



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date 18 February 2020

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER**

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20190800	382 LONDON ROAD
Proposal:	CONSTRUCTION OF SINGLE STOREY EXTENSION AT REAR OF DAY NURSERY (CLASS D1); DEMOLITION OF GARAGE AT REAR; ALTERATIONS (AMENDED PLANS RECEIVED 27/08/2019)
Applicant:	KIDDI CARU DAY NURSERIES

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New Condition: 5 (demolish garage)

Amended Conditions: 3 (sight lines), 4 (access), 6 (cycle parking), 7 (travel plan)

CONDITIONS

3. Notwithstanding the approved plans, no part of the extension shall be used until the 2 metre by 2 metre sight lines on each side of each eastern vehicular accesses on Elmsleigh Avenue and one side of the western access on Elmsleigh Avenue have been provided in accordance with plans first submitted to and approved in writing by the City Council as local planning authority. The approved details 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.)
4. No part of the extension shall be used until satisfactory footway crossings at both vehicle accesses have been provided. (To achieve 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.)
5. Prior to first use of the extension, the garage shall be demolished in accordance with the approved plans. (To ensure the parking area is achieved, and in accordance with policy AM11 of the City of Leicester Local Plan and Core Strategy policy CS15.)
6. No part of the extension shall be used until a minimum of two secure and covered cycle