clarefield Road

Ward: Western

Proposal: Variation of condition 4 (approved plans condition) attached to planning permission 20220424 (single storey extension at front and first floor extension to side of house (Class C3)) to include construction of single storey extension to front of house

Applicant: Mr Gurjeet Rajania

The Planning Officer presented the report.

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 Cassidy and upon being put to the vote, the motion was CARRIED.

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

CONDITIONS

1. The development shall be begun within three years from the date of the initial permission (4th August 2022). (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 new utility space, the window facing 29 Clarefield Road 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 29 Clarefield Road 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:

Proposed variation of condition, 2021-29-PL-03 - rev 1, received 1 June 2024

(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 2023 is considered to be a positive outcome of these discussions.

18. 20240067 25 GOTHAM STREET

20240067 - 25 Gotham Street

Ward: Stoneygate

Proposal: Construction of dormer extension at rear; installation of two skylights at front; conversion of basement to store room and Installation of window at front and rear of basement; alterations to house (Class C3) (Amended plans received 31/05/2024)

Applicant: *Redacted for personal safety reasons*

The Planning Officer presented the report.

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 and additional conditions set out in the addendum report.. This was seconded by Councillor Mohammed 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 cheeks and roof of the dormer(s) shall be constructed in materials to match the existing roof. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. The basement window to the front shall be made from timber. (In the interests of visual amenity and the character and appearance of the Soth Highfields Conservation Area, and in accordance with Core Strategy policy CS3 and CS18)
4. The external elevations shall be constructed in materials to match those existing. (In the interests of visual amenity and the character and appearance of the Soth Highfields Conservation Area, and in accordance with Core Strategy policy CS3 and CS18)
5. The basement shall not be used as a habitable room. (In the interests of residential amenity in accordance with Policy PS10 of the City of Leicester Local Plan.)
6. Development shall be carried out in accordance with the following approved plans:
 - Existing and Proposed Elevations, D201 - 31/12/2023, received 31/05/2024
 - Proposed Floor Plans, D102 - 31/12/2023, received 31/05/2024
 - Existing and Proposed Elevations, D202 - 31/12/2023, received 31/05/2024
 - Existing and Proposed Sections, D203 - 31/12/2023, received 31/05/2024
 - Existing and Proposed Sections, D203 - 31/12/2023, received 31/05/2024(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 2023 is considered to be a positive outcome of these discussions.

19. ANY URGENT BUSINESS

There was no other business.