



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 22 APRIL 2015 at 5:30 pm

P R E S E N T :

Councillor Kitterick (Chair)
Councillor Shelton (Vice Chair)

Councillor Dr Barton
Councillor Dr Chowdhury

Councillor Unsworth

Councillor Joshi
Councillor Dr Moore

In accordance with the provisions of the Constitution (Part 4A, Rule 42) the following Councillors attended the meeting and with the sanction of the Committee spoke on the items indicated but did not vote.

Councillor:

Application details:

Councillor Cassidy

20132033, 7 Nugent Street

* * * * *

177. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Fonseca.

178. DECLARATIONS OF INTEREST

Members were asked to declare any interests in the business on the agenda, including under the Council's Code of Practice for Development Control Decisions.

Councillors introduced themselves and made the following declarations:

Councillor Shelton declared that in relation to application 20141811, Greenhithe Road, Riverside Dyeworks, he had spoken to a resident who had complained about the dyeworks; however her complaint was not in relation to the planning application.

Councillor Joshi declared that application 20150167, 42 Vicarage Lane was in

the Belgrave Ward, where he was a ward councillor. He had an open mind on the application.

Councillor Kitterick declared that in relation to application 20150361, 95 and 173 Avenue Road Extension, Baitul Ikram Mosque, a number of objectors had attended his ward surgery, but he had expressed no opinion on the application. He had invited a planning officer to come along and discuss the plans. He added that the Members of the committee had been involved in previous discussions relating to Lancaster Place.

179. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

that the minutes of the previous meeting of the Planning and Development Control Committee held on 1 April 2015 be confirmed as a correct record.

180. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair explained that he would take the planning applications and reports out of the order given in the agenda, due to the attendance of officers, ward, councillors and members of the public who had registered to speak in objection to applications, and in the interests of people in the public gallery.

RESOLVED:

that the report of the Director of Planning, Transportation and Economic Development dated 22 April 2015 on applications and Planning Inspectorate Appeal Decisions, together with the supplementary reports and information reported verbally by officers, be received and action taken as below:

181. 20132033 7 NUGENT STREET

Ward: Fosse

Proposal: DEMOLITION OF EXISTING FACTORY BUILDING AND REDEVELOPMENT WITH A TERRACE OF NINE HOUSES (9 X 3 BED) (AMENDED)

Applicant: MR IQBAL GAFFAR

During the deliberation of this application, the Chair called for a brief adjournment between 5.39 and 5.44 pm, to allow time for officers to investigate technical problems with the sound equipment.

Councillor Cassidy addressed the committee in respect of the application.

Members considered the application and officers responded to the comments and queries raised. Officers drew Members' attention to the amended recommendation as detailed in the Supplementary Report.

RESOLVED:

that the application be APPROVED IN PRINCIPLE, with the decision delegated to officers subject to the receipt of additional information in respect of flood risk being received and being acceptable, and the conditions out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The details shall include the preparation of a one square sample of the proposed brickwork at the site for inspection by the local planning authority. Development shall be carried out in accordance with the approved details.
(To ensure only appropriate materials are used on the exterior of the building, in the interests of the appearance of the development, in accordance with the aims of Core Strategy policy CS03)
3. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.
If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
(To ensure the site is free from contamination in the interests of public health and safety and in accordance with policy PS11 of the City of Leicester Local Plan)
4. No dwelling hereby permitted shall be occupied until all first floor windows in the rear elevations have been fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
(To protect the privacy of the occupiers of the houses to the north of the site on Paget Road and in accordance with policy PS10 of the City

of Leicester Local plan)

