



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 31 JULY 2019 at 5:30 pm

P R E S E N T :

Councillor Riyait (Chair)
Councillor Aldred (Vice Chair)

Councillor Joel
Councillor Khote
Councillor Rae Bhatia

Councillor Thalukdar
Councillor Whittle

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 Gee	20190066 Rosshill Crescent, Land off
Councillor Joshi	20190200 1 Rufford Street
Councillor Kitterick	20190079 8-10 King Street

* * * * *

27. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Valand for his absence on other Council business and from Councillor Halford.

Councillor Gee also submitted apologies, as he was addressing the Committee on a planning application as a Ward Member so would not be participating in the meeting.

28. DECLARATIONS OF INTEREST

Members were asked to declare any interest they had in the business on the agenda, including under the Council's Good Practice Guidance for Member

Involvement in Planning and Development Management Decisions.

Councillor Aldred declared in relation to planning application 20190066 Rosshill Crescent, Land Off that she lived in the Ward in which the site was located and was a Ward Councillor for that Ward. She further declared that she approached the meeting with an open mind. In accordance with the Council's Code of Conduct, this interest was not considered so significant that it was likely to prejudice Councillor Aldred's judgement of the public interest. She was not therefore required to withdraw from the meeting during consideration of this item.

Councillor Rae Bhatia noted that he had received a telephone call regarding planning applications 20190692 16 Thurmaston Lane and 20190693 16 Thurmaston Lane, but that these applications had both been withdrawn before the meeting.

Councillor Riyait noted that he had received a copy of a letter in relation to planning applications 20190692 16 Thurmaston Lane and 20190693 16 Thurmaston Lane from the office of Keith Vaz MP, but that these applications had both been withdrawn before the meeting.

29. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held on 19 June 2019 be confirmed as a correct record.

30. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair announced that he would take the planning reports in a different order to that given in the agenda, due to the attendance of members of the public and Ward Councillors who had registered to speak and in the interests of people in the public gallery.

The Chair also announced that planning applications 20190692 16 Thurmaston Lane and 20190693 16 Thurmaston Lane had been withdrawn before the meeting.

RESOLVED:

That the report of the Director of Planning, Development and Transportation dated 31 July 2019, on applications, together with the supplemental report and information reported verbally by officers, be received and action taken as below:

31. 20190079 8-10 KING STREET

Ward: Castle

Proposal: CHANGE OF USE OF BASEMENT AND GROUND FLOOR FROM RESTAURANT (CLASS A3) TO BASEMENT

NIGHT CLUB AND GROUND FLOOR
BAR/RESTAURANT/HOT FOOD TAKEAWAY (SUI GENERIS);
INSTALLATION OF SHOPFRONT, DOOR AND CANOPIES TO
FRONT AND VENTILATION FLUE AT REAR; ALTERATIONS
(AMENDED PLANS RECD 17/07/19 AND 30/07/19)
Applicant: MR KUMAR

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out an amended description and amended conditions regarding the application.

Ms Allum addressed the Committee and spoke in objection to the application.

Councillor Kitterick then addressed the Committee and spoke in objection to the application.

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

Concerns were expressed about the level of noise and disturbance that was likely to be generated by users of a restaurant and night club in this location. It was noted that officers had revised proposed conditions for the approval of the planning application to try to overcome this, but the Committee considered that the noise and disturbance would not be mitigated by those proposed conditions or by physical measures at the site.

The Chair moved that, contrary to the recommendation made by officers, the application be refused, as the proposed use would be detrimental to the amenity of adjacent and nearby residents due to noise and disturbance from within and outside the premises which could not be satisfactorily mitigated by physical measures at the site or by reasonable and enforceable conditions. This was seconded by the Vice-Chair and, upon being put to the vote, the motion to refuse was CARRIED.

