



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 29 OCTOBER 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 Cole

Councillor Joel
Councillor Kennedy-Lount
Councillor Kitterick

Councillor Mohammed
Councillor Singh Patel

* * * * *

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Modhwadia.

2. DECLARATIONS OF INTEREST

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

Councillor Kennedy-Lount declared that he received an invitation from the applicant, Dr Louay Al-Alousi, to the visit the premises to which he declined and remains open-minded on the application.

Councillor Kennedy-Lount also declared that the application relating item 20250285 - 252-258 Knighton Lane East, Rugby Football Club, building at rear, resides opposite his ward. Final declaration was made in reference 20240552 to 8 – 14 Raymond Road and 234a Narborough Road, relating to speaking on the cycle consideration raised in previous committee. He remains open-minded in all applications.

Cllr Kitterick declared that he was contacted by a potential objector and directed them to the relevant ward councillor copying in the Head of Planning into the email. Councillor Kitterick remained open-minded on the application.

There were no declarations of interest.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 1 October 2025 be confirmed as a correct record.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

5. 20250285 - 252-258 KNIGHTON LANE EAST

20250285 - 252-258 Knighton Lane East, Rugby Football Club Building at rear

Ward: Saffron

Proposal: Change of use of sports club premises (Class F2) to a place of worship with ancillary education (Class F1) (amended 15.10.25)

Applicant: Dr Louay Al-Alousi (Abu Salam)

The Planning Officer presented the report.

Alastair Grey and David Abbott addressed the Committee and spoke in opposition to the application.

Councillor Singh Patel declared an interest due to be living near to the property and withdrew from the item.

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

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved.

This was seconded by Councillor Mohammed 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. Any gates installed along the access route from Knighton Lane East shall be set back at least 5 metres into the site from the highway boundary and shall be fixed so that they open inwards only (in the

interests of highways safety and in accordance with saved City of Leicester Local Plan policy AM01, Core Strategy policy CS14 and paragraph 116 of the National Planning Policy Framework).

3. Before the occupation of any part of the development, all parking areas shall be surfaced and marked out in accordance with the 'Existing/Proposed Site Plans' ref. VD25776, received 15.10.25. and shall be retained for parking and not used for any other purpose. (To ensure that parking can take place in a satisfactory manner, and in accordance with saved City of Leicester Local Plan policies AM01 and AM11, Core Strategy policy CS03 and paragraph 116 of the National Planning Policy Framework).
4. No part of the development shall be occupied until a 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 and look at a parking management scheme to discourage off-site parking; (d) 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 saved City of Leicester Local Plan policies AM01, AM02 and AM11, Core Strategy policies CS14 and CS15 and paragraph 116 of the National Planning Policy Framework).
5. No part of the development shall be occupied until secure cycle parking for 12 cycles has been provided in the position shown on 'Existing/Proposed Site Plans' ref. VD25776, received 15.10.25. The secure cycle parking shall be retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved City of Leicester Local Plan policy H07, Core Strategy Policy CS14 and paragraph 116 of the National Planning Policy Framework).
6. No part of the development shall be occupied until new glazing has been installed to all external windows to the minimum sound insulation values demonstrated in Table 6 of the "Assessment of the Existing Noise Climate" by Druk Ltd (ref. DRUK/ACC/RS/KLEPM/3323, dated

31.07.25). The glazing shall be retained thereafter at the same minimum acoustic performance and shall also include mechanical ventilation allowing for air changes per hour. (In the interests of the amenity of neighbouring residential properties and in accordance with saved City of Leicester Local Plan policies PS10 and PS11 and paragraph 200 of the National Planning Policy Framework).

