



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 11 JUNE 2025 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)
Councillor Dr Moore (Vice Chair)

Councillor Agath
Councillor Chauhan
Councillor Dave

Councillor Joel
Councillor Modhwadia
Councillor Mohammed

Councillor Orton
Councillor Singh Patel

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1. APOLOGIES FOR ABSENCE

Councillor Surti, as Chair, welcomed those present and led on introductions.

Apologies had been received from Councillor Kennedy-Lount and Kitterick, who would be substituted by Councillors Dave and Orton.

2. DECLARATIONS OF INTEREST

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

There were no declarations of interest.

**3. PLANNING AND DEVELOPMENT CONTROL COMMITTEE MEMBERSHIP
2025/26**

The Membership of the Planning and Development Control Committee for 2025/26 was noted.

**4. PLANNING AND DEVELOPMENT CONTROL COMMITTEE MEETING
DATES**

Councillor Joel highlighted typographical errors in the last few dates on the

agenda, which should read '2026' instead of '2025'

Members were requested to note the dates of forthcoming Planning and Development Control Committee meetings for the 2025/26 municipal year.

5. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair noted that the meeting would proceed in the order stated on the agenda.

6. 20250314 - 14 BRUNEL AVENUE

20250314 - 14 Brunel Avenue

Ward: Beaumont Leys

Proposal: Change of use from dwellinghouse (Class C3) to children's residential home (3 persons) (Class C2)

Applicant: Goyal

The Planning Officer presented the report.

Mr Pawan Khorana addressed the Committee and spoke in support of the application.

Ms Christina Wright addressed the Committee and spoke in opposition 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 Mohammed, and upon being put to the vote, the result was tied, was 5 For, 5 Against. The Chair exercised the casting vote in favour and the motion was CARRIED.

RESOLVED: That the application be approved subject to the following 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 premises shall not accommodate any more than 3 residents in care at any one time. (To enable consideration of the amenity of residents and parking impacts of a more intensive use, in accordance with Policy CS14 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006).

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, or any order amending or revoking and replacing that Order with or without modification, the premises shall not be used for any purpose other than for a care home within Class C2 of the Order, unless otherwise approved in writing by the local planning authority. (To enable consideration of the amenity, parking and highway safety impacts of alternative Class C2 uses, in accordance with Policies CS03, CS08 and CS14 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006)).
4. Development shall be carried out in accordance with the following approved plans:
Proposed Ground Floor and First Floor Plans, DRAWING NUMBER 03, received 25 February 2025
(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 below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
2. 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. APPEALS REPORT: 2024/5 MUNICIPAL YEAR AND APRIL TO MAY 2025

The Director of Planning, Development and Transportation submitted a report providing Member's with an update on the outcomes of appeals received in the 2024/25 municipal year and between 1st April 2025 and 28th May 2025.

Grant Butterworth, Head of Planning, presented the item, providing an overview of the report and briefly analysed the example cases included in the presentation. Members were notified that the presentation would be made available to all members after the meeting and further training on the topic could be provided upon request.

Members of the Committee noted the report.

8. ANY OTHER URGENT BUSINESS

There being no other urgent business, the meeting closed at 6:46pm.