RESOLVED:

that the application be REFUSED, as the proposed use would be detrimental to the amenity of adjacent and nearby residents due to noise and disturbance from within and outside the premises which could not be satisfactorily mitigated by physical measures at the site or by reasonable and enforceable conditions.

32. 20190066 ROSSHILL CRESCENT, LAND OFF

Ward: Thurncourt
Proposal: CONSTRUCTION OF FIVE BUNGALOWS (5 X 1
BED) AND CANOPY (CLASS C3); INSTALLATION OF HARD
STANDING AND 1.8M HIGH FENCES AND WALLS;
ALTERATIONS (AMENDED PLANS RECD 14/06/19, 20/06/19
AND 21/06/19)
Applicant: LEICESTER CITY COUNCIL

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out an additional representation, an amended condition and an additional condition regarding the application.

Mr Kandola, Leicester City Council's Housing Development Manager addressed the Committee as the applicant's representative and spoke in support of the application.

Councillor Gee then addressed the Committee and spoke in objection to the application.

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

The Chair moved that the application be approved subject to the conditions set out in the report and supplementary report, in accordance with the officer recommendation. This was seconded by Councillor Whittle and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions as 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. Before the development authorised by this permission is begun, a detailed landscaping scheme showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and approved by the City Council as local planning authority. This scheme shall include details of: (i) new tree and shrub planting, including plant type, size, quantities and locations; (ii) means of planting, staking, and tying of trees, including tree guards; (iii) other surface treatments; (iv) fencing and boundary treatments; (v) any changes in levels; (vi) the position and depth of service and/or drainage runs (which may affect tree roots); (vii) nest boxes for small birds within the rear gardens. The approved landscaping scheme shall be carried out within one year of completion of the development. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and 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. 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 in full. 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 agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Prior to the commencement of development details of drainage, and especially foul drainage, shall be submitted to and approved by the local planning authority. No property shall be occupied until the drainage has been installed in full 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).
5. Prior to the commencement of development details of all street works; including the provision of dropped kerbs and ramps suitable for wheelchairs and prams at all major pedestrian crossing points, road junctions and footway crossings, the provision of the new footway and new highway verge and the provision of new footway crossings; shall be submitted to and approved in writing by the City Council as local planning authority. Prior to occupation of the dwellings all street works must be implemented in accordance with the approved details. (To achieve a satisfactory form of development and for the safety and convenience of pedestrians including disabled people and pram and wheelchair users, and in accordance with policy AM01 of the City of Leicester Local Plan and 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).
6. Notwithstanding the details shown on the approved plans, prior to the installation of any canopy details and materials shall be submitted to and approved in writing by the City Council as local planning authority and carried out in accordance with the approved details. (In the interests of the visual amenity of the surrounding area and in accordance with Core Strategy policy CS03).

7. The dwellings and their associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement'. On completion of the scheme and prior to the occupation of the dwellings a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwellings are adaptable enough to match lifetime's changing needs in accordance with Policies CS03 and CS06 of the Leicester Core Strategy (2014)).
8. No part of the development shall be occupied until the 2 metre by 2 metre sight lines on each side of each vehicular access have been provided, and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
9. Prior to first occupation of any dwelling, the proposed vehicular access shown on the amended plans shall be provided and surfaced in a hard bound material for a minimum distance of 5 metres behind the back edge of the footway and shall be positively drained so as to prevent surface water running from the site and into the highway, and shall thereafter be permanently so maintained.
10. This consent shall relate solely to the amended plans ref. no. 10 Rev G, 11 Rev G, 13 Rev E, 30 Rev C and External Finishes Schedule and Other External Materials received by the City Council as local planning authority on 21/06/19; the amended plan ref no. 14 Rev C received by the City Council as local planning authority on 20/06/19; the amended plan ref no. 20 Rev B House Type - 5 received by the City Council as local planning authority on 14/06/19 and the submitted plans ref no. 20 Rev A House Type - 6 and 21 Rev A received by the City Council as local planning authority on 11/01/19. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. Regarding condition 2, the trees, shrubs and planting should be locally native species.
2. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Asset Protection Build Team (Tel: 024 7771 6843 /

email: net.dev.east@severntrent.co.uk).