5. No dwelling hereby permitted shall be occupied until lockable gates have been installed at the entrance to each shared rear access way in accordance with details that have first been submitted to and approved in writing by the local planning authority. The gates shall thereafter be retained.
(In the interests of the security of the dwellings and in accordance with Core Strategy policy CS03)
6. No pipes (other than rainwater pipes), vents, flues grilles or similar shall fitted in or to the front elevation of the development hereby permitted other than in accordance with details that have first been submitted to and approved in writing by the local planning authority.
(To ensure the appearance of the development is satisfactory, in accordance with Core Strategy policy 03)
7. No dwelling hereby permitted shall be occupied until the rear (north) boundary of the application site and the boundaries of the gardens to the houses have been enclosed in accordance with details that have first been submitted to and approved in writing by the local planning authority.
(To ensure reasonable levels of privacy and security are provided for the occupiers of the development and those of adjacent houses on Paget Road, and in accordance with Core Strategy policy CS03.
8. No part of the development shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall: (i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; (ii) include a timetable for its implementation; and (iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
(To reduce the risk of flooding from surface water as the site is within a critical drainage area and an identified hot spot and in accordance with policy BE20 of the City of Leicester Local Plan)
9. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a 'New Residents Travel Pack', the contents of which shall have first been submitted to and

approved in writing by the local planning authority. The travel packs shall include walking, cycling and bus maps, and the latest relevant bus timetable information.

(To encourage residents to consider the use of sustainable modes of travel and reduce the demand for on-street parking, and in accordance with the Core Strategy policy CS15)

10. No development shall take place until details showing how all dwellings will be designed, constructed and maintained to Lifetime Homes Standards (July 2010) and the Lifetime Homes Design Guide (2011) have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with approved details.
(To ensure the houses are adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS6)
11. No dwelling shall be occupied until any existing footway crossings into the site on Nugent Street that would be redundant following the completion of the development and any areas of footway adjacent to the site's frontages that are damaged as a result of the development, have been reinstated in accordance with details that have first been submitted to and approved in writing by the local planning authority.
(In the interests of highway safety)
12. The development hereby permitted shall be carried out in accordance with the following approved plans except as may be provided for by the conditions above: 640/01 (dated October 2013) and 640/05, 640/06 (dated October 2014)
(For the avoidance of doubt.)

182. 20150361 95 AND 173 AVENUE RD EXTENSION, BAITUL IKRAM MOSQUE

Ward: Castle

Proposal: FIRST FLOOR EXTENSION TO PLACE OF WORSHIP; TWO MINARETS; TWO DOMES; ALTERATIONS (CLASS D1)

Applicant: AHMADIYYA MUSLIM ASSOCIATION UK

Mr Mahmoud, the applicant's representative spoke in support of the application.

My Hyde spoke in objection to the application.

Members considered the application and officers responded to the comments and queries raised.

RESOLVED:

that the application be APPROVED subject to the conditions set out below:

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. There shall be no amplified music or voice including call to prayer which would be audible in nearby properties. (In the interests of the amenities of nearby occupiers and in accordance with policy PS10 of the City of Leicester Local Plan.)
3. With the exception of acts of worship the premises shall not be used outside the hours of 0730-2300 daily. (In the interests of the amenity of nearby occupiers and in accordance with policy PS10 of the City of Leicester Local Plan.)
4. The side windows that face southwest shall be obscurely glazed and non-opening. (To maintain the privacy of the flats at number 175 Avenue Road Extension and in accordance with policy PS10 of the City of Leicester Local Plan.)
5. The development shall not be occupied until any redundant footway crossings and/or damaged or altered areas of footway or other highway have been reinstated to the satisfaction of the City Council as local planning authority. (For the safety and convenience of pedestrians and other road users.)
6. The travel plan approved under application 20132020 shall be implemented in accordance with the agreed timetable. (In the interests of sustainability and highway safety and in accordance with policy CS15 of the Core Strategy.)
7. The bin storage and cycle parking approved under application 20132020 shall be implemented prior to the commencement of use. (To encourage the use of sustainable means of transport and to avoid bins being left on the pavement and in accordance with policies PS10, AM02 and AM12 of the City of Leicester Local Plan.)
8. Prior to the commencement of use a scheme for the insulation of the building against noise breakout shall be implemented in accordance with details first submitted to and agreed in writing by the City Council as local planning authority. (In the interests of the amenities of nearby occupiers and in accordance with policy PS10 of the City of Leicester Local Plan.)
9. The materials to be used for the rear elevations and the tiling to the front elevation shall be submitted to and approved by the City Council as local planning authority prior to installation and shall be retained as such (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)

