

Leicester
City Council

**MEETING OF THE PLANNING AND DEVELOPMENT CONTROL
COMMITTEE**

DATE: WEDNESDAY, 10 DECEMBER 2025

TIME: 5:30 pm

**PLACE: Meeting Rooms G.01 and G.02, Ground Floor, City Hall,
115 Charles Street, Leicester, LE1 1FZ**

Members of the Committee

Councillor Surti (Chair)

Councillor Dr Moore (Vice-Chair)

Councillors Agath, Chauhan, Cole, Joel, Kennedy-Lount, Kitterick,
Modhwadia, Mohammed and Singh Patel

Members of the Committee are summoned to attend the above meeting
to consider the items of business listed overleaf.

For Monitoring Officer

Officer contact:

Jessica Skidmore, Governance Services Officer,

email: jessica.skidmore@leicester.gov.uk

Governance Services,

Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

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- ✓ where filming, to (via the Chair of the meeting) ensure that those present are aware that they may be filmed and respect any requests to not be filmed.

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If you have any queries about any of the above or the business to be discussed, please contact: **Jessica Skidmore., Governance Services Officer.** Alternatively, email governance@leicester.gov.uk, or call in at City Hall.

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PUBLIC SESSION

AGENDA

NOTE:

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1. Apologies for Absence

2. Declarations of Interest

Members will be asked to declare any interests they may have in the business to be discussed on the Agenda.

Members will be aware of the Code of Practice for Member involvement in Development Control decisions. They are also asked to declare any interest they might have in any matter on the committee agenda and/or contact with applicants, agents or third parties. The Chair, acting on advice from the Monitoring Officer, will then determine whether the interest disclosed is such to require the Member to withdraw from the committee during consideration of the relevant officer report.

Members who are not on the committee but who are attending to make representations in accordance with the Code of Practice are also required to declare any interest. The Chair, acting on advice from the Monitoring Officer, will determine whether the interest disclosed is such that the Member is not able to make representations. Members requiring guidance should contact the Monitoring Officer or the Committee's legal adviser prior to the committee meeting.

3. Minutes of the Previous Meeting

[Appendix 1](#)

Members will be asked to confirm that the minutes of the meeting of the Planning and Development Control Committee held on 19 November 2025 are a correct record.

4. Planning Applications and Contraventions

Appendix 2

The Committee will be asked to consider the recommendations of the Director, Planning, Development and Transportation contained in the attached reports, within the categories identified in the index appended with the reports.

- (i) **20221535 - 44 Braunstone Lane East, Riverside
Football Ground**

Appendix 3

- (ii) **20250173 - 20a Vulcan Road**

Appendix 4

5. Any Other Urgent Business



Leicester
City Council

Appendix 1

Minutes of the Meeting of the PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 19 NOVEMBER 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 Haq

Councillor Kitterick
Councillor Modhwadia
Councillor Mohammed

Councillor Singh Johal
Councillor Singh Patel

* * * * *

1. APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Kennedy-Lount who was substituted by Councillor Haq.

Apologies were received from Councillor Cole, the Committee was informed Councillor Singh-Johal would be the substitute at the meeting although he was not present for the apologies for absence item.

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 and members that were present remained for the planning applications.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 29 October 2025 be confirmed as a correct record.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

(i) 20221210 - 150 ST NICHOLAS CIRCLE, 1-7 AND 13 BATH LANE

20221210 - 150 St Nicholas Circle, 1-7 and 13 Bath Lane

Ward: Abbey

Proposal: Demolition of existing buildings, Construction of a 4, 5, 6 and 7 storey building containing student accommodation (102 studios, 1 x 3 bed cluster flat and 5 x 4 bed cluster flats)(Sui Generis) with associated communal, amenity and ancillary space. (Amended plans)
Applicant: Mr Mandeep Dhadwar

Councillors Agath and Singh-Johal joined the meeting with no declarations of interest.

The Planning Officer presented the report.

There were no speakers for or against 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 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 development hereby approved shall only be occupied by students enrolled on full-time courses at further and higher education establishments, or students working at a medical or educational institution as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for

inspection by the Local Planning Authority on demand at all reasonable times. (To enable the Local Planning Authority to consider the need for affordable housing in accordance with Core Strategy Policy CS07, and residential amenity standards for any alternative residential use in accordance with saved policies H07 and PS10 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS06, and parking provision in accordance with saved policies AM02 and AM12 of the City of Leicester Local Plan.)

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement 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. (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).
4. No machinery shall be operated and no work shall be undertaken outside the hours of 07.30 to 18.00 hours Mondays to Fridays, and 07.30 to 13.00 hours Saturdays, nor at any time on Sundays or officially recognised public holidays. (In the interests of the amenities of nearby occupiers, and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
5. (A) Before the development is begun, excluding demolition, a materials sample panel drawing (at a scale of 1:20) and full materials schedule shall be submitted to and approved in writing by the Local Planning Authority. (B) Prior to the construction of any above ground works the approved sample panel shall be constructed on site, showing all external materials, including but not limited to, bricks, bond, railings, windows, doors and cladding, for inspection by Officers and approval in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved materials. (In the interests of visual amenity, and in accordance with 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.

6. 1. Before the development is begun, including demolition, a programme of archaeological fieldwork adhering to a Written Scheme of Investigation (WSI) in respect of a site strip, characterisation and excavation shall be submitted to and approved in writing by the Local Planning Authority. No groundworks (including removal of current foundations and slabs) or new development shall take place or commence until the WSI has been approved. The scheme shall include:
- (1) an assessment of significance and how this applies to the regional research framework;
 - (2) the programme and methodology of site investigation, recording, and, where applicable, preservation in situ;
 - (3) the programme for post-investigation assessment;
 - (4) provision to be made for analysis of the site investigation and recording;
 - (5) provision to be made for publication and dissemination of the analysis and records of the site investigation following post-excavation assessment and updated project design;
 - (6) provision to be made for archive deposition of the analysis and records of the site investigation;
 - (7) nomination of a competent person or persons or organization to undertake the works set out within the Written Scheme of Investigation.
2. No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under (1) above.
3. The development shall not be occupied or this condition discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (1) above and following an agreed Updated Project Design, and suitable and costed provision has been made and secured for the analysis, publication and dissemination of results and archive deposition. (To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition)
7. No development shall take place until a Method Statement detailing the design and means of construction of the foundations of the buildings hereby permitted, together with any other proposed earthmoving or excavation works required in connection with their construction, has first been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of a scheme of vibration monitoring to be implemented if any piling is proposed to minimise the risk of

adversely affecting the structural integrity of the Grand Union Canal during such operations. The development shall only be carried out in accordance with the approved Method Statement. (In the interests of avoiding the risk of creating land instability arising from any adverse impacts from foundation construction, earthmoving, excavations or construction operations which could adversely affect the structural integrity of the nearby Grand Union Canal in accordance with the advice and guidance on land stability contained in paragraphs ??? and ??? of the NPPF and in National Planning Practice Guidance. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

8. No development shall be carried out, with the exception of 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, 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, crops, livestock, 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. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
9. Before the development is begun, excluding demolition, details of the implementation, long term maintenance and management of the Sustainable Drainage System (SuDS) as approved shall be submitted to and approved by the Local Planning Authority. No

studio or cluster flat 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) a timetable for its implementation, and (ii) 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. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)

10. Before the development is begun, excluding demolition, details of foul drainage, shall be submitted to and approved in writing by the Local Planning Authority. No studio or cluster flat shall be occupied until the foul drainage has been installed in 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. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
11. Before any above ground works are begun details of the ventilation strategy for the development to prevent overheating shall be submitted to and approved in writing by the Local Planning Authority. The ventilation strategy shall equate to open windows deemed to be 4 air changes per hour on demand. The approved ventilation strategy and measures shall be carried out before the occupation of any studio or cluster flat and shall be retained and maintained thereafter. (In the interests of residential amenity and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan)
12. Before any above ground level works are begun, a detailed landscape and ecological management plan (LEMP) showing the treatment and maintenance of the site which will remain unbuilt upon shall be submitted to and approved in writing with the Local Planning Authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments; (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots), (viii) a detailed plan of the biodiversity enhancements on the site including a management scheme to protect habitat during site preparation and post-construction. ix) details of planting design and maintenance of; x) details of the make and type of 2 x bat

boxes/tiles/bricks and 2 x bird bricks (suitable for swifts) to be incorporated within the elevations of the building under the guidance and supervision of a qualified ecologist and their monitoring for a period of two years and results submitted annually to the Local Planning Authority with the agreed features retained thereafter. The approved LEMP shall contain details on the after-care and maintenance of all soft landscaped areas and be carried out within one year of completion of the development. For a period of not less than ten 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 interests of amenity and biodiversity, and in accordance with saved policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17).