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 highway.management@leicester.gov.uk
4. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process and 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 2019 is considered to be a positive outcome of these discussions.

33. 20190086 22 SOUTH KNIGHTON ROAD, ULVERSCROFT, LAND ADJACENT

Ward: Knighton

Proposal: CONSTRUCTION OF TWO SEMI-DETACHED DWELLINGS (2 X 3 BED) (CLASS C3) (AMENDED PLANS RECEIVED 17/04/2019)

Applicant: MS S LITTLEJOHN

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out amended conditions, a further representation and further considerations regarding the application. Members then considered the report.

The Chair moved that the application be approved subject to the conditions set out in the report and supplementary report, in accordance with the officer recommendation. This was seconded by Councillor Khote and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions as 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. 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. (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).
3. Prior to the commencement of the development hereby approved details of all street works, including alterations to the footway crossing, shall be submitted to and approved in writing by the City Council as local planning authority. Prior to the occupation of the development all streetworks must be implemented in full accordance with the approved details. (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. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Prior to the commencement of development details of drainage, and especially foul 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 agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
5. 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 agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
6. Before the development is begun, all existing trees, shrubs or hedges to be retained on the site shall be protected by fences erected not within the root protection area in accordance with details which shall first have been submitted to and approved by the City Council as local planning authority. No materials whatsoever shall be stored, rubbish

dumped, fires lit or buildings erected within these fences; no changes in ground level shall be made within the spread of any tree, shrub or hedge without the previous written approval of the local planning authority. No trees shall be used as anchorages, nor shall any items whatsoever be affixed to any retained tree. (In the interests of amenity, and in accordance with policy 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).

7. The development hereby approved shall not progress beyond damp proof course level until a detailed landscape and ecological management plan (LEMP) showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and agreed in writing with the City Council as local planning authority. This scheme shall include details of: (i) new tree and shrub planting, including plant type, size, quantities and locations; (ii) means of planting, staking, and tying of trees, including tree guards; (iii) other surface treatments; (iv) fencing and boundary treatments; (v) any changes in levels; (vi) the position and depth of service and/or drainage runs (which may affect tree roots); (vii) details of planting design and maintenance of rain garden; (viii) details of 2 x bat brick and 2 x Swift bricks to be installed under the guidance and supervision of a qualified ecologist. The approved LEMP shall 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 (To ensure that the finished development contributes positively to the character and appearance of the area and that appropriate provision for biodiversity in accordance with the submitted ecology report is made within the site, and in accordance with saved Policy UD06 of the Local Plan (2006) and Policies CS03 and CS17 of the Leicester Core Strategy (2014)).
8. No part of the development shall be occupied until the 2 metre by 2 metre sight lines, or the maximum that can be achieved within land under the applicants control) on each side of each vehicular access have been provided, and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
9. Before the occupation of the development the parking spaces shown on the approved plans shall be provided and shall be retained for vehicle parking. (To secure adequate off-street parking provision, and in accordance with policy AM12 of the City of Leicester Local Plan and Core Strategy policy CS3.)

