



Leicester
City Council

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Planning & Development Control Committee

Date: 3rd April 2019

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER**

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Recommendation: Conditional approval	
20180094	CORNER OF EGGINTON STREET AND FAIRFIELD STREET
Proposal:	CONSTRUCTION OF THREE HOUSES (3 x 4 BED) (CLASS C3) (AMENDED 17.12.18)
Applicant:	MR HUSSEIN
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	5 April 2019
TEI	WARD: Spinney Hills

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Amended Description:

Yes

Further Considerations:

The description has been corrected to refer to 4 bed houses.

The reference under 'Considerations: Highways, parking and cycles:' to "shared-ownership properties" should read "rented properties".

Recommendation: Conditional approval	
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT
Proposal:	DEMOLITION OF BUILDINGS; CONSTRUCTION OF EIGHT BLOCKS OF BETWEEN FOUR AND FOURTEEN STOREYS HIGH TO PROVIDE 1200 STUDENT BED SPACES (SUI GENERIS); FIVE STOREY ACADEMIC BUILDING (CLASS D1); NINE STOREY MULTI-STOREY CAR PARK WITH 550 SPACES (SUI GENERIS); VEHICLE ACCESS FROM PUTNEY ROAD; EXTENSION AND ALTERATIONS TO GRADE II LISTED BUILDING; REMOVAL OF TREES COVERED BY TREE PROTECTION ORDERS (AMENDED PLANS)
Applicant:	UNIVERSITY OF LEICESTER AND EQUITIX
App type:	Operational development - full application
Status:	Largescale Major Development
Expiry Date:	15 April 2019
WJJ	WARD: Castle

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Amended Conditions

Condition 2 has been expanded to include a requirement for the University to keep an up-to-date register of all residents and the courses they are enrolled on.

Note 6: The wording has been altered.

Representations

Twenty further objection letters have been received since the main Planning Committee Report was finalised. Some of the issues raised are addressed in the main report. Some issues raised are new issues; often responses to the main report.

These are as follows:

- The details and conclusions of the highway and traffic information are incorrect.
- Concern regarding the proposed removal of the right hand turn from Welford Road to Putney Road. In particular:
 - it may move the congestion problem rather than solve it
 - is it understood where traffic may go instead?
 - will there be acceptable access to the MSCP?
 - will rat running through Clarendon Park increase?
 - what will be the impact on congestion on Victoria Park Road?
- The scheme is dependent on a Traffic Regulation Order that has not been secured to remove of the right hand turn from Welford Road to Putney Road.

- Council traffic modelling indicates the Putney Road highway scheme (connecting Putney Road to the Aylestone Road/Saffron Lane junction) and this scheme work against each other.
- The retention of bus stops is welcomed.
- Have the stores of Homebase and Halfords been consulted?
- How will pedestrian crossing times change?
- The visuals provided with the application do not show all of the towers and there are associated concerns about the design of the scheme.
- A condition should be attached to ensure new trees planted grow into tall specimens
- It is untrue to say there is a ban on first year students having cars. This could not be enforced.

Further Considerations

I consider the impact of the scheme, the changes to the highway and the Putney Road highway scheme (connecting Putney Road to the Aylestone Road/Saffron Lane junction) on traffic congestion and highway safety is acceptable. I acknowledge the quality of the highway modelling and the conclusions reached are disputed by objectors. However I do not consider these are substantial enough to change my view as stated in the Conclusion of the main report which states *'The potential for an increase in traffic congestion is greatly outweighed by the improved pedestrian, cycling and highway arrangements alone and further outweighed by the benefits of the scheme as a whole.'*

I consider there is a high probability that a Traffic Regulation Order to remove the right hand turn from Welford Road to Putney Road will be achieved. Homebase and Halfords have been consulted. No comments have been received.

The pedestrian crossing facilities will be much improved with additional crossings and increased pedestrian capacity.

The application has been supported by good quality visual representations that indicate how the scheme will appear within the city and the design is considered to be a significant improvement to the current buildings and landscaping on the site.

The proposed landscaping is of a different type to that currently on the site. The existing landscaping consists of large trees within grassed areas. The proposed landscaping consists of a series of squares and gardens with hard and soft landscaping and planting that integrates well with an urban environment. Condition 4, as recommended in the main report, will ensure a good quality landscaping scheme is implemented.

The University has a Travel Plan that manages travel and parking. This will be updated to incorporate the new scheme and this is secured in Condition 17 as recommended in the main report. While Travel Plans do have limitations I consider this is appropriate and does not alter that the benefits of this scheme far outweigh the negative impacts.

AMENDED CONDITIONS

2. The flats 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 and accessible housing and education provision to be provided in accordance with policies CS06 , CS07 and CS19 of the Core Strategy.)

6. A Traffic Regulation Order(TRO) will be required.The costs for the alterations of the TROs should be funded by the Applicant. The average cost of a TRO scheme is currently in the region of £5,000, but this cost may rise depending on the complexity. The Applicant is advised to contact Ed Kocik in the Traffic Management section, tel. 0116 4543714 to discuss the requirements to enable the TRO to be processed.

Recommendation: Conditional approval	
20181863	98 VAUGHAN WAY
Proposal:	CHANGE OF USE OF FIRST FLOOR FROM DWELLING (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (8 PERSONS) (SUI GENERIS) (AMENDED 13.02.19 & 05.03.19)
Applicant:	K KOONER
App type:	Change of use
Status:	Change of use
Expiry Date:	5 April 2019
TEI	WARD: Castle

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Amended Conditions

The condition referred to in the section "Considerations: Bin storage" has been added.

CONDITIONS

4. No part of the accommodation shall be occupied until arrangements for the collection and disposal of refuse associated with the residential use have been submitted to and approved by the City Council as local planning authority. These arrangements shall be implemented on commencement of the use and shall be retained. (In the interests of general amenity, and in accordance with policy PS10 of the City of Leicester Local Plan).

Recommendation: Conditional approval	
20182564	12-16 DE MONTFORT STREET
Proposal:	CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION; TO PROVIDE 18 STUDENT STUDIO FLATS (SUI GENERIS) (SUBJECT TO S106 AGREEMENT)
Applicant:	MESSRS THAKKAR, POPAT AND POPAT
App type:	Operational development - full application
Status:	Smallscale Major Development
Expiry Date:	5 April 2019
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Amended Conditions

3 & 4

The applicant has provided additional information relating to archaeology. The Written Scheme of Investigation and survey photographs have been provided and are considered acceptable.

CONDITIONS

3. Prior to any occupation of the accommodation, a Level 2 photographic survey as defined in the Historic England documents `Understanding Historic Buildings A Guide to Good Recording Practice` shall be carried out and submitted to the local planning authority. (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.)

4. No demolition or development shall take place other than in accordance with the approved Written Scheme of Archaeological Investigation reference 19-064 dated 21/3/2019. The accommodation shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation, and the provision for analysis, publication and dissemination of results and archive deposition has been secured. (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).