13. Should the development not commence within 18 months of the date of the last protected species survey (05/07/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the Local Planning Authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and any mitigation measures reviewed by the Local Planning Authority until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000), the Habitat & Species Regulations 2017 and CS17 of the Core Strategy).
14. The development hereby permitted shall at all times be managed and operated in full accordance with a Site Wide Management Plan, the details of which shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of any part of the development. The management plan shall set out procedures for:
 - (i) how servicing and deliveries will be managed;
 - (ii) refuse collection arrangements
 - (iii) the security of the development and its occupiers;
 - (iv) maintaining the external areas of the site;
 - (v) restriction of car ownership / use of the car parking space;
 - (vi) cycle parking and cycle storage including provision for use of the cycle parking by employees.(To ensure the development is properly managed so as to minimise its effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with the aims of Core Strategy policies CS03, CS06 and CS15 and saved policy PS10 of the City of Leicester Local Plan.)

15. Before any part of the development is occupied details of a student accommodation management plan shall be submitted to and approved in writing by the Local Planning Authority and the accommodation shall at all times be managed and operated in full accordance with the approved plan. Any amendments to this document shall first be submitted to and approved in writing by the Local Planning Authority. (In the interests of residential amenity and in accordance with saved policy PS10 of the City of Leicester Local Plan and the Student Housing Supplementary Planning Document)
16. Prior to the first occupation of each studio and cluster flat, the occupiers of each of the units shall be provided with a 'Residents Travel Pack' details of which shall have first been submitted to and approved in writing by the Local Planning Authority. The contents of the Travel Pack shall consist of: information promoting the use of sustainable personal journey planners, walking and cycle maps, bus maps, the latest bus timetables applicable to the proposed development, and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with saved policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy)
17. The development shall be carried out in accordance with the recommendations within the approved Redmore Environmental Air Quality Assessment with particular reference to Table 19 and Section 6 - Mitigation. (In the interests of residential amenity and in accordance with saved policy PS11 of the City of Leicester Local Plan and Core Strategy policy CS02)
18. The development shall only be carried out in accordance with the submitted Energy Efficiency Statement. Before the development is occupied evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating the satisfactory operation of the installed energy efficiency measures. (In the interest of energy efficiency and carbon reduction and in accordance with Core Strategy policy CS02).
19. The development shall be carried out in accordance with the approved Leema Technologies Acoustic Report Ref: L5380. Before any studio or cluster flat is occupied a post completion noise assessment shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. (In the interests of residential amenity and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan)
20. The development shall be built to the finished floor levels (FFL's) as shown on plan refs: 1446 P2 - 31 Rev c and 1446 P2 - 32 Rev C. (For the avoidance of doubt)

21. Development shall be carried out in full accordance with the following approved plans:

Proposed site plan, 1446 P2-10 Rev C, received 5th August 2024
Proposed floor plans, 1446 P2 - 20 Rev F, received 20th January 2025

Proposed floor plans, 1446 P2 - 21 Rev G, received 20th January 2025

Proposed elevations, 1446 P2 - 31 Rev C, received 17th April 2025

Proposed elevations, 1446 P2 - 32 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 40 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 41 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 42 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 44 Rev A, received 17th April 2025

(In order to ensure compliance with the approved plans).

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 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.
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.

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)

5. 20251474 - 5 SILBURY ROAD

20251474 - 5 Silbury Road

Ward: Abbey

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

Applicant: Mr Matthew Piper

Councillors Agath and Singh Johal were present and participated in this application.

The Planning Officer presented the report.

There were no speakers on the item.

Members of the Committee considered the report.

The Chair summarised the application 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 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. Prior to the occupation of the property as a Care Home, details of insulation to be installed to the internal party wall with 7 Silbury Road shall be submitted to and approved in writing by the Council as the Local Planning Authority, the insulation shall provide a minimum value of 55 dB DnT, w+Ctr. The insulation shall be maintained to the same minimum acoustic performance throughout the lifetime of the development. (In the interests of the amenity of 7 Silbury Road and in accordance with Policy PS10 of the Saved Local Plan).
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. The premises shall not accommodate any more than 2 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)).
5. Development shall be carried out in full accordance with the following approved plans:
 - Location, Site and Parking Plan, 1905-04-02PL, Received 05.09.25
 - Existing and Proposed Plans and Elevations, 1905-04-01PL, Rev 1, Received 24.09.25(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 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. 20251157 - 10-12 ELMS ROAD, HARVEY HOUSE

20251157 - 10-12 Elms Road, Harley House

Ward: Knighton

Proposal: Notification of the felling of two trees located within Stoneygate conservation area.

The Planning Officer presented the report.

Mr Rajan Patel presented to the committee.

Councillor Agath joined the meeting 17.41pm but did not participate in the discussion.

Councillor Singh-Johal joined the meeting at 17.56pm but did not participate in the item.

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 permissions set out in the report. This was seconded by Councillor Dr Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: The Committee agreed with the preservation order.

(i) 20251099 - 54-56 ESSEX ROAD

20251099 - 54-56 Essex Road

Ward: Troon

Proposal: Demolition of existing garage; construction of single storey extension at side and rear; two storey extension at rear; alterations to roof; rooflight at front; dormer to rear of house; rendering; alterations to house number 54 and construction of first floor extension at rear; alterations to roof; two rooflights at front; dormer extension at rear; rendering; alterations to house number 56 (Class C3)

Applicant: Mrs N Teli (No. 54) & Mr G Bajaj (No.56)

Councillors Agath and Singh Johal were present and participated in this application.

The Planning Officer presented the report.

Members of the Committee considered the report.

The Chair 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 Agath 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 new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. Before the occupation of the proposed extension new windows facing 52 & 58 Essex Road shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of any top opening light) and retained as such. (In the interests of the amenity of occupiers of 52 & 58 Essex Road and in accordance with policy PS10 of the City of Leicester Local Plan).
4. Should the development not commence within 18 months of the date of the last protected species survey (24/06/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and

any mitigation measures reviewed by the LPA until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000), the Habitat & Species Regulations 2017 and CS 17 of the Core Strategy).

5. Development shall be carried out in full accordance with the following approved plans:
Drawing 2025/06/149/C - 2 of 14 - Proposed Ground Floor Plan - Received 16/10/2025
Drawing 2025/06/249/C - 4 of 14 - Proposed First Floor Plan - Received 16/10/2025
Drawing 2025/06/249/C - 5 of 14 - Proposed Loft Plan - Received 16/10/2025
Drawing 2025/06/249/C - 7 of 14 - Proposed Roof Plan - Received 16/10/2025
Drawing 2025/06/249/C - 8 of 14 - Proposed Front and Rear Elevation Plans - Received 16/10/2025
Drawing 2025/06/249/C - 9 of 14 - Proposed Side Elevation Plans - Received 16/10/2025
Drawing 2025/06/249/C - 13 of 14 - Proposed Site Plan - Received 16/10/2025
Drawing 2025/06/249/C - 14 of 14 - Proposed Bin Storage Plans - Received 16/10/2025
(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 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.

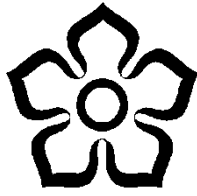
2. It is recommended that care is taken during works should any bats or birds or their roosts or nests be discovered on or adjacent to the building or rooftop. In such a case, it is recommended that

advice from a qualified ecologist should be sought before proceeding with works, given environmental protection legislation. Bats can roost or be present in roof structures of buildings or in crevices of walls. Further information on bats and the law can be found by searching for Bats: protection and licences - GOV.UK (www.gov.uk). Further information on birds and the law can be found by searching for Wild birds: protection and licences - GOV.UK (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 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 19.07



Leicester
City Council

Wards:
See individual reports.

Planning & Development Control Committee

Date: 10 December 2025

REPORTS ON APPLICATIONS, CONTRAVENTIONS AND APPEALS

Report of the Director, Planning and Transportation

1 Introduction

- 1.1 This is a regulatory committee with a specific responsibility to make decisions on planning applications that have not been delegated to officers and decide whether enforcement action should be taken against breaches of planning control. The reports include the relevant information needed for committee members to reach a decision.
- 1.2 There are a number of standard considerations that must be covered in reports requiring a decision. To assist committee members and to avoid duplication these are listed below, together with some general advice on planning considerations that can relate to recommendations in this report. Where specific considerations are material planning considerations they are included in the individual agenda items.

