



Leicester
City Council

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Planning & Development Control Committee

29th January 2020

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

20171160 Malabar Road (this page) 20192162 68 Queens Road (overleaf)

20171160	Malabar Road, Kocha House
Proposal:	Demolition of existing building; construction of four and five storey building to create 10 shops on the ground floor (Class A1) and 27 flats on the first to fourth floors (16 x 1bed, 11 x 2bed) (Class C3) (amended plans 28/10/2019, 17 & 28/1/2020) (S106 Agreement)
Applicant:	MR PATEL

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Amended Conditions/Notes:

Condition 11 and Note 5, regarding a Traffic Regulation Order (TRO), are no longer needed and should therefore be **removed**.

Further Considerations

TRO

The improvement to the level of on-street car parking spaces, by the provision of nine additional car parking spaces, through the alteration of a TRO, to remove of single and double lines along Malabar Road near the Prince Phillip Centre, has been implemented. Condition 11 and Note 5, regarding alterations to the Traffic Regulation Order (TRO), that addressed the single and double yellow lines, are no longer needed.

Affordable housing

In the Affordable Housing sections of the committee report, reference is made to flats for 'Affordable Private Rent'. 'Affordable Private Rent' covers Build to Rent schemes that typically involve management as a single and whole scheme. As such, it is different from other schemes, which may be operated as a series of distinct parts, involve a variety of ownerships, management and tenures.

This scheme is not Build to Rent and the affordable housing provision should be treated as 'Affordable Rented Housing Units'. These would be secured by a S106 Legal Agreement.