7. The use shall not be carried on outside the hours of 07:30 and 23:00 daily except during the Holy Month of Ramadan when the use shall not be carried on outside the hours of 07:30 and 00:30. (In the interests of the amenity of neighbouring residential properties and in accordance with saved City of Leicester Local Plan policies PS10 and PS11 and paragraph 200 of the National Planning Policy Framework).
8. 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 interests of the amenity of neighbouring residential properties and in accordance with saved City of Leicester Local Plan policies PS10 and PS11 and paragraph 200 of the National Planning Policy Framework).
9. No part of the development shall be occupied until details regarding a) how the risk of blockage from the small-diameter orifice plate will be managed (ref. section 4.8 of the Surface Water Drainage Strategy) and b) product specifications or design drawings of the raingarden and cellular storage crates have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with these details. (To reduce surface water runoff and to secure other related benefits in accordance with Core Strategy policy CS02).
10. No part of the development shall be occupied until the Surface Water Drainage Strategy has been fully implemented in accordance with the details submitted in the "Surface Water Drainage Strategy" by Unda (ref. 95330-AIAIousi-KnightonLaneEast_SWDS, dated 01.10.25) together with the details secured under Condition 9 above It shall thereafter be managed and maintained in accordance with the approved details. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy).
11. The development shall be carried out in accordance with the Flood Resistance Design Measures detailed at paragraph of the "Flood Risk Assessment for Planning" by Unda (ref. 95330-AIAIousi-KnightonLaneEast issue: v2.0, dated 12.09.25) and the measures with the "Flood Warning and Evacuation Plan" by Unda (ref. 95330-AIAIousi-KnightonLaneEast-FWEP-v1.0, dated 12.09.25). The Floor Resistance Measures be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may

subsequently be agreed, in writing, by the local planning authority in consultation with the Lead Local Flood Authority.

12. Development shall be carried out in full accordance with the following approved plans:
'Existing/Proposed Site Plans' ref. VD25776, received 15.10.25.
'Existing/Proposed Floor Plans/Elevations' ref. VD25776, received 18.02.25.
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. The building 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](#)
2. 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](#)
3. 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).
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 2025 is considered to be a positive outcome of these discussions.

(i) 20250994 - 538 SAFFRON LANE

20250994 - 538 Saffron Lane

Ward: Saffron

Proposal: Change of use from house (Class C3) to a residential family assessment centre (Sui Generis)

Applicant: Nexus Family Ltd

Councillor Singh-Patel re-entered the meeting after withdrawing from the previous 20250285 – 252-258 Knighton Lane East item.

Councillor Cole entered the meeting and declared he had no interests.

The Planning Officer presented the report.

Sam Merry and Nicola Odom 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 the application be approved in accordance with Officer's recommendation.

This was seconded by Councillor Dr Moore 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 premises shall not be used to accommodate any more than 2 families in care at any one time, unless otherwise approved in writing by the local planning authority. (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. Prior to the commencement of the use approved under this application, the following works shall be completed in accordance with the details contained in the approved plans:
 - New stud walls not connected to any existing party walls
 - A cavity of at least 75mm between stud and party walls
 - At least 25mm acoustic insulation quilt within the cavity
 - At least 2 layers of 15mm acoustic plasterboard(To reduce noise levels and protect the residential amenity of the occupiers of numbers 540 Saffron Lane and in accordance with saved City of Leicester Local Plan policy PS10).
4. Development shall be carried out in full accordance with the following approved plans:
 - 25/52/01, Proposed Floor Plans, Rev. A, Received on 11 September 2025
 - 25/52/04, Party Wall Sound Insulation, Received on 11 September 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. 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/>

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 2024 is considered to be a positive outcome of these discussions.

6. **20240552 - 8-14 RAYMOND ROAD & 234A NARBOROUGH ROAD**

20240552 - 8-14 Raymond Road & 234A Narborough Road

Ward: Braunstone Park & Rowley Fields

Proposal: (Demolition of two storey clothing factory building at 8-14 Raymond Road (Class B2); construction of 3-storey residential apartments (Class C3) and change of use of 234A Narborough Road from Storage (Class B8) to residential apartments (Class C3) to provide 14 self-contained flats (12x 1 bed and 2x 2 bed flats); alterations (amended plans received 08/04/2025, 24/06/2025, 11/07/2025 and 08/10/2025) (subject to section 106 agreement)

Applicant: Mr Aman Singh

The Planning Officer presented the report.