2 Planning policy and guidance

- 2.1 Planning applications must be decided in accordance with National Planning Policy, the Development Plan, principally the Core Strategy, saved policies of the City of Leicester Local Plan and any future Development Plan Documents, unless these are outweighed by other material considerations. Individual reports refer to the policies relevant to that application.

3 Sustainability and environmental impact

- 3.1 The policies of the Local Plan and the LDF Core Strategy were the subject of a Sustainability Appraisal that contained the requirements of the Strategic Environmental Assessment (SEA) Directive 2001. Other Local Development Documents will be screened for their environmental impact at the start of preparation to determine whether an SEA is required. The sustainability implications material to each recommendation, including any Environmental Statement submitted with a planning application are examined in each report.
- 3.2 All applications for development falling within the remit of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 are screened to determine whether an environmental impact assessment is required.

- 3.3 The sustainability and environmental implications material to each recommendation, including any Environmental Statement submitted with a planning application are examined and detailed within each report.
- 3.4 Core Strategy Policy 2, addressing climate change and flood risk, sets out the planning approach to dealing with climate change. Saved Local Plan policies and adopted supplementary planning documents address specific aspects of climate change. These are included in individual reports where relevant.
- 3.5 Chapter 14 of the National Planning Policy Framework – Meeting the challenge of climate change, flooding and coastal change – sets out how the planning system should support the transition to a low carbon future, taking full account of flood risk and coastal change. Paragraph 149 states “Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”
- 3.6 Paragraphs 155 - 165 of the National Planning Policy sets out the national policy approach to planning and flood risk.

4 Equalities and personal circumstances

- 4.1 Whilst there is a degree of information gathered and monitored regarding the ethnicity of applicants it is established policy not to identify individual applicants by ethnic origin, as this would be a breach of data protection and also it is not a planning consideration. Section 149 of the Equality Act 2010 provides that local authorities must, in exercising their functions, have regard to the need to:
 - a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 4.2 The identity or characteristics, or economic circumstances of an applicant or intended users of a development are not normally material considerations. Where there are relevant issues, such as the provision of specialist accommodation or employment opportunities these are addressed in the individual report.

5 Crime and disorder

- 5.1 Issues of crime prevention and personal safety are material considerations in determining planning applications. Where relevant these are dealt with in individual reports.

6 Finance

- 6.1 The cost of operating the development management service, including processing applications and pursuing enforcement action, is met from the Planning service budget which includes the income expected to be generated by planning application fees.

- 6.2 Development management decisions can result in appeals to the Secretary of State or in some circumstances legal challenges that can have cost implications for the City Council. These implications can be minimised by ensuring decisions taken are always based on material and supportable planning considerations. Where there are special costs directly relevant to a recommendation these are discussed in the individual reports.
- 6.3 Under the Localism Act 2011 local finance considerations may be a material planning consideration. When this is relevant it will be discussed in the individual report.

7 Planning Obligations

- 7.1 Where impacts arise from proposed development the City Council can require developers to meet the cost of mitigating those impacts, such as increased demand for school places and demands on public open space, through planning obligations. These must arise from the council's adopted planning policies, fairly and reasonably relate to the development and its impact and cannot be used to remedy existing inadequacies in services or facilities. The council must be able to produce evidence to justify the need for the contribution and its plans to invest them in the relevant infrastructure or service, and must have regard to the Community Infrastructure Levy (Amendment)(England) Regulations 2019.
- 7.2 Planning obligations cannot make an otherwise unacceptable planning application acceptable.
- 7.3 Recommendations to secure planning obligations are included in relevant individual reports, however it should be noted however that the viability of a development can lead to obligations being waived. This will be reported upon within the report where relevant.

8 Legal

- 8.1 The recommendations in this report are made under powers contained in the Planning Acts. Specific legal implications, including the service of statutory notices, initiating prosecution proceedings and preparation of legal agreements are identified in individual reports. As appropriate, the City Barrister and Head of Standards has been consulted and his comments are incorporated in individual reports.
- 8.2 Provisions in the Human Rights Act 1998 relevant to considering planning applications are Article 8 (the right to respect for private and family life), Article 1 of the First Protocol (protection of property) and, where relevant, Article 14 (prohibition of discrimination).
- 8.3 The issue of Human Rights is a material consideration in the determination of planning applications and enforcement issues. Article 8 requires respect for private and family life and the home. Article 1 of the first protocol provides an entitlement to peaceful enjoyment of possessions. Article 14 deals with the prohibition of discrimination. It is necessary to consider whether refusing planning permission and/or taking enforcement action would interfere with the human rights of the applicant/developer/recipient. These rights are 'qualified', so committee must decide whether any interference is in accordance with planning law, has a legitimate aim and is proportionate.

- 8.4 The impact on the human rights of an applicant or other interested person must be balanced against the public interest in terms of protecting the environment and the rights of other people living in the area.
- 8.5 Case law has confirmed that the processes for determination of planning appeals by the Secretary of State are lawful and do not breach Article 6 (right to a fair trial).

9 Background Papers

Individual planning applications are available for inspection on line at www.leicester.gov.uk/planning. Other reasonable arrangements for inspecting application documents can be made on request by e-mailing planning@leicester.gov.uk. Comments and representations on individual applications are kept on application files, which can be inspected on line in the relevant application record.

10 Consultations

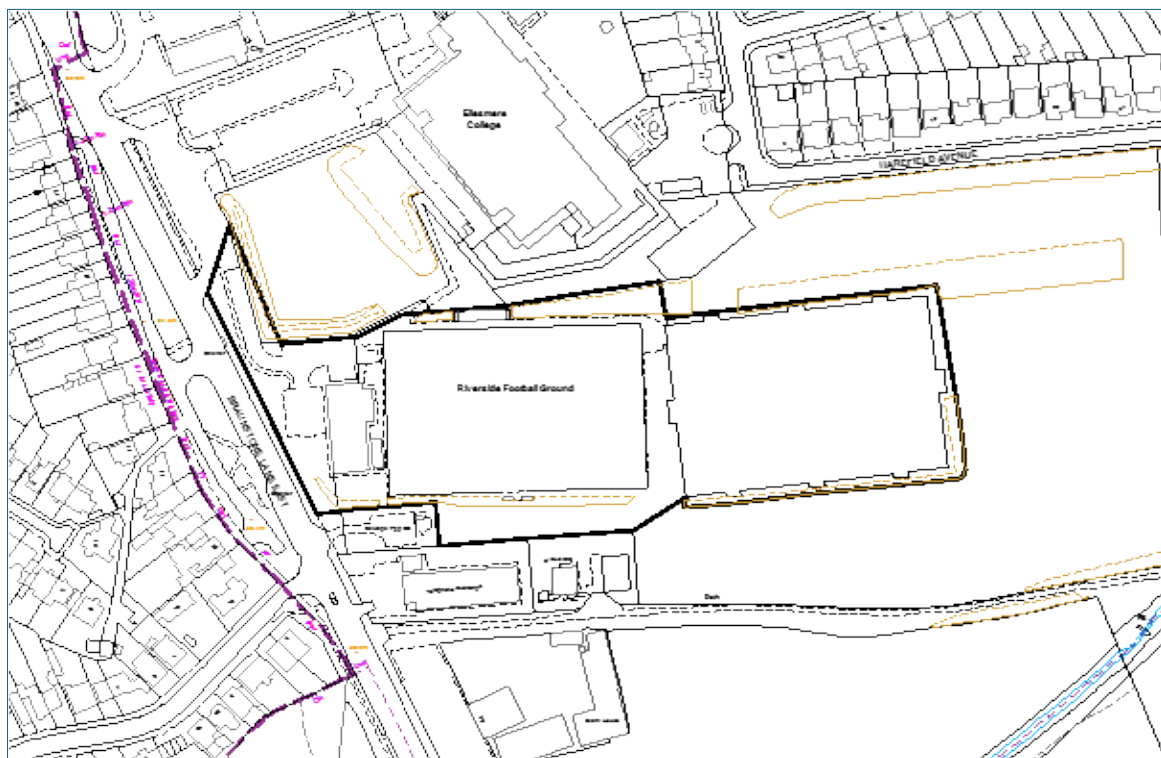
Consultations with other services and external organisations are referred to in individual reports.

11 Report Author

Grant Butterworth grant.butterworth@leicester.gov.uk (0116) 454 5044 (internal 37 5044).

