



Leicester
City Council

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Planning & Development Control Committee

Date: 29th May 2019

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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Recommendation: Conditional approval	
20180489	1 BEAUMONT ROAD
Proposal:	VARIATION OF CONDITION 1 (HOURS OF USE) & 2 (USE OF PREMISES) ATTACHED TO PLANNING PERMISSION 20130307 TO ALLOW USE OF THE GROUND FLOOR FOR OBSERVANCE OF PRAYER AT ANY TIME.
Applicant:	MR HISAMUDDIN QADRI
Expiry Date:	24 April 2019
SSA	WARD: Wycliffe

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Representations

Communications have been received from various parties making certain allegations including that objections and/or indications of support have been falsified.

The applicant has submitted a petition with 221 signatures in support of the proposal and states the following relating to the objections reported:

- The site is located in a congested area so it's unlikely that visitors or parents\carers would drive to the site.
- The premises are small and people living outside the range of walking distance are unlikely to be attracted to the site when there are many other spacious purpose build mosques in the area.
- For safety reasons children are picked up at the end of classes.

A further petition with 51 signatures has been received that raise the following relevant issues:

- Noise and general disturbance.
- Parking problems.
- Other mosques in the area that observance of prayer can be undertaken.

Further Considerations

The allegations referred to do not directly impact on the material planning considerations as set out in the main report.

The other issues have been covered in the main report.

Recommendation: Conditional approval	
20181267	47-51 GWENDOLEN ROAD, REAR OF
Proposal:	DEMOLITION OF OUTBUILDINGS AND CONSTRUCTION OF SIX SELF CONTAINED FLATS (6 x 1 BED) WITH LANDSCAPING (CLASS C3) (AMENDED 16.04.19)
Applicant:	MRS S PATEL
Expiry Date:	26 April 2019
TEI	WARD: Spinney Hills

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Amended Conditions

The plans condition date altered to 16.04.19 as the applicant wishes to revert to the amended scheme that was submitted on this date.

A condition has been added to ensure that the outlook and amenity space at the rear of the ground floor flats is retained.

Representations

Further representation reiterates concerns over parking in particular for blue badge holders who may need to park further away from their homes. Photos showing congestion and parking on Gwendolen Road were also submitted.

They suggest parking permits for Gwendolen Road between 5pm to 8am to take into account business opening and closing times and access from East Park Road on to Gwendolen Road be one way to alleviate congestion and allow for ambulances.

It adds that raising the dropped kerb will only remove the risk for pedestrians using the pavement and will not address parking issues.

Concerns are also raised that the rear gardens on Gwendolen Road will be exposed leading to security issues with a suggestion that the accesses to the site from Gwendolen Road be closed during the night.

CONDITIONS

7. The covered area at the rear of the development between the rear elevation of the ground floor flats and the overhang of the roof shall not be enclosed and shall remain open to the rear gardens thereafter (in the interests of the amenity of future occupiers of the flats and in accordance with saved City of Leicester Local Plan policy PS10).
8. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 16.04.19. (For the avoidance of doubt.)

Recommendation: Conditional approval	
20182635	120 BERNERS STREET
Proposal:	CHANGE OF USE FROM HOUSE (CLASS C3) TO FOUR SELF-CONTAINED FLATS (2 x BED & 2 x STUDIO); ALTERATIONS (AMENDED PLAN RECD 05/04/19)
Applicant:	MR RAHIL
Expiry Date:	25 April 2019
TB	WARD: Wycliffe

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Clarification: The report refers to a previous request for a site visit. There has been no formal request for a site visit before this meeting and officers do not consider that there is a need to visit the site to understand and assess the issues.

Recommendation: Conditional approval	
20190593	223 HINCKLEY ROAD
Proposal:	INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN AND ONE INTERNALLY ILLUMINATED PROJECTING SIGN TO FRONT (AMENDED PLANS RECD 01/05/19)
Applicant:	MR S GOYAL
Expiry Date:	5 June 2019
TB	WARD: Fosse

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Representations

A letter from Liz Kendall MP has been received on behalf of her constituents and a petition (accompanied by around 950 names/signatures) raising the following issues:

- Aware that planning permission has been granted (20190068) for the use as a massage parlour but asks whether the consent can be withdrawn;
- Inadequate publicity of the applications for both the change of use to massage parlour and the current advertisement application;
- The proposed name of the premises is insensitive in this location;
- The massage parlour would attract customers from outside of the area resulting in behaviour problems, drinking and loitering and lack of parking and
- The massage parlour would put off potential investors and families moving into the area.

Further Considerations

Planning permission (20190068) for the change of use was granted in accordance with planning legislation and policies in the development plan. In officers' view there would be no grounds for the Council to seek revocation or modification of the planning consent.

The publicity of the current application was in accordance with advertisement legislation and our normal practise.

The other comments are not material planning considerations for the current application which is for advertisement consent only.