10. This consent shall relate solely to the submitted plans received by the City Council as local planning authority on the 23.02.15 and 04.03.15. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. With regard to condition 5 all streetworks should be carried in accordance with Leicester City Councils adopted 'Highways, Transportation and Development Guide'.
2. With regard to condition 5 works within the highway prior to the commencement of such works, the applicant/developer will also need to contact the Team Leader for Travel Planning and Development Control (direct line (0116) 454 2846) for written approval of construction, materials, design and contractor details. The works will be subject to a section 184 agreement.

183. 20141811 GREENHITHE ROAD, RIVERSIDE DYEWORKS

Ward: Freeman

Proposal: TWO STOREY EXTENSION TO FACTORY (CLASS B2) (AMENDED PLANS)

Applicant: COLOURS DYERS (UK) LTD

Members considered the application and officers responded to the comments and queries raised.

RESOLVED:

that the application be APPROVED subject to the conditions set out below:

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 doors to the building shall be kept closed at all times when machinery is being operated or processes undertaken within the building, except to allow access or egress. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS11 of the City of Leicester Local plan.)
3. No vehicles shall enter or leave the premises for the purpose of delivery of raw materials or despatch of finished goods outside the hours of 0730 to 1800 daily and there shall be no movement of plant or equipment (fork lift trucks, pallet trucks, etc) along the roadway before 0730 daily. (In the interests of residential amenity and in accordance with policy PS11 of the City of Leicester Local Plan.)

4. No machinery shall be installed or operated nor shall any processes be undertaken which are detrimental to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. (In the interests of the amenities of nearby occupiers and in accordance with policy PS11 of the City of Leicester Local Plan.)
5. The proposed building shall be used as a warehouse and offices ancillary to that of the existing factory and not for any other use at any time. (To protect the amenity of neighbouring residents in accordance with policy PS11 of the City of Leicester Local Plan)
6. The use shall not commence until details of any external lighting has been submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details. (To protect the amenity of nearby residents and to avoid harm to wildlife in accordance with policy PS10 of the City of Leicester Local Plan and policy CS17 of the Core Strategy)
7. No development shall be carried out 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 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 policy PS11 of the City of Leicester Local Plan.)
8. The use of the extension shall not commence until the Sustainable Drainage System (SuDS) shown on the plan received on the 16th of March 2015 has been implemented. It shall be retained at all times. (To

reduce the rate of surface water runoff in accordance with policy CS02 of the Core Strategy)

9. The development shall not commence until details of foul and surface drainage (including the SuDS) has been submitted to and approved by the local planning authority. The development shall not be occupied until drainage has been installed in accordance with the approved details. (To ensure drainage is acceptable and in accordance with policy CS02 of the Core Strategy)
10. The floor levels shall be no lower than 58.1 m above Ordnance Datum (AOD). (To protect the development from flooding in accordance with policy CS02 of the Core Strategy.)
11. The development shall not commence until safe route(s) into and out of the site to an appropriate safe haven have been submitted to and approved by the local planning authority. The use of the extension shall not commence until they have been implemented in accordance with the approved details. They shall be maintained and kept clear at all times. (To provide an acceptable means of access and egress in the event of a flood and in accordance with policy CS02 of the Core Strategy.)
12. Development shall not commence until full design details of the proposed solar photo voltaic installations to meet the required target of 18% of renewable energy of the total predicted energy demand for the site shall be submitted to and approved by the local planning authority. Before the development is occupied satisfactory evidence will be required demonstrating satisfactory operation of the approved scheme, including on-site installation, in accordance with the approved details. The installations shall be maintained in working order for the life of the development. (To ensure sustainable energy efficiency in accordance with saved Policy BE16 of the City of Leicester Local Plan)
13. All street works shall be constructed in accordance with the Council's standards contained in the `6Cs Design Guide` (view from www.leicester.gov.uk/6cs-design-guide). (To achieve a satisfactory form of development, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
14. No part of the development shall be occupied until footway crossing(s) have been provided at each vehicular access in accordance with the Council's standards contained in the `6Cs Design Guide` (view from www.leicester.gov.uk/6cs-design-guide). (To ensure a satisfactory means of access to the highway, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
15. No part of the development shall be occupied until any redundant footway crossings and/or damaged or altered areas of footway or other highway have been reinstated in accordance with the Council's