COMMITTEE REPORT

20221535	44 Braunstone Lane East, Riverside Football Ground	
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	
App type:	Operational development - full application	
Status:	Smallscale Major Development	
Expiry Date:	10 December 2025	
WJJ	TEAM: PM	WARD: Braunstone Park & Rowley Fields



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Summary

- The application is brought to the Committee as the recommendation is for approval and more than five objections have been received, and the agent for the application is a local ward councillor.

- The application is for a 100-seater stand, viewing platform, dugouts, storage containers, fences and a retaining wall to enhance facilities at the existing football club.
- Sixteen objections have been received in total from both the City and County addresses on the grounds of use of the land, design and appearance of the containers, poor community relationship, health and safety concerns, light pollution, flooding, combined impact with former Premier Inn site.
- The main issues are the impact of the works and use on the Green Wedge, Riverside, residential amenity, impact on highway safety and parking and impact on flooding.
- The application is recommended for approval subject to conditions.

The Site

The site consists of two pitches with floodlights, a car park and a clubhouse.

The stand subject of this application has been largely constructed.

To the north of the site is Ellesmere College. To the east and west are residential areas. That to the west, which is on the other side of Braunstone Lane East, is within Blaby District, and for whom the Local Highway Authority is Leicestershire County Council. To the south of the site is a pumping station, telephone exchange and electricity sub-station and a bridleway from the Great Central Way to Braunstone Lane East which is within the Aylestone Meadows Nature Reserve.

The site is within a Green Wedge and the Riverside policy area. It is within a buffer for a former landfill site.

The site is at a very low estimated risk of flooding from Main River (MR), Ordinary Watercourses (OW), and Surface Water (SW) sources. It is within Flood Zone 1 and has an estimated risk of less than 1 in 1000 years from all sources of flooding. Next to the site, the ground falls rapidly to the pumping station and telephone exchange. Flood risk there is much greater and is mostly Flood Zone 3a where the risk from MR sources rises to between 1 in 30 and 1 in 100 years.

There is a path from the Great Central Way to Harefield Avenue that is to the east of the application site. This path is not a Public Right of Way (PRoW).

Background

The site area of what is currently called Riverside Football Ground was formerly part of the facilities of the neighbouring school (currently called Ellesmere College). Both the application site and the site of Ellesmere College are owned by Leicester City Council.

The school was permitted in 1971 (023228). It was described as *'Development of 23 acres of former allotment land by the erection of a secondary school with ancillary playing fields.'*

Since then, the main school building and the site as a whole, has undergone changes every few years, including demolishing the school from the 1970's and building a new one in the 2010's under the Building Schools for the Future programme (BSF)

(20121291). It was described as *‘Replacement college building (Class D1); associated access, parking, landscaping and sports facilities, demolition of existing buildings’*.

In 2011 a planning permission was granted for *‘Clubhouse with six changing rooms and club room; artificial surface sports pitch with fencing; 14 floodlights; associated car parking’* (20111654). The red edged plan for this application was for the area related to the current football ground and did not include the main school building and other parts of the school site. The Planning Statement submitted with the current application (20221535) states *‘Riverside Football Ground was opened in 2014’*.

The Planning Statement goes on to state that *‘The football facility is used by students from Ellesmere College during the school hours, and GNG Football Club (referred to as the ‘Football Club’ in this report) and other local clubs through the evenings and weekends.’*

The Proposal

Following the raising of concerns with the original plans that were publicised in November 2022, amended plans have been submitted and the application has been re-publicised. The amended plans removed a path and a storage container and changed the fencing. The planning unit (red edge) was also reduced in size, so that the site included is just that of the Football Club and not Ellesmere College land.

The application is for the installation of a 100-seat stand, viewing platform, two dugouts, four storage containers, fences, and a retaining wall to hold levelled ground adjacent to grass pitch (Class F2).

The Planning Statement says that these changes are needed as:

- GNG FC has grown in recent years.
- GNG FC have amalgamated GNG Oadby Town FC into GNG FC. This means that the Oadby club is no longer separate. There was a desire to relocate the Oadby club from their site in Oadby due to an increase in rent.
- Leicestershire & Rutland County Football Association requires clubs that play in its league to comply with facility standards. The Football Club’s first team cannot play in the league unless the Football Club complies.

The agent, Councillor Kulwinder Singh Johal, is a Ward Councillor for Braunstone Park & Rowley Fields, which is one of the wards within the boundary of Leicester City. The application site is also within this ward.

Policy Considerations

National Planning Policy Framework (NPPF) December 2024

Section 2 – Achieving sustainable development – in particular paragraphs 7 to 12.

Section 4 – Decision-making – in particular paragraphs 39, 40 – 44, 48, 49, 56 to 59.

Paragraph 49 states that Local Planning Authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Section 8 - Promoting healthy and safe communities - in particular paragraphs 96c, 98 & 104.

Section 9 - Promoting sustainable transport - in particular paragraphs 115, 116 & 117.

Section 12 - Achieving well-designed places - in particular paragraphs 131, 135 & 140.

Planning for climate change (from Chapter 14 - Meeting the challenge of climate change, flooding and coastal change) - in particular paragraphs 164, 181 & 182.

Section 15 - Conserving and enhancing the natural environment - in particular paragraphs 187, 193, 198 & 201.

Other planning and material considerations

Development plan policies relevant to this application are listed at the end of this report.

City of Leicester Local Plan (2006). Saved policies. Appendix 1: Parking Standards

The emerging Local Plan has concluded its Examination in public and the Council is currently making changes as advised by the Inspectors on the plan (Reg 24). In accordance with paragraph 49 of the NPPF, weight can be given to the emerging Local Plan and as it progresses, more weight can be afforded to the policies in the emerging Local Plan. The amount of weight that can be afforded also depends on the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF.

In relation to this application/ proposal, taking into account the relevant policies, I consider that the emerging local plan can be afforded significant weight. I consider that the policies in the emerging Local Plan do not substantively contradict or add to any of the policies and guidance quoted in this report.

Consultations

Sport England

Sport England has no objection to the application. They believe it accords with Exception 2 of their Playing Fields Policy and paragraph 104 of the NPPF. Exception 2 reads as follows – *‘The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.’*

Blaby District Council

Blaby District Council raise concerns regarding possible noise disturbance from spectators for neighbouring residents. They note the application includes the installation of a 100 seat stand and a covered viewing platform.

The covered viewing platform is located on the far side of the clubhouse building from residential properties on the opposite side of Braunstone Lane East. There appears to

be limited potential for noise disturbance for residents to the west of the site as the clubhouse will act as a noise shield.

The 100-seat stand is located on the west side of the main grass pitch. The proposed stand elevation indicates the height to be 3.042m at the rear. Proposals include a fence to the rear consisting of the existing boundary fence, increased in height and new fencing between the boundary fence and the stand. The height of the fencing is shown as being 3.05m to the sides (between the boundary fence and the stand), and 3.65m to the rear (the boundary fence). The plans do not make clear what type of fencing this is.

The new stand will be about 150m from the front of the nearest dwellings on Braunstone Lane East. There is a potential noise transmission pathway for noise from the new stand to the dwellings. Acoustic fencing may assist in reducing spectator noise from the stand.

Concerns are raised regarding the impact of any new lighting that may be installed. *Case Officer Note – no lighting is proposed as part of this application. Lighting was permitted under permission 20111654.*

Environmental Services, Noise Team

This site has been used for sport for many years. With football, or similar sporting activities, noise is expected and there is little control on spectators cheering during matches.

No noise complaints have been received regarding the Football Club.

Fencing around the stand may assist in minimising spectator noise from that location. Signs within the grounds, requesting that spectators be considerate to the neighbours, may also help.

The containers may reduce noise reaching the dwellings to the west of the site.

Leicestershire County Council, Highways

The impact of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impact on the road network would not be severe. Based on the information provided, the development does not conflict with paragraph 116 of the NPPF.

The submitted Transport Statement (TS) confirms that the works are to improve the existing facilities at the site. Furthermore, the TS states that *'It is very important to understand the proposed works does not increase the size of the club over its current function but rather to provide improvements based on security measures of club equipment, improvements of accessibility in and round the two pitches and seating facilities that are currently missing and required both by the club players, spectators, other users of the club and the league'*.

Based on the above, County Highways understands that the proposals will not lead to any increased use of the site, and as such, this is not expected to impact any existing trip generation or parking demand. County Highways therefore has no objection.