There were no speakers in support or opposed 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 the application be approved in accordance with Officer's recommendation. This was seconded by Councillor Kennedy-Lount and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission granted subject to conditions and section 106 agreement

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. No development shall commence, including any works of demolition, until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the demolition and construction period. The statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors;
 - (ii) the loading and unloading of plant and materials;
 - (iii) the storage of plant and materials used in constructing the development;
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (v) wheel washing facilities;
 - (vi) measures to control the emission of dust and dirt during construction;
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - (viii) a list of all works to be carried out in the highway and arrangements to facilitate these works, including scaffolding required within the highway, temporary traffic management plan/s and permits, licences and TTROs required.(To ensure the satisfactory development of the site, and in accordance with saved policies AM01, UD06 of the City of Leicester Local Plan and Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. No construction or demolition work, other than unforeseen emergency work, shall be undertaken outside of the hours of 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday or at any time on Sundays or Bank Holidays, unless the methodology has been submitted to the City Council Noise and Pollution Control Team. The methodology must be submitted at least 10 working days before such work commences and agreed in writing by the City Council Noise and Pollution Control Team. The City Council Noise and Pollution Control Team shall be notified of any unforeseen emergency work as soon as is practical after the necessity of such work has been decided by the developer or by anyone undertaking the works on the developer's behalf.
(In the interests of the amenities of nearby occupiers, and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
4. No development shall be carried out (other than demolition) until the site has been investigated for the presence of land contamination, and a Site Investigation Report incorporating a risk assessment and, if required, a scheme of remedial works to render the site suitable and safe for the development, has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be implemented and a completion report shall be submitted to and approved in writing by the Local Planning Authority

before any part of the development is occupied. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing by the Local Planning Authority prior to the occupation of the development. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy PS11 of the City of Leicester Local Plan.).

5. No part of the development shall be occupied until any redundant footway crossings and/or damaged or altered areas of footway or other highway have been reinstated in accordance with guidance in the Leicester City Council document "Leicester Street Design Guide". (For the safety and convenience of pedestrians and other road users, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
6. No part of the development shall be occupied until 18 secure and covered cycle parking spaces and four electric cycle charging points have been provided in accordance with the approved plans and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policies AM02 and H07 of the City of Leicester Local Plan).
7. Automatic doors with fobbed access shall be provided at the front and rear of the approved building fronting Raymond Road and installed in accordance with the approved plans and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policies AM01, AM02 and H07 of the City of Leicester Local Plan).
8. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a 'New Residents Travel Pack'. The contents of this shall be submitted to and approved in writing in advance by the Local Planning Authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers. (In the interest of sustainable development and in accordance with saved policy AM02

of the City of Leicester Local Plan and policy CS14 of the Core Strategy).

9. Prior to the commencement of works above slab level, a materials schedule in accordance with the materials key shown on the approved plans, including all external materials with product specification and RAL colours, and materials sample panel drawing (at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority. The Sample Panel Drawings shall show (but not necessarily limited to) the following:
 - A) brick,
 - B) bonding & mortar,
 - C) colour of mortar,
 - D) window frames and reveals,
 - E) ventilation panels/louvres materials and coverings,
 - F) fenestration profiles,
 - H) lintels, sills and reveals, and
 - I) cladding.(In the interests of visual amenity and to preserve the special character of the area and in accordance with policy CS03 of the Core Strategy).
10. Prior to the commencement of works above slab level, sample panel(s) shall be constructed on site for inspection (size, number and detail to be agreed under condition 9) showing (but not necessarily limited to) brick, bonding & mortar, colour of mortar, window frames, reveals, fenestration profiles, lintels, sills, reveals and cladding. The development shall only be constructed in accordance with the approved materials and sample panel details. (In the interests of visual amenity and to preserve the special character of the area and in accordance with policy CS03 of the Core Strategy.)
11. Prior to the commencement of development other than demolition, details of drainage shall be submitted to and approved in writing by the local planning authority. No dwelling hereby approved shall be occupied until the drainage has been installed in full accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy).
12. Prior to the commencement of development other than demolition, full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved in writing by the local planning authority. No flat/property shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) 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).