standards contained in the `6Cs Design Guide` (view from www.leicester.gov.uk/6cs-design-guide). (For the safety and convenience of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)

16. Space shall be kept available within the curtilage of the site to allow for loading and unloading always to take place within the site. (In the interests in highway safety, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
17. The use of the extension shall not commence until a Delivery Management Plan has been submitted to and approved by the local planning authority. It shall be complied with at all times. (To avoid traffic and parking problems and in the interests of highway safety in accordance with policy AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy.)
18. No part of the development shall be occupied until a Travel Plan for the development has been submitted to and approved in writing by the City Council as local planning authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan, unless otherwise agreed in writing by the Council. The Plan shall: (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options; (c) identify marketing, promotion and reward schemes to promote sustainable travel and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with policies AM01, AM02, and AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).
19. 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 City Council as local planning authority. The approved Statement shall be adhered to throughout the 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 policies AM01, UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)

20. This consent shall relate solely to the amended plans (ref: 14/384/001 RevD & 002 RevB) received by the local planning authority on the 8th of April 2015, unless otherwise submitted to and approved by the local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The site lies adjacent to the River Soar which is a statutory 'main River'. Under the provisions of the Water Resources Act 1991, and the Environment Agency's Byelaws, any works in, over, under or within 8 metres of the top of the bank of the watercourse will require the prior formal consent of the Agency in addition to the planning permission hereby granted.
2. Condition 11 assumes an estimated net total annual operational energy demand of 744,647 kWh/yr. The agreed scheme will need to operate to a satisfactory performance in terms of a renewable energy actual percentage of actual consumption, which shall be confirmed at the time of condition discharge.
3. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway. For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk.
4. In relation to the condition on Travel Plan, the applicant is advised to contact the Travel Plan Officer on 0116 4542849 for guidance.

184. 20150167 42 VICARAGE LANE, BELGRAVE

Ward: Belgrave

Proposal: CHANGE OF USE FROM HOUSE (CLASS C3) TO TWO SELF CONTAINED FLATS (2 X 2 BEDS)(CLASS C3); SINGLE STOREY EXTENSION AT REAR; REPLACEMENT WINDOWS (AMENDED PLANS)

Applicant: MR AMRATBHAI CHUDASAMA

Members considered the application and officers responded to the comments

and queries raised. It was noted that the proposal included replacement windows and a request was made that the quality of the doors and windows should be in keeping with that of a property located within a conservation area.

RESOLVED:

that the application be APPROVED subject to the conditions set out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. No part of the development shall be occupied until secure cycle parking has been provided and retained thereafter. (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).
3. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 08/04/2015, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The applicant is reminded that no consent is granted or implied for works or alterations to the front elevation of the property other than those agreed for the restoration of the ground floor bay window.

Planning Applications: 20150609, 19 Lancaster Place; 20150610, 21 Lancaster Place; 20150611, 23 Lancaster Place; 20150612, 25 Lancaster Place

The Chair explained that there would be a single officer presentation in respect of the above planning applications relating to Lancaster Place, however each application would be voted on separately.