Local Highway Authority (LHA)

The Planning Statement explains that *"currently there is no seating for players, spectators, or other users of the Club. This limits players, spectators or other Club users including users with mobility conditions to observe and/or enjoy the*

facilities/games". Other aspects of the proposals would not in themselves increase peak visitor numbers.

On the basis that travel patterns are unlikely to change discernibly as a result of the proposals, the LHA does not object to these proposals.

The material submitted by some objectors to the scheme does however clearly identify existing occasional unacceptable patterns of behaviour, particularly related to parking associated with the site. The Football Club have identified measures that may reduce the likelihood of such behaviour happening again. These include marshalling, improved management of off-street car parking, better information for supporters about existing parking availability, encouragement/incentives for supporters to adopt more sustainable means of travel. These can be secured in a Travel Plan.

The Transport Statement submitted states that the average number of spectators per game is 45. The number of parking spaces available for use, by those attending the site, is estimated to be 170. Those are within the application site and within the Ellesmere College site, with which the applicant has an agreement, and which can be secured as it falls within the same ownership (indicated by the blue edge on the site layout plan).

The Transport Statement refers to the provision of 10 cycle parking spaces, which can be secured.

Environmental Services, Pollution Team

There is a risk here from the historic landfill site to the south of the development site, as it is within 250m. A note to alert the applicant of the dangers of gas from the former landfill site should be attached to the permission.

Lead Local Flood Authority (LLFA)

The works are small in nature. The rate of surface water runoff can be reduced by applying the principles of Sustainable Drainage Systems (SuDS). This could include permeable paving, water butts, flow control devices, etc. This can be secured by condition.

Representations

Sixteen objections have been received from fifteen addresses, including one from Councillor Bob Waterton (who is Councillor for Braunstone Ravenhurst, within Blaby District), and another from Ellesmere College which is within the City. Of the remainder, five addresses are within the City, six are from the County, and two do not provide an address. Grounds:

- The application site used to be a green space that the school and residents could use (sledging, picnics, kick-arounds, etc). It was particularly useful as it felt safer than many other open spaces in the area, especially the track that used to be here. With the exception of a path from the Great Central Way to Harefield Avenue, the site has been fenced off. *Case Officer note – this path is not a Public Right of Way (PRoW)*. The football pitches also bring in people who are not from this area. The fences are often broken in order to obtain access.
- The containers will have a poor appearance.

- Concern that, once approved, more containers and maybe other poor development will take place here.
- The 'fantastic working relationship with local residents' that the supporting documentation cites, does not exist. Residents were told that the area was fenced off for safeguarding of Ellesmere College pupils, yet they rarely use it, and it now excludes children who live nearby.
- Concern regarding the impact on the hedgerow that runs along the front of the property on Braunstone Lane East, trees near the site and wildlife.
- Young people regularly scale the existing fences in order to access the site, regardless of the dangers of doing so. Further fencing will increase the likelihood they will fall when doing so.
- Concern as to where those using the facility will park their cars. The club car park is not large enough. Concern that vehicle related anti-social behaviour has taken place – parking on verges and cycle lanes, blocking driveways, concern about access restricted for emergency vehicles, emptying cars of litter, dangerous driving, accidents, altercations.
- One person has said that there are currently problems with parking when there are events at the Football Club. However, if this was addressed, they would have no objection to the scheme.
- When events take place, they are usually accompanied by shouting and loud music. They can go on till 2200 hours and then create light pollution from the floodlights. Concern that improved facilities may lead to more and bigger events with more disruption for neighbouring residents.
- Concern that the Football Club may need another entrance, which may lead to loss of part of the hedge.
- The area currently suffers from flooding and this development may make it worse. In particular, flooding regularly takes place on Braunstone Lane East and Amy Street. Maybe no further development should take place until the existing flooding problems are addressed.
- The problems may become worse if the Aldi development on the adjacent site (currently Premier Travel Inn) proceeds (20251611).
- Concern that publicity for the application has not been sufficient. *Case Officer Note – publicity has been carried out in accordance with statute and Council guidance. It has consisted of letters to neighbours, site notices and a notice in the Leicester Mercury.*

Councillor Bob Waterton, who is Councillor for Braunstone Ravenhurst Ward (within Blaby District), raises the following concerns:

- Residents of Amy Street are experiencing significant difficulties due to the parking of those attending events at the Football Club.
- Flooding regularly takes place on Braunstone Lane East and Amy Street. Maybe no further development should take place until the existing flooding problems are addressed.

Ellesmere College raise the following concerns. The college takes pupils who may seek to leave the school grounds and go to a place where they can be alone. As such,

the 100-seat stand presents an attraction; for both to climb on top and to crawl underneath it. The college are concerned that in its present form the 100-seat stand presents risks of falls, sharp edges, and crawl spaces. The college have similar concerns with the dugouts and the retaining wall.

Consideration

Principle

Green Wedge

The site is located within Aylestone Meadows Green Wedge (Area E, Saved Local Plan, 2006). The Green Wedge Review addendum (2020) details that this green wedge performs strongly in green wedge functions, including preventing the merging of settlements, providing a green lung into the urban areas, and guiding development form. This Green Wedge identifies that this area acts as a moderate recreational resource, although public access to these facilities remains limited. Therefore, saved policy GE06 and CS13 (Core Strategy, 2014), pertaining to the Green Wedge, are both applicable in for this proposal.

CS13 states the following – *‘Green wedges will be maintained as areas of land that prevent the merging of built up areas of the City and adjoining settlements, guide the development and provide a “green lung” into the inner urban area. Their function as open space for leisure or recreational purposes will be maintained and enhanced. Development within a green wedge will be expected to serve the open space, be of high design quality and of an appropriate scale and size for its location to minimise the visual and environmental impact of the development.’*

Saved policy GE06 states that – *‘Planning permission will not be granted for development which would:*

- a) affect the predominantly open and undeveloped character of a green wedge; or*
- b) reduce the physical separation between existing settlements; or*
- c) prejudice agricultural and forestry operations; or*
- d) impair recreational and leisure access to and within green wedges*

I consider that the proposal is likely to enhance the current recreational use of this open space, as it will provide improved facilities for playing football. As such, in this respect it will serve the green wedge.

I consider that the proposed 100-seat stand and covered viewing platform are a type of development that one expects to see next to a football pitch. They are also of small size. I consider that they will maintain the visual impact of this football facility and will not harm the predominantly open and undeveloped character of the green wedge.

I consider that the proposed fences are minor additions to the existing fencing in and around the site. I believe they will not significantly affect the use and appearance of the green wedge.

The retaining wall to hold the levelled ground next to the grass pitch and the two dugouts are small in nature and located between the existing grass pitch and the neighbouring telephone exchange. They do not have a significant impact on the use and appearance of the green wedge.

I consider that the storage containers will have a harmful visual impact on the open space. However, in their email of the 30th of May 2024, the applicant states *'This application serves as evidence of the club's commitment to enhancing the facilities for its members and advancing as an organization to nurture young talent in Leicester inclusively, thereby upholding and enhancing Leicester's football prestige. Given LPA's willingness to collaborate and support GNGFC, there should be no question that the club will actively seek to enhance and establish permanent facilities.'* As such, the Football Club aspire to replace the storage containers with more appropriate storage facilities in the long term. have put forward a plan for their replacement with permanent buildings. With this in mind, and the improved recreational benefits that this football facility will provide, I consider that they may be acceptable on a temporary basis. This could be secured by a condition that requires they be removed within five years, in the absence of a new planning permission. I also recommend that a condition be attached that they be used only as ancillary storage for the football ground in order to protect the function of the green wedge as an area for recreational purposes.

An objector has raised concerns that, once approved, more containers and maybe other poor development will take place here. This does not form part of this application. Should the Football Club make further planning applications they will be considered on their merits.

Riverside special policy area

The site is within the Riverside policy area and saved policy SPA09 (Saved City of Leicester Local Plan, 2006) applies. This policy seeks to sustain, enhance and regenerate the Riverside area. I consider that given the scheme is for minor additions to an existing facility, the scheme complies with this policy, subject to the containers being permitted on a temporary basis only.

Loss of playing field

The scheme has been amended, so that the path running to the south of the synthetic pitch and the container near the boundary with the Great Central Way, have been removed. As such, this scheme will not result in the loss of any amount of playing field.

Residential amenity

There are dwellings to the north and east of the site on Harefield Avenue and Foxcroft Close. There are also dwellings to the west, on the far side of Braunstone Lane East, and these are within Blaby District.

The proposed elements in this scheme (seating stand, covered viewing platform, storage containers, fences, two dugouts and retaining wall) are small in nature and a long way from neighbouring dwellings. They will not unreasonably affect the light, outlook and privacy of neighbouring dwellings.