10. Before the occupation of the proposed dwellings new windows facing 20 and 22 South Knighton Road shall be fitted with sealed obscure glazing (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 20 and 22 South Knighton Road and in accordance with policy PS10 of the City of Leicester Local Plan).
11. The dwelling and its associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of the scheme and prior to the occupation of the dwelling a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwelling is adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS06)
12. This consent shall relate solely to the amended plans ref. no. 475-1/P01D and 475-1/P02D received by the City Council as local planning authority on 17/04/2019, Planning Design & Access Statement received by the City Council as local planning authority on 16/01/2019, Arboricultural Report and sustainable Urban Drainage Strategy received by the City Council as local planning authority on 06/02/2019 and Drainage Strategy Report received by the City Council as local planning authority on 26/06/2019. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. 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
highway.management@leicester.gov.uk
2. Alterations to the footway crossing shall be provided accordance with guidance in the Leicester City Council and Leicestershire County Council document `6Cs Design Guide`.
3. With respect to condition 6 above, the fencing required should be welded mesh panels securely fixed to a scaffold frame work with uprights driven well into the ground and in this case should be provided not within the root protection area in accordance with details within the approved Arboricultural Report. The applicant is advised to visit <http://shop.bsigroup.com/en/ProductDetail/?pid=000000000030213642> to find out further information in respect of BS 5837:2012.
4. Development on the site shall avoid the bird nesting season (March to September), but if necessary a re-check for nests should be made by

an ecologist (or an appointed competent person) not more than 24 hours prior to the commencement of works and evidence provided to the LPA. 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 during the nesting season or to damage or destroy an active nest or eggs during that time.

'Bats are a rare and declining group of species. Hence, all British species of bat are fully protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, making it an offence to intentionally or recklessly kill or injure or disturb these species whilst in a place of shelter or protection. Failure to comply with this may result in prosecution and anyone found guilty of an offence is liable to a fine of up to £5,000 or to imprisonment for a term not exceeding six months, or both'.

5. No permission is granted or implied for any development (including any overhanging projections) outside the application site.
6. 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 2019 is considered to be a positive outcome of these discussions.

34. 20190200 1 RUFFORD STREET

Ward: North Evington

Proposal: CONSTRUCTION OF SINGLE AND TWO STOREY EXTENSIONS AT SIDE AND REAR; SINGLE STOREY DETACHED BUILDING AT REAR OF HOUSE (CLASS C3) (AMENDED 03.06.19)

Applicant: MR S MUSA

The Planning Officer presented the report.

Councillor Joshi addressed the Committee and spoke in support of the application.

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

The Chair moved that the application be approved subject to the conditions set out in the report, in accordance with the officer recommendation. This was seconded by Councillor Aldred and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions as 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 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 CS03.)
3. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 03.06.19. (For the avoidance of doubt.)

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.
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 2019 is considered to be a positive outcome of these discussions.

35. ADJOURNMENT OF MEETING

The meeting adjourned at 7.17 pm and reconvened at 7.20 pm

36. 20190383 7 BRAUNSTONE AVENUE, LAND R.O.

Ward: Westcotes

Proposal: CONSTRUCTION OF SINGLE STOREY
EXTENSION AT SIDE OF GARAGE TO CREATE
DWELLINGHOUSE (1X 2 BED) (CLASS C3); ALTERATIONS

(AMENDED PLANS 17/06/19)
Applicant: MRS BAXTER

The Planning Officer presented the report.

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

The Chair moved that the application be approved subject to the conditions set out in the report, in accordance with the officer recommendation. This was seconded by Councillor Khote and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions as 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. 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. (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. 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 flat shall be occupied/the use shall not commence 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 agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Prior to the commencement of development details of foul 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).

5. No part of the development shall be occupied until the following works have been carried out in accordance with the written details approved in advance by the City Council as local planning authority: (a) footway crossing(s) at each vehicular access; (b) alterations to footway crossing(s); (c) reinstatement of any redundant footway crossings and/or damaged or altered areas of footway or other highway. (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.)
6. No part of the development shall be occupied until the 2 metre by 2 metre sight lines on each side of the new vehicular access have been provided, and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
7. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any order amending or revoking and replacing that Order with or without modification, no development that would otherwise fall with Classes A, B and E of Part 1 (of Schedule 2) of that Order shall be carried out within the curtilage of the dwellinghouse hereby approved without planning permission having first been obtained from the local planning authority. (To ensure that any further development at the site does not unacceptably affect the privacy and amenity of the neighbour occupiers and the character and appearance of the area, and to ensure that adequate amenity space for future occupiers of the development is retained on the site, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006)).
8. The dwelling and its associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of the scheme and prior to the occupation of the dwelling a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwelling is adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS6)
9. This consent shall relate solely to the amended plans ref. no. 3102-02-A1 Rev e received by the City Council as local planning authority on 17th June 2019. (For the avoidance of doubt.)

