



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 10 DECEMBER 2025 at 5:30 pm

P R E S E N T :

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

Councillor Agath
Councillor Batool
Councillor Chauhan

Councillor Dave
Councillor Kennedy-Lount
Councillor Kitterick

Councillor Mohammed
Councillor Singh Patel

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1. APOLOGIES FOR ABSENCE

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

Apologies had been received from Councillor's Cole and Modhwadia, for which Councillors Batool and Dave were present as a substitute.

2. DECLARATIONS OF INTEREST

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

Councillor Kitterick noted that the Councillor connected to the applicant for one of the applications put forward for consideration at the meeting, is known to himself and members of the committee.

There were no other declarations of interest.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 19 November 2025 be confirmed as a correct record.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair announced that the order of the agenda had been amended to the following:

- 20250173 – 20a Vulcan Road
- 20221535 – 44 Braunstone Lane East, Riverside Football Ground

5. 20250173 - 20A VULCAN ROAD

20250173 – 20a Vulcan Road

Ward: North Evington

Proposal: Change of use from public open space to dwellinghouses; construction of two-storey building to contain five flats (5 x 1 bed) (Class C3) (Amended plans received 13 August 2025)

Applicant: Mr J Sindhi

It was noted that the agent and his daughter were present at the meeting but had not registered to speak.

At the Chair's discretion, it was decided that they remain in the meeting and be allowed to answer any questions from the Committee but could not make representation as they had missed the registration period.

The Planning Officer presented the report.

Councillor Moore joined the meeting and it was noted that due to having missed part of the report, they would not be able to vote on the item.

Ms. Khairunnisa Mukaddam addressed the Committee and spoke in opposition to the application.

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

The Chair summarised the application and points raised by Committee Members. Councillor Kitterick moved that the application be deferred to allow for a re-consideration of the design of the proposal by the applicant to reduce its scale and amenity impacts upon adjacent properties. This was seconded by Councillor Mohammed, and upon being put to the vote, the motion was CARRIED.

RESOLVED: that the item be deferred.

6. 20221535 - 44 BRAUNSTONE LANE EAST, RIVERSIDE FOOTBALL GROUND

20221535 - 44 Braunstone Lane East, Riverside Football Ground

Ward: Braunstone Park & Rowley Fields

Proposal: Installation of 100-seat stand, covered viewing platform, two new dugouts to replace existing ones, four storage containers, fences, retaining wall to hold levelled ground adjacent to grass pitch (Class F2)

Applicant: Dr Charanpreet Singh Johal

The Planning Officer presented the report.

Councillor Kulwinder Singh Johal made representation on behalf of the applicant in favour of the application and answered questions from Members of the Committee.

Members of the Committee considered the application on its individual merits.

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

RESOLVED: permission was granted for a limited period

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 four containers shall be removed and the land restored to its former condition, not later than five years after the date of this permission, unless consent for a further period of time has been granted before that date. (The four containers do not represent a satisfactory form of permanent development; and in accordance with policies GE06 & UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 & CS13.)
3. The proposed containers shall only be used for ancillary storage for the Football Club. (In the interests of the function of the Green Wedge as an area for recreational purposes and in accordance with Core Strategy Policy CS13.)

4. Within six months of the date of this permission, a Sustainable Drainage System (SuDS) and management plan shall be submitted to and approved in writing by the Local Planning Authority. 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. The SuDS shall be implemented in accordance with the timetable for its implementation and shall be maintained in accordance with the management and maintenance plan. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.)
5. Within six months of the date of this permission, ten secure and covered cycle parking spaces shall be provided, in accordance with details first submitted to and approved in writing by the Local Planning Authority. They shall be retained thereafter. (In the interests of the sustainable means of transport and in accordance with policy AM02 of the City of Leicester Local Plan.)
6. Within six months of the granting of permission, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include reference to the use of marshals on match days, management of off-street car parking, information for supporters about existing parking availability, measures to encourage car sharing/use of sustainable modes of transport, reiterate the measure to manage parking, and an implementation schedule. The Travel Plan shall be implemented in accordance with the implementation schedule. (To ensure that parking can take place in a satisfactory manner, and in accordance with Core Strategy policies CS3, CS14 & CS15.)
7. The car parking within the site and that within the adjacent site of Ellesmere College shall be made available for parking during match days and tournaments. (To ensure that parking/servicing can take place in a satisfactory manner; and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
8. Development shall be carried out in full accordance with the following approved plan - Site Location and Layout Plan, 22180 A01, Revision E, received on the 17th of July 2025. (For the avoidance of doubt.)

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.

2. It is considered that there is a perceptible risk from landfill gas adversely affecting this site. It is therefore recommended, that the advice of a suitable consultant should be sought and carried out in the design and development of any building at this site, or underground services associated with them. Please note that it is the developer's responsibility to ensure safe development and secure occupancy of this site.
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.

7. ANY OTHER URGENT BUSINESS

There being no other urgent business, the meeting closed at 6:51pm.