By their nature, open air spectator sports tend to create noise. The proposed elements in this scheme will enhance the spectator experience of the existing football facility, but do not fundamentally increase the spectator capacity of the ground. The parts of the application that are for spectators are the proposed 100-seat stand and the covered viewing platform.

The proposed 100-seat stand is on the north side of the grass playing pitch, next to Ellesmere College. I note the concerns raised by Blaby regarding noise breakout and their request for acoustic fencing. However, I am not convinced this would be proportionate to what remains a small football facility, and which has not been the

subject of noise related complaints despite operating from this site for over three years. It may also cause problems of pupil management for Ellesmere College which is discussed later in this report.

The proposed covered viewing platform is to the east of the clubhouse and also faces the grass playing pitch. The clubhouse will provide some shielding for the houses on Braunstone Lane East from noise from spectators as will the proposed containers. As with the stand, I am concerned that acoustic fencing would not be proportionate to what remains a small football facility.

The Noise Team have suggested that signs within the grounds, requesting that spectators be considerate to the neighbours, may help. However, I consider the nature of a football facility where spectators cheer means that signage may not make much difference unless it is very clear there is a significant problem. In the absence of any noise related complaints over more than three years of operation, I consider that signs are not proportionate.

Highway & parking matters

The site has been used for football for many years and the number of pitches are unchanged.

The submitted Transport Statement (TS) confirms that the works are to improve the existing facilities at the site. Furthermore, the TS states that *'It is very important to understand the proposed works does not increase the size of the club over its current function but rather to provide improvements based on security measures of club equipment, improvements of accessibility in and round the two pitches and seating facilities that are currently missing and required both by the club players, spectators, other users of the club and the league'*.

Representations have been submitted that indicate on a small number of occasions there have been problems, with spectators' cars being parked in the neighbourhood and on highway verges. This is unfortunate. However, these seem to be from the occasional event at the club that generated a much higher level of interest than normal. There is a lot of car parking available at the Football Club and the adjacent College (which the club have access to). I consider the problems can be addressed through a Travel Plan and cycle parking condition. The Travel Plan can include marshalling, management of off-street car parking, better information for supporters about existing parking availability, encouragement/incentives for supporters to adopt more sustainable means of travel.

I consider that the impact of the scheme on the local highway network is unlikely to be severe. As such, the scheme is acceptable in this respect.

An objector has raised concerns that the Football Club may need another entrance, which may lead to loss of part of the hedge. The Football Club have not requested another entrance and at present, I do not believe there is any evidence to suggest that one is needed. Should the Football Club wish to change their access, they will need to make a planning application.

Land contamination

There is a risk here from the historic landfill site to the south of the development site, as it is within 250m. I recommend that a note be attached to the permission to alert the applicant of the dangers of gas from the former landfill site.

Protected Species & Landscaping

An objector has raised concerns about light pollution from the floodlights. There is floodlighting around the two football pitches. This seems to have been permitted under 20111654.

To require new planting and landscaping would be unreasonable given the small nature of the proposed works.

Concern has been raised by an objector regarding the impact of the scheme on the hedgerow that runs along the front of the property on Braunstone Lane East, trees near the site and wildlife. I consider that the works are unlikely to cause harm to these.

Water environment

The wider area and especially Aylestone Meadows is prone to flooding. An objector states that flooding regularly takes place on Braunstone Lane East and Amy Street and they suggest that maybe no further development should take place until the existing flooding problems are addressed.

The works are small in nature. This scheme can make a small contribution to reducing the likelihood of flooding in the area. The rate of surface water runoff can be reduced by applying the principles of Sustainable Drainage Systems (SuDS). This could include permeable paving, water butts, flow control devices, etc. This can be secured by a condition.

Other matters

Ellesmere College pupils

The college takes pupils who may seek to leave the school grounds and go to a place where they can be alone. As such, the 100-seat stand presents an attraction; for both to climb on top and to crawl underneath it. The college are concerned that in its present form the 100-seat stand presents risks of falls, sharp edges, and crawl spaces. The college have similar concerns with the dugouts and the retaining wall.

While important, these are matters that are not normally considered as part of a planning application. I think they can be addressed by discussion between the College and the Football Club. This is aided as the Council is the landowner of both Ellesmere College and the Riverside Football Ground.

Development nearby

An objector has raised concerns that the problems associated with the Football Club may become worse if the Aldi development on the adjacent site (currently Premier Travel Inn) proceeds (20251611). That application will be considered on its merits.

Access to the land and public safety

Some objectors have raised concerns that the application site used to be a green space that both the school and residents could use (sledging, picnics, kick-arounds, etc). They say it was particularly useful as it felt safer than many other open spaces in the area, especially the track that used to be here. With the exception of a path from the Great Central Way to Harefield Avenue, the site has been fenced off. *Case Officer note – this path is not a Public Right of Way (PRoW).*

An objector has raised concerns that young people regularly scale the existing fences in order to access the site, regardless of the dangers of doing so. Further fencing will

increase the likelihood they will fall when doing so. Another objector raises the concern that the fences are often broken in order to obtain access.

Fencing is a normal means of marking boundaries and providing security. The proposed fencing is normal security fencing.

The matter of who has access to the site is a matter for the Council as landowner to consider and not for the Council as Local Planning Authority. As such, this matter is outside the scope of this planning application. The fences that are part of this application enhance the existing security of this site but do not alter access.

Conclusion

The scheme takes the opportunity to:

- improve the facilities of an existing football ground,
- implement a travel plan and cycle parking,
- implement a SuDS scheme

I consider that it is unlikely that the proposed improvements to the Football Ground will lead to significant noise and highway problems.

While it is regrettable to have storage containers, they will help the Football Club to deliver recreational activities to the residents of the city and can be replaced by storage facilities that are acceptable on a permanent basis, in due course.

I consider that the concerns raised by Ellesmere College can be addressed by discussion between the College and the Football Club.

I consider that the proposed development complies with the NPPF and relevant policies in the Core Strategy, saved Local Plan, and the emerging Local Plan.

On balance, I consider that the benefits of this scheme outweigh the harm. The scheme will make a positive contribution to the city.

I therefore recommend that this application is APPROVED 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 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.

Policies relating to this recommendation

2006_AM01	Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
2006_AM02	Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
2006_AM11	Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2006_PS11	Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
2006_GE02	Permission not normally granted if development adversely affects Sites of Importance for Nature Conservation, Local Nature Reserves and the Regionally Important Geological Sites.
2006_GE06	Sets out the criteria for assessing proposed development within, and adjacent to, green wedges.
2006_SPA09	Development within the Riverside policy area will be encouraged to sustain, enhance and regenerate the Riverside subject to criteria.
2006_UD06	New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
2014_CS02	Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2014_CS13	The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people.
2014_CS14	The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and

maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.

- 2014_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
- 2014_CS16 The Council aims to develop culture and leisure facilities and opportunities which provide quality and choice and which increase participation among all our diverse communities. New developments should create an environment for culture and creativity to flourish.
- 2014_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.

COMMITTEE REPORT

20250173	20a Vulcan Road, Land Adjacent	
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	
App type:	Operational development - full application	
Status:	Minor development	
Expiry Date:	30 April 2025	
SPV	TEAM: PD	WARD: North Evington



Summary

- The proposal is for a block of 5 flats on an infill site which was formerly public open space
- The main considerations are visual and residential amenity, highways and parking, drainage and biodiversity net gain
- The application is taken to committee as there are 7 objections from local residents that include concerns in relation to loss of light and outlook, the scale of development and pressure on parking
- The recommendation is for approval

The Site

The application relates to former public open space of around 200sqm located within a residential area which is characterised by two-storey terraced housing.

A row of 5 houses (12-20) Vulcan Road, historically stood on the site but was demolished at some point in the mid 20th Century. The land was changed to a public open space in 1977. The public open space use ceased in 2014 and the land has subsequently been sold.

The site is hard-paved with benches and raised planters but is screened by tall weld-mesh fencing which runs along the highway boundary. The site is not accessible to the public. The other boundaries of the site comprise the flank walls of 1 & 3 Sherrard Road and 20a Vulcan Road.

The Proposal

It is proposed to clear the existing site and to build a 2 and a half storey block containing five self-contained flats (5x 1-bed).