185. 20150609 19 LANCASTER PLACE

Ward: Castle

Proposal: CHANGE OF USE FROM ONE HOUSE IN MULTIPLE OCCUPATION (CLASS C4) (5 BEDS) TO FOUR FLATS (CLASS C3); ALTERATIONS TO BUILDINGS AND SITE LAYOUT (AMENDED)

Applicant: MR KULLAR

Members considered the application and officers responded to the comments and queries raised.

It was noted that the officers' recommendation was that the decision on the application be delegated to officers. Councillor Kitterick, seconded by Councillor Unsworth, proposed that the decision be delegated to officers in consultation with the Chair and Vice Chair. Upon being put to the vote, this amendment to the recommendation was CARRIED. It was agreed that this amended recommendation be applied to all four of the applications for Lancaster Place.

RESOLVED:

that the decision on the application be delegated to officers, in consultation with the Chair and Vice Chair, on the basis of the assessment in the joint report, subject to confirmation of commitment to landscaping and management and taking into account any further representations received.

186. 20150610 21 LANCASTER PLACE

Ward: Castle

Proposal: CHANGE OF USE FROM ONE HOUSE IN MULTIPLE OCCUPATION (CLASS C4) (5 BEDS) TO FOUR FLATS (CLASS C3); ALTERATIONS (AMENDED)

Applicant: MR KULLAR

Members considered the application and officers responded to the comments and queries raised.

RESOLVED:

that the decision on the application be delegated to officers, in consultation with the Chair and Vice Chair, on the basis of the assessment in the joint report, subject to confirmation of commitment to landscaping and management and taking into account any further representations received.

187. 20150611 23 LANCASTER PLACE

Ward: Castle

Proposal: CHANGE OF USE FROM ONE HOUSE IN MULTIPLE OCCUPATION (CLASS C4) (5 BEDS) TO FOUR FLATS (CLASS C3); ALTERATIONS (AMENDED)

Applicant: MR KULLAR

Members considered the application and officers responded to the comments and queries raised.

RESOLVED:

that the decision on the application be delegated to officers, in consultation with the Chair and Vice Chair, on the basis of the assessment in the joint report, subject to confirmation of commitment to landscaping and management and taking into account any further representations received.

188. 20150612 25 LANCASTER PLACE

Ward: Castle
Proposal: CHANGE OF USE FROM ONE HOUSE IN
MULTIPLE OCCUPATION (CLASS C4) (5 BEDS) TO FOUR
FLATS (CLASS C3); ALTERATIONS (AMENDED)
Applicant: MR KULLAR

Members considered the application and officers responded to the comments and queries raised.

RESOLVED:

that the decision on the application be delegated to officers, in consultation with the Chair and Vice Chair, on the basis of the assessment in the joint report, subject to confirmation of commitment to landscaping and management and taking into account any further representations received.

**189. 20148019A 34A ROWSLEY STREET : PLANNING INSPECTORATE
APPEAL DECISION**

Ward: Stoneygate
Proposal: Variation of Condition 1 Attached to Planning Permission
20131833 (For the continuation of use as a Vehicle Repair Shop (Class
B2)
Appellant: Mr Pradeep Chauhan
Appeal Decision: Dismissed.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

**190. 20148028A 10 BEEHCROFT ROAD : PLANNING INSPECTORATE
APPEAL DECISION**

WARD: Knighton
Proposal: Single Storey Extension at front of house (Class C3)
Appellant: Mrs N Hughes
Appeal Decision: Allowed

Members considered the report of the Planning Inspectorate and expressed disappointment that the appeal decision had been allowed. Views were expressed that the extension would be detrimental to the appearance of the Stoneygate Conservation Area.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

191. VOTE OF THANKS

The Chair stated that this was the last meeting of the current four year civic cycle and he thanked Members and officers for their work, support and advice on the Planning and Development Control Committee during this time. He also extended his best wishes to all councillors for the forthcoming elections.

Councillor Dr Moore then thanked Councillor Kitterick and Councillor Shelton for their good work as the Committee's Chair and the Vice Chair.

192. CLOSE OF MEETING

The meeting closed at 7.10 pm.