



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 7 MAY 2025 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)  
Councillor Aldred (Vice Chair)

Councillor Cassidy  
Councillor Gopal  
Councillor Joel

Councillor Kitterick  
Councillor Mohammed  
Councillor Dr Moore

Councillor Porter  
Councillor Singh Patel

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**1. APOLOGIES FOR ABSENCE**

The Chair, Councillor Surti, welcomed those present to the meeting.

Councillor Porter substituted for Councillor Kennedy-Lount.

**2. DECLARATIONS OF INTEREST**

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

Councillor Porter declared an interest in the application 20242143, 16 Plantation, where he made an objection to the application and therefore would withdraw from being on the panel for the item to put forward the objection as a speaker.

There were no declarations of interest.

**3. MINUTES OF THE PREVIOUS MEETING**

Proposed by Councillor Mohammed, seconded by Councillor Moore.

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 2 April 2025, be confirmed as a correct record.

**4. PLANNING APPLICATIONS AND CONTRAVENTIONS**

**5. 20250228 - THE GLEN, HILLSBOROUGH ROAD, LEICESTER**

**20250228 - The Glen, Hillsborough Road**

Ward: Eyres Monsell

Proposal: Change of use from public house (& ancillary flat) (Sui Generis) to place of worship (& ancillary education centre) (Class F1)

Applicant: Eyres Monsell Community Foundation

The Planning Officer presented the report and the Addendum report detailing further representations received since the publication of the agenda.

George Weightman presented to the Committee in support of the application.

Adrian Fields, Jo Watts and Sarah Williams spoke in objection to the application.

Councillor Pickering presented to 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, the application be approved. This was seconded by Councillor Cassidy, and upon being put to the vote, the motion was CARRIED.

**RESOLVED: permission was granted subject to conditions**

**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 use shall not be carried on outside the hours of 07:30 while 23:00 daily except for the use of the Prayer Halls during the Holy Month of Ramadan. (In the interests of the amenities of nearby occupiers, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.)
3. No amplified call to prayer or aural announcement of activities shall take place at the site at any time. (In the interest of the amenity of

neighbouring residents and in accordance with saved policy PS11 of the City of Leicester Local Plan).

4. The hardstanding around the site and the grassed area to the south of the building shall not be used for any formal scheduled activities (for example worship, religious events, weddings, classes or community events) at any time during the lifetime of the use. (In the interest of the amenity of neighbouring residents and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).
5. Notwithstanding the submitted Travel Plan, no part of the development shall be occupied until a revised Travel Plan for the development has been submitted to and approved in writing by the City Council as local planning authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan, unless otherwise agreed in writing by the Council.  
The plan shall
  - (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries;
  - (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as a single occupancy vehicle users, so that all users have awareness of sustainable travel options;
  - (c) identify marketing, promotion and reward schemes to promote sustainable travel;
  - (d) provide details on how (i) parking will be allocated, provided and managed during the use of the building in accordance with the approved site layout; (ii) how the use of the parking provision will be stewarded and managed to ensure the flow of vehicles into the site will be efficiently managed so vehicles can enter the site unhindered and do not have to unduly wait or queue within the highway (iii) how off-site parking will be monitored and discouraged, and (iv) how the route through the site will be maintained for access;
  - (e) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with policies AM01, AM02 and AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy)
6. Prior to the commencement of use, the parking & service area shall be provided in accordance with the approved plans. The parking & service area shall be retained and kept available for those purposes at all times. (To ensure that parking & servicing can take place in a

satisfactory manner; and in accordance with saved policy AM11 of the City of Leicester Local Plan and Core Strategy policy CS03)

7. Prior to the commencement of use, the approved cycle parking shall be provided. It shall be retained thereafter. (To promote the use of sustainable means of transport and in accordance with saved policies AM02 & AM11 of the City of Leicester Local Plan).
8. Development shall be carried out in full accordance with the following approved plans:
  - Proposed Block Plan, 1416 - MPD - PLA - DR – 1100, received on the 13th of March 2025
  - Proposed Ground Floor Plan, 1416 - MPD - PLA - DR – 1200, Revision P01, received on the 6th of February 2025
  - Proposed First Floor Plan, 1416 - MPD - PLA - DR – 1201, Revision P01, received on the 6th of February 2025
  - Proposed Roof Plan, 1416 - MPD - PLA - DR – 1202, Revision P01, received on the 6th of February 2025
  - Proposed Side Elevation Plan, 1416 - MPD - PLA - DR – 1300, Revision P01, received on the 6th of February 2025
  - Proposed Front and Rear Elevation Plan, 1416 - MPD - PLA - DR – 1301, Revision P01, received on the 6th of February 2025(In order to ensure compliance with the approved plans.)

#### NOTES FOR APPLICANT

1. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at: <https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>  
As this is a new document it will be kept under review. We therefore invite comments from users to assist us in the ongoing development of the guide.  
With regards to the Travel Plan, the contents of the Plan is intended to raise the awareness and promote sustainable travel. The applicant should contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk) for an further advice.
2. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works, whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.

Further information on bats and the law can be found here Bats: protection and licences - GOV.UK ([www.gov.uk](http://www.gov.uk))

3. Development on the site shall avoid the bird nesting season (March to September), but if this is not possible, a re-check for nests should be made by an ecologist (or an appointed competent person) not more than 48 hours prior to the commencement of works and evidence provided to the Local Planning Authority. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use.  
All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time. Further information on birds and the law can be found here - Wild birds: protection and licences - GOV.UK ([www.gov.uk](http://www.gov.uk))

## **6. 20242143 - 16 PLANTATION AVENUE**

### **20242143 - 16 Plantation Avenue**

Ward: Aylestone

Proposal: Retrospective Construction of single storey outbuilding to rear of house for use as gym/office/music room (Class C3)

Applicant: Ms Susan Jane Holcroft

Councillor Porter withdrew from the panel due to submitting an objection to the application.

The Planning Officer presented the report.

Faizal Osman spoke in support of the application.

Jan Andrews spoke in objection to the application.

Councillor Porter 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: permission was granted subject to conditions**

## CONDITIONS

1. The detached outbuilding shall not be used as living accommodation, shall only be used incidentally to the main house and shall not be used independently of the main house. (In the interests of residential amenity in accordance with Policy PS10 of the City of Leicester Local Plan.)
2. Development shall be carried out in accordance with the following approved plans:  
Drawing 005 Rev A - Proposed Floor Plans - Received 12/12/2024  
Drawing 006 Rev A - Proposed Elevation and Roof Plans - Received 12/12/2024  
Drawing 007 Rev A - Proposed Elevation Plans - Received 12/12/2024  
Drawing 008 Rev A - Proposed Relationship to Main House - Received 12/12/2024  
(For the avoidance of doubt).

## NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls. Further information on bats and the law can be found here [Bats: protection and licences - GOV.UK](https://www.gov.uk/government/topics/bats) ([www.gov.uk](https://www.gov.uk))

3. 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 2024.

## **7. ANY OTHER URGENT BUSINESS**

The meeting closed at 19.15pm.