The new building would be in two sections, the taller section would be adjacent to 1 Sherrard Road and have two storeys with a converted attic space. It would maintain the prevailing eaves line of 6.4 metres, the prevailing roof ridge of 9.3 metres and would match the angle of the roofslope. However, it would have two street-facing gables, at the height of the main ridge. The lower section would be adjacent to 20a Vulcan Road and would be two storeys high with the upper floor incorporated into the roofspace. The ridge height would be 6.9 metres high and the eaves level would be 4.8 metres. Both sections would have hipped roof elements at the rear. A single-storey flat-roof element would be built along the common boundary with 1 Sherrard Road. This would be 2.9 metres high.

The ground floor of the building would be set-back by 1.0 metre allowing a gap between the highway and the ground floor windows. The main access door would be located towards the centre of the building.

A rear service area would be provided for bin and cycle storage which would run adjacent to 20a Vulcan Road.

The building would be faced in brick with slate tiles to the roof with grey aluminium windows.

Amended plans were submitted to reduce the scale of the property adjacent to 20a Vulcan Road and to provide updated information with relation to Biodiversity Net Gain. The mix of units was also changed from 4 flats (2 x 1 bed, 2 x 2-bed) to 5 flats (5x 1-bed).

The proposal would involve the loss of more than 25sqm of qualifying habitat and as such is eligible for Biodiversity Net Gain.

The application is supported by a Noise Impact Assessment, Preliminary Ecological Assessment and Biodiversity Net Gain Metric and Report.

Policy Considerations

National Planning Policy Framework (NPPF) 2024:

- Paragraphs 2 (Application determined in accordance with development plan and material considerations)
- Paragraph 11 (Presumption in favour of Sustainable Development)
- Paragraphs 40 and 41 (Pre-applications)
- Paragraphs 44 (Sufficient information for good decision making)
- Paragraph 57 (Six tests for planning conditions)
- Paragraphs 116 and 117 (Highways impacts)
- Paragraphs 135 and 139 (Good design and ensuring high standard of amenity)
- Paragraph 136 (Trees)
- Paragraph 168 (Climate Change)
- Paragraph 181 (Flooding and Drainage)
- Paragraph 187 (Noise and Pollution)
- Paragraph 193 (Habitats and Biodiversity)
- Paragraph 196 (Land Contamination and Instability)

Development Plan Policies

Development plan policies relevant to this application are listed at the end of this report.

Supplementary Planning Documents (SPD)

Residential Amenity SPD (2008)

National Planning Practice Guidance:

- Natural Environment - Biodiversity, geodiversity and ecosystems

National Planning – Statutory Guidance

- Technical housing standards – Nationally Described Space Standards

Representations

There have been more than 6 objections to the submitted and revised plans. The following points have been made.

- Loss of light to neighbouring properties and to back yards leading to a loss of residential amenity and the ability to enjoy properties.
- Increased demand for on-street parking in an area which already experiences a severe lack of on-street parking
- Increased risk to pedestrians and concerns about blocked routes for emergency vehicles through increased illegal parking
- Loss of amenity to existing residents through increased vehicular comings and goings associated with new properties
- Disruption to local residents from construction of the building.

- Potential structural damage to adjacent house during construction process given the historic relationship between the properties
- Impact on ability of adjacent owner to maintain their property
- Proposal represents the overdevelopment of the plot
- Local area is already densely populated, this would worsen matters
- Proposal would have a harmful visual impact on the street scene
- Proposal would detract from the character and appearance of 1 Vulcan Road, which is a detached property of character and a local landmark
- Lack of rainwater run-off attenuation and potential increased risk of surface water flooding to nearby properties.
- Loss of existing planters and space for wildlife

A further point has been made that the city council refused a similar application on Mountcastle Road, a decision which was upheld at an appeal.

Consultations

Environmental Health (Noise Team)

No objections but recommend conditions be attached relating to ventilation and overheating and relating to construction noise.

Local Highway Authority

Raises concerns that the proposal would increase demand for on-street parking in an area where there is already a high demand for on-street parking and local issues with illegal parking. The proposal does not provide sufficient cycle parking to meet the needs of the development but consider this could be addressed through a condition. Queries the enforceability of a proposed management strategy which states that none of the residents would be allowed to own cars. Note that the proposal includes a canopy which overhangs the highway and would require a licence. Note that the proposal includes rainwater goods which would drain onto the highway which is unacceptable.

Lead Local Flood Authority

No objections to the principle of development and notes the provision of the sustainable drainage strategy plan and the inclusion of permeable paving, soft landscaping and a water butt. A sustainable drainage strategy is required along with a SuDS management plan.

Consideration

Principle of development

The most recent use of the land is as open space, but it is not protected by a local plan open space designation in either the existing or emerging local plan. As such, since the character of the surrounding area is residential the principle of a residential development is considered an acceptable and appropriate use of the site. In the absence of a five year land supply the development would have a modest but positive contribution to make to the housing need in the City.

The acceptability of the application is dependent on its impact on visual amenity, residential amenity, creation of a satisfactory living environment, impact on local highways, impact on Biodiversity (including BNG), and impact on drainage and local flood risk.

Design

The design of the building would be contemporary but with traditional references with the use of the gables, long windows and the use of brick. The gable elements would make it prominent within the local street scene, but I do not consider it would look out of place or dominant.

The building would cover most of the plot, and be built to the back of the footway, which is appropriate to its context given the largely built-up character of the surrounding area.

The existing former pocket park does not make a positive visual contribution to the area. The flank walls of 1 & 3 Sherrard Street are dominant features without articulation, and which were not designed to be seen.

Notwithstanding the comments of the objector, while 1 Sherrard Road is an attractive building when viewed from Sherrard Road, I do not consider it to be a local landmark and its character would not be harmed by having a new building built immediately adjacent.

Overall, I am satisfied that the proposed scheme would represent a visual enhancement of the local street scene.

Further details are needed on the proposed materials and as such I consider it appropriate to attach a condition that materials shall be agreed before construction begins.

Living conditions (*The proposal*)

All of the proposed flats would meet the required space standards as set out in the Nationally Described Space Standards.

The four flats on the ground and first floor would have good outlook from windows on the front elevation facing Vulcan Road. Additional natural light would be provided by secondary, obscure-glazed windows on the rear elevation.

The top floor flat would be served by 8 rooflights which would allow a good level of natural light into the property. Outlook would be limited. However, I consider this to be acceptable in this instance as the design of the building would not allow for normal windows and the internal layout of this accommodation is acceptable in all other respects.

The property would have a limited amount of private amenity space at the rear, but this would not provide a usable amenity area given its use for bin and cycle storage and the fact it would be a narrow space surrounded by tall walls.

While the lack of on-site amenity area is regrettable, private amenity space would be difficult to achieve given the constraints of the site, without compromising the number of units which can be delivered or the quality of the accommodation therein. As such, in this instance I consider that the level of private amenity space is on balance acceptable.

The comments of the Environmental Health Officer are considered to be reasonable in respect of the acoustic performance of the glazing. As such a

condition is proposed to require glazing to be installed in accordance with details contained in the noise impact assessment.

Some element of disturbance from construction is unavoidable. Given the relatively quiet character of the area I consider it reasonable to attach a condition limiting construction noise and hours to mitigate harm caused by this. Noise associated with general comings and goings to and from the site is not considered to be unreasonable or inappropriate to a residential area.

Residential amenity (*neighbouring properties*)

The introduction of a building in this location will have an impact on the residential amenity of the occupiers of adjacent properties through loss of light to rooms and gardens as well as an impact through its adjacency and mass. The application site is to the south west of these properties and as such, loss of sunlight would be restricted to the afternoon and evenings.

1 Sherrard Road

The building would be the same depth as 1 Sherrard Road above ground floor level and as such, would not affect light or outlook from principal rooms in this property. There would be an overshadowing impact on the small yard at this property, where there is already an overbearing impact from the main property and the flank wall of 3 Sherrard Road. This overshadowing would lead to a loss of residential amenity in the yard area. Notwithstanding this, any development of this plot will have a significant impact on light levels in this yard – the only way to avoid this would be to significantly reduce the scale of the building, which would limit the amount of housing which could be provided and would involve a building which would not sit well within the plot or street scene. As such this loss of amenity is considered to be acceptable when balanced against the benefits associated with the proposal.

The house would also retain good levels of light and outlook to all principal rooms which would remain unaffected by the proposal in this respect.

Properties to north-east on Mount Road & Sherrard Road

The application site is located towards the south west of the houses on Mount Road and Sherrard Road. As such, the construction of a two-storey building would have an impact on light levels reaching the gardens/ yards and some property windows in these properties as well as leading to a loss of outlook and visual impact through its adjacency and mass.