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/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 2019 is considered to be a positive outcome of these discussions.
2. Condition 7 refers to alterations/extensions and outbuildings that you are normally allowed to carry out to houses without planning permission. In this case the City Council wants to be able to control alterations/extensions/outbuildings to preserve the appearance of the property, protect the living conditions of future occupants or protect the amenities of neighbouring properties. You should contact the City Council (telephone (0116) 454 1000) if you are considering such works.
3. To meet condition 8 all those delivering the scheme (including agents and contractors) should be alerted to this condition, and understand the detailed provisions of Category 2, M4(2). The Building Control Body for this scheme must be informed at the earliest opportunity that the units stated are to be to Category 2 M4(2) requirements. Any application to discharge this condition will only be considered if accompanied by a building regulations completion certificate/s as stated above.

37. 20190692 16 THURMASTON LANE

Application withdrawn before the meeting

38. 20190693 16 THURMASTON LANE

Application withdrawn before the meeting

39. 20188034A 2-4 HUMBERSTONE GATE & 1-3 HAYMARKET

Ward: Castle

Proposal: INSTALLATION OF SHOPFRONT AND ATM;
EXTERNAL ALTERATIONS (CLASS A2)

Appellant: METRO BANK PLC

Appeal decision: Allowed

The Planning Officer presented the report, which was considered by Members.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

40. 20198004A 43 BELVOIR STREET

Ward: Castle

Proposal: INSTALLATION OF ROLLER SHUTTER;
CONSTRUCTION OF FIRST FLOOR TERRACE; ROOF
LIGHTS; ALTERATIONS (CLASS A3) (AMENDED PLANS
22/10/18)

Appellant: MR ABDUL CARATELLA

Appeal decision: Allowed

The Planning Officer presented the report, which was considered by Members.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

**41. 20198007A 10 FRIAR LANE, FERNANDEZ GRILLHOUSE AND 1
BERRIDGE STREET**

Ward: Castle

Proposal: REMOVAL OF CONDITIONS 1 (LIMITED PERIOD
CONSENT), 2 (VENTILATION SYSTEM RETAINED), 4 (NOISE
LEVEL) AND 5 (NO DETRIMENT FROM FLUE) ATTACHED
TO PLANNING PERMISSION 20181049 RETENTION OF
VENTILATION FLUE TO REAR OF RESTAURANT (CLASS A3)

Appellant: FERNANDEZ GRILLHOUSE

Appeal decision: Allowed

The Planning Officer presented the report, which was considered by Members.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

42. 20198014A 42 GUTHRIDGE CRESCENT

Ward: Braunstone Park & Rowley Fields

Proposal: TWO STOREY EXTENSION TO SIDE; SINGLE
STOREY EXTENSION TO FRONT, SIDE AND REAR OF
HOUSE (CLASS C3) (AMENDED 19.02.19)

Appellant: MR SUKHWANT SINGH

Appeal decision: Dismissed

The Planning Officer presented the report, which was considered by Members.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

43. 20198015A 9 LAMBORNE ROAD

Ward: Knighton

Proposal: CONSTRUCTION OF SINGLE STOREY AND CANOPY TO FRONT; TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION; PITCH ROOF OVER EXISTING EXTENSION AT REAR OF HOUSE (CLASS C3)(AMENDED)

Appellant: MR AMARDEEP SANGHERA

Appeal decision: Dismissed

The Planning Officer presented the report, which was considered by Members.

RESOLVED:

that the decision of the Planning Inspectorate be noted.

44. CLOSE OF MEETING

The meeting closed at 7.40 pm