



Leicester  
City Council

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Planning & Development Control Committee

Date 13<sup>th</sup> March 2019

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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<b>Recommendation: Conditional approval</b>	
<b>20172690</b>	<b>10 CANAL STREET, AYLESTONE</b>
Proposal:	CONSTRUCTION OF A 3 STOREY RESIDENTIAL DEVELOPMENT OF 28 FLATS (3 X STUDIO, 22 X 1-BED, 3 X 2-BED), CAR PARKING, LANDSCAPING AND HARD STANDING. (CLASS C3). (AMENDED PLANS RECEIVED 4 DECEMBER 2018)

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### **Representations**

Councillor Porter had written prior to the January committee meeting to question flood zone designation. He states that the Environment Agency considers it to be in flood zone 2 (not 1 and 2). He considers that flood risk has not been sufficiently considered.

A further objection has been received from a neighbour as follows:

- Insufficient parking spaces which will exacerbate local parking pressure and overflow to St Andrew's Football Club
- Increased traffic poses increased risk to pedestrians at Granby Primary School and the bridge, also used by cyclists, which is close to the development and steep enough to offer no sight lines
- The proposed development does not align itself with surrounding residential properties, in terms of height and occupation density. Profit is being put ahead of compatibility with the existing environment

### **Further Considerations**

The report makes clear that the site is within zones 2 and 3b

A revised FRA was submitted and the EA confirmed the existing site levels are above the modelled floodplain heights. The EA withdrew their objection.

EA have no objection subject to conditions including the condition recommended requiring implementation of the recommendations in the FRA regarding floor levels.

### **Further information**

At the previous meeting Members discussed density. The Bloor development has a density of 46 dwellings per hectare. There are existing small flat developments in the area. Francis Court on Wigston Lane has a density of 114 dwellings per hectare (dph). Russell Court, which is between Middleton St and Earl Russell St, has a density of about 125 dph.

<b>Recommendation: Conditional approval</b>	
<b>20180611</b>	<b>58 STONEYGATE ROAD</b>
Proposal:	CHANGE OF USE FROM SCHOOL (CLASS D1) TO HOUSE IN MULTIPLE OCCUPATION (35 BEDROOMS) (SUI GENERIS); NEW GATES TO CAR PARK; ALTERATIONS TO CAR PARK LAYOUT; CONSTRUCTION OF RAMPS, STEPS AND RETAINING WALLS; REPLACEMENT OF GARAGE DOORS WITH ROLLERSHUTTERS; (AMENDED PLANS RECEIVED 03/08/2018 & AMENDED SUPPORTING INFORMATION RECEIVED 08/02/2019)

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### **Representations**

A further three letters of representations have been received, one of which was sent directly to the Chair. The letters raise the following issues; Decent Home Standards; Parking & Traffic Management; Staffing/Management; anti-social Behaviour; Housing Health and Safety Rating System and; Proposed Occupants.

The Stoneygate Conservation Area Society have written to members:

- pleased that the applicants have responded to points made by committee in September identifying the target residents, clarifying provision of bathrooms and kitchens meet Council recommendations and dividing the building into separate 'zones' by using a key fob entry system.
- outstanding concerns about sustainability and the heritage impact if the project is not successful and the building deteriorates.
- The proposed alterations may have heritage impact

### **Further Considerations**

#### Concentration & Size of HMO's

From licensing records it appears there is only one other licensed HMO on Stoneygate Road with an occupancy of between 6-10 people. There are other HMO's in the immediate local area of similar size. There are some larger occupancy (15-35) bedroom HMO's within the City.

#### Residential Amenity (Neighbours and Future Occupants)

The revised Management Plan advises that it is proposed to advertise the accommodation for occupation by those in part or full time employment.

The revised Management Plan advises that the site would have a receptionist during the daytime hours, for some out-of-hours there would be security on site and tenants would have contact details for all other times. In addition to this security measures have been identified which would be used on site such as key code or a fob system.

There are no proposed alterations to the exterior and on-going maintenance is a matter for the owner.

<b>Recommendation: Conditional approval</b>	
<b>20182320</b>	<b>9 UPPER GEORGE STREET</b>
Proposal:	CHANGE OF USE FROM LIGHT INDUSTRIAL (CLASS B1) TO PLACE OF WORSHIP AND COMMUNITY CENTRE (CLASS D1); INSTALLATION OF WINDOWS AND DOORS TO FRONT, SIDE AND REAR; ALTERATIONS (AMENDED PLANS RECD 19/02/19)

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### **Amended Conditions**

Condition 2 has been amended to implement the Annual Performance Plan

Condition 8 has been amended for clarity.

Condition 10 has been amended to include the parking management plan

2. Notwithstanding the submitted Travel Plan and Parking Management Strategy, the use shall not commence until an updated 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 Travel 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 and nearby public car parks 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; (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals the dates of which should be identified in the Travel Plan, for a minimum of 5 years from the first occupation of the development brought into use. (e) include a commitment to produce an Annual Performance Plan setting out how the plan has performed against targets, the measures in the approved Travel Plan and the outcomes from the monitoring referred to above and (f) provide an updated Travel Plan which shall address the negative impacts identified in the Annual Performance Plan which shall thereafter be submitted to, and approved in writing by, the City Council prior to the anniversary of the previously approved Travel Plan, and carried out in accordance with a timetable to be contained within the updated Travel Plan. (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).
  
8. There shall be no live or amplified music or voice audible within residential accommodation or the rear gardens thereof. (In the interests of the amenities of

nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)

10. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 19/02/19, the noise management plan received by the City Council as local planning authority on 18/02/19 and the parking management plan of the submitted Travel Plan and Parking Management Strategy received by the City Council as the local planning authority on 26/11/18 . (For the avoidance of doubt.)

<b>Recommendation: Conditional approval</b>	
<b>20182505</b>	<b>145 LUTTERWORTH ROAD, LAND TO REAR OF</b>
Proposal:	CONSTRUCTION OF TWO DETACHED DWELLINGS; RELOCATION OF ACCESS FROM LUTTERWORTH ROAD (CLASS C3) (AMENDED PLANS RECEIVED ON 30/01/2019, 12/02/2019, 18/01/2019 and 20/02/2019)

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**Amended Conditions:** Condition 11 (now links requirements to a specific plan)

### **Representations**

Additional representation from one of the objectors raising issues of:

- The maintenance and management of retained boundary and the responsibility of the respective land owners.
- Effect on boundary trees.
- The security of the site following the demolition of the garage and the responsibility of the respective land owners.
- The status of the access drive.
- Road traffic accidents on Lutterworth Road. Highway matters have been addressed in the report.

### **Further Considerations**

The matters raised are substantially dealt with in the main report. Maintenance and security are matters for private property owners. The access road will not be adopted.

The officer report suggests that a condition might be applied to control works to trees on the boundaries. It has been concluded that this would not be enforceable and hence no condition is recommended.

11. Prior to first occupation of the approved dwellings, insect houses, bird, bat and hedgehog boxes shall be installed and implemented in accordance with approved details and the ecological enhancement plan RSE\_1645\_D1\_V1 (submitted 22/01/2019) that have previously been agreed in writing by the local planning authority and retained thereafter. (To secure biodiversity improvements in accordance with Core Strategy policy CS17).