The nearest windows to the proposal are the first-floor windows in the rear projections in the two closest properties 2 Mount Road, which is understood to be a bathroom windows and 3 Sherrard Road, which is understood to be a bedroom window.

The other areas which would be affected are rear yards and single storey rear extensions at these properties.

The proposed building would lead to some loss of light and outlook, but the impact is considered to be acceptable given the overall built-up character of the area. The scale of the building is lower at the southern end of the site, which would allow for more sunlight to penetrate to neighbouring properties and reducing the overshadowing effect.

Given the constraints of the site, it would not be possible to develop the plot without causing some loss of residential amenity to the occupiers of neighbouring

properties and on balance I consider the loss of amenity would not be significant and would be balanced out by the benefits associated with provision of housing.

20a Vulcan Road

No principal room windows would be affected in 20a Vulcan Road, all of which front the public highway. The small rear yard has largely been built over at this property, as such the impact on this property is considered to be acceptable.

Highways and Parking

No off-street parking is proposed, which is common with the majority of properties in the area. Creating off street parking on the site would have practical difficulties and introduce conflict between pedestrians and vehicles as well as limited the amount of the site which could be developed.

The flats would be located in an area which is considered to be a sustainable location; the site is less than 250 metres away from local shops and services on Melbourne Road and local employment opportunities. The site is also within 400m of Spinney Hill Park and of Humberstone Road which itself provides access to bus services in and out of the city.

Storage space for four cycles has been indicated on the plans which can be accessed through the building or from the side alley. In line with current guidance, space should be provided for at least 5 cycles, which should be secure and sheltered. There is sufficient space on the site to accommodate a cycle store for 5 spaces and as such, I consider it reasonable to attach a condition that details of cycle storage are submitted, agreed and implemented before the units are occupied.

The proposal may increase pressure for off-street car parking spaces in an area which experiences parking pressure, but it is would not be considered reasonable to require the provision of off street spaces as this would limit the ability of the site to be developed, would bring pedestrians into conflict with vehicles and would lead to a reduction in available on-street spaces to allow for access.

The satisfactory provision of secure and sheltered cycle spaces would give future occupants travel options other than private cars and the sustainable location of the building means that the flats are likely to be appealing to people who do not rely on private cars as a means of transport.

Overall, on balance the impacts on the local highways are considered to be acceptable.

While I understand concerns about illegal parking, this is a matter for the appropriate authorities to enforce against.

The comments relating to the canopy are noted and a note to applicant will be included to highlight the need for a highway license.

Waste storage and collection

The plans indicate space to store waste bins off the highway, which would be accessible from the side alley and is considered to be acceptable.

Drainage

The majority of the existing site is hard landscaped, but the loss of the planters means there is the potential for increased rainwater run-off across the site.

The proposed use of permeable paving is welcomed along with the new planters and water butt. I consider that more details are needed as to how this would be managed and, as such, the request of the Lead Local Flood Authority for a drainage strategy is reasonable and the recommended conditions relating to SuDS and Drainage will be attached. This would also be able to address concerns about water discharging directly onto the public highway.

Nature conservation

The Preliminary Ecological Appraisal has found there to be no protected species living on the site or that would be affected by the proposal. The loss of wildlife and amenity value provided by the existing planters is limited, but given the constraints of the site, there are no realistic opportunities to retain or replicate these. However, there is an opportunity to provide additional habitats and as such, I consider it reasonable to attach a condition requiring details of swift boxes and integral bat bricks to be submitted before the building is occupied.

Biodiversity Net Gain

The site as existing has a baseline biodiversity unit value of 0.01 for area habitats. There is limited scope for on-site provision and as such off-site compensation will be required. The applicant has indicated the intention to purchase Biodiversity Units from the Environment Bank to offset and compensate the on-site loss and has provided evidence that there is stock available to purchase. The purchased units would go towards secured long-term biodiversity enhancements on a larger site. This would meet the 10% uplift BNG requirement and can be secured through the gain plan condition.

Other matters

Party Wall Issues:

The application red line includes the buttresses which support the flank wall of 1 Sherrard Road. If there is an ownership dispute, this is a private matter for the two separate parties. The planning consideration can only consider the visual impact of the new works and would not give consent for works outside the control of the applicant. Matters relating to foundations are considered under the Building Regulations and Party Wall Legislation sits separate to planning.

Mountcastle Road

An objector has raised a case on Mountcastle Road ref: 20210525, for a three-storey block of flats in a terraced area, which was refused in May 2021 on the grounds of poor design and an unsatisfactory living environment, a decision which was upheld at an appeal.

It is acknowledged there are similarities with that application, but that proposal was on a corner with two road frontages and the design did not harmonise with the local street scene. There were also concerns over the site layout. Overall, I do not consider this recommendation is inconsistent with that decision.

Council guidance

The matter of the proposed development exceeding the number of units and not providing off-street parking as suggested in the site development guidance when the site was sold has been raised. This guidance was given in good faith but based on an informal view without sight of worked-up plans. For the reasons set out in this report, it is considered that the submitted scheme is acceptable notwithstanding previous development guidance which has been given.

Conclusion

For the reasons set out above I consider this application to be acceptable and recommend it is 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. Before the development is begun, the materials to be used on all external elevations and roofs shall be submitted to and approved by the City Council as local planning authority, and implemented in accordance with the agreed details. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Before the occupation of the proposed extension new windows on the rear and side elevations shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of any top opening light) and retained as such. (In the interests of the amenity of occupiers of future occupiers of the properties and the occupiers of Sherrard Road and Mount Road and in accordance with policy PS10 of the City of Leicester Local Plan).
4. Prior to occupation of any flats, glazing and ventilation shall be installed in accordance with the details set out in Section 4 & 5 of the Noise Impact Assessment by PEAK acoustics ref:0511243NR submitted on 29 January 2025 and retained at the same acoustic performance throughout the lifetime of the development unless otherwise agreed in writing with the City Council as local planning authority. (To protect future occupiers from disturbance and in accordance with saved Local Plan policy PS10).
5. 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.

6. No part of the development shall be occupied until secure and covered cycle parking has been provided and retained thereafter, in accordance with written details previously approved by City Council as local planning authority. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).

7. Prior to the commencement of development 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 by the local planning authority. No 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). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

8. Prior to the commencement of development details of drainage, shall be submitted to and approved by the local planning authority. No property shall be occupied until the drainage has been installed in 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). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

9. Prior to the occupation of any flat a plan showing the location and details of one group of 3 swift boxes and two integral bat bricks shall be submitted to and agreed in writing with the City Council as local planning authority. The boxes and bricks shall be installed in accordance with these agreed details and retained as such thereafter unless otherwise agreed in writing with the City Council as local planning authority. (In order to promote wildlife in accordance with Core Strategy policy CS17.)

10. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be submitted in accordance with the requirements of paragraph 14(2) of Schedule 7A to the Town and Country Planning Act 1990. (To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

11. Development shall be carried out in full accordance with the following approved plans:

- 2407/01/100, Location Plan and Site Plan, Received on 29 January 2025
- 2407/01/401, Landscaping Scheme, Received on 5 March 2025
- 2407/01/400, Sustainable Drainage Strategy, Received on 5 March 2025

- 2407/01/102, Proposed Site Plan, Rev. P1, Received on 13 August 2025
 - 2407/01/300, Proposed Ground Floor Plan, Rev. P1, Received on 13 August 2025
 - 2407/01/301, Proposed First Floor Plan, Rev. P2, Received on 13 August 2025
 - 2407/01/302, Proposed Second Floor Plan, Rev. P2, Received on 13 August 2025
 - 2407/01/303, Proposed Roof Plan, Rev. P1, Received on 13 August 2025
 - 2407/01/350, Proposed Elevations, Rev. P1, Received on 13 August 2025
 - 2407/01/351, Proposed Elevations, Rev. P1, Received on 13 August 2025
 - 2407/01/352, Proposed Sections, Rev. P1, Received on 13 August 2025
- (For the avoidance of doubt).

NOTES FOR APPLICANT

1. The proposed canopy would require a licence from the city council as local highway authority and should not be installed unless such a license has been obtained. The Applicant is advised to contact highways@leicester.gov.uk for information regarding obtaining approvals, setting up Agreements and/or to discuss the requirements.

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/>

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.

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.

Policies relating to this recommendation

2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.

2006_AM12	Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
2006_H07	Criteria for the development of new flats and the conversion of existing buildings to self-contained flats.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2006_UD06	New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
2014_CS02	Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2014_CS06	The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
2014_CS08	Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.
2014_CS17	The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.