13. The development shall be carried out in accordance with the energy efficiency measures as outlined in the Sustainable Energy Report rev 3 received on 24/06/2025. (In the interests of development to mitigate and adapt to climate change and in accordance with Core Strategy Policy CS02.)
14. Prior to the commencement of development other than demolition, details of the type and location of 3 x Bat boxes and 3 x Bird nest boxes (Sparrow Terrace type recommended) to be attached to the exterior elevations of the proposed building have been submitted to and agreed in writing by the Local Planning Authority. The locations should be determined by an ecologist who should also supervise their installation. The development shall be carried out in accordance with the agreed details, which shall be retained thereafter. (In the interest of biodiversity and in accordance with NPPF (2024), and Core Strategy policy CS17).
15. Prior to the commencement of development other than demolition until a detailed landscape and ecological management plan (LEMP) showing the treatment and maintenance of all parts of the site which will remain unbuilt upon shall be submitted to and agreed in writing with the local planning authority. No part of the development shall be occupied until the LEMP has been implemented in accordance with the approved details. This scheme shall include details of: (i) new shrub planting, including plant type, size, quantities and locations; (ii) means of planting, staking, and tying of shrubs, including guards; (iii) other surface treatments; (v) any changes in levels; (iv) the position and depth of service and/or drainage runs (which may affect tree roots), v) a detailed plan of the biodiversity enhancements on the site such as meadow creation and hedgerow improvements including a management scheme to protect habitat during site preparation and post-construction. vi) details of planting design.
For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interest of biodiversity, amenity and the character and appearance of the area, and in accordance with saved policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17.).
16. The development shall not be occupied until the store for refuse bins has been provided in accordance with the approved plans and is accessible to all occupiers. The bin store shall be retained thereafter for

the storage of refuse in connection with the use and occupation of the development and all refuse bins shall be kept within the designated area other than on refuse collection days. (To ensure adequate facilities for the storage and collection of refuse and to protect the amenity of the area in accordance with saved policy H07 of the City of Leicester local plan and Core Strategy policy CS03).

17. Prior to the first occupation of the development all details and recommendations in the submitted Environmental Noise Assessment received 21/06/2024 shall be fully implemented. The installations shall be retained and maintained thereafter. (To achieve satisfactory living conditions for future occupiers of the development and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).
18. Before the first occupation of the flats hereby approved, the windows facing west towards 234 Narborough Road shall be fitted with obscure glazing, as shown on the approved elevations, to Pilkington level 4 or 5 (or equivalent) and non-opening (with the exception of a top opening light), and retained as such. (In the interests of the amenity of future occupiers and in accordance with saved policy PS10 of the City of Leicester Local Plan).
19. All flats shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of the scheme and prior to the occupation of any of the flats a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the local planning authority certifying compliance with the above standard. (To ensure the flats are adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS06)
20. Development shall be carried out in full accordance with the following approved plans:
 - Demolition Plan, 1702 P02 rev A, received 21/06/2024
 - Proposed Site and Landscaping Plan, 1702 P10 rev E, received 07/10/2025
 - Proposed Floor Plans, 1702 P20 rev F, received 07/10/2025
 - Proposed Second Floor and Roof Plans, 1702 P21 rev B, received 08/04/2025
 - Proposed Elevations, 1702 P30 rev E, received 11/07/2025
 - Bike Store Plan and Elevations, 1702 P50 rev C, received 07/10/2025
 - Construction and Materials, 1702 P40 rev B, received

11/07/2025

- Construction and Materials, 1702 P41 rev C, received 11/07/2025

(for the avoidance of doubt)

NOTES FOR APPLICANT

1. Development on the site should avoid the bird nesting season (March to September), but if this is not possible, a 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)

2. 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).

3. 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/>

The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway. For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk.

As the existing building to be demolished abuts the highway boundary, any barriers, scaffolding, hoarding, footway closure etc. required for the demolition works to be undertaken will require a licence. This should be applied for by emailing Licensing@leicester.gov.uk.

With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particularly for trips covering local amenities. The applicant should contact highwaysdc@leicester.gov.uk for advice.

The costs for the alterations of the TROs should be funded by the Applicant. The average cost of a TRO scheme is currently in the region of £6,000, but this cost may rise depending on the complexity. The Applicant is advised to contact trafficoperations@leicester.gov.uk to discuss the requirements to enable the TRO to be processed.

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.
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 2024 is considered to be a positive outcome of these discussions.

7. ANY OTHER URGENT BUSINESS

There being no other urgent business the meeting closed at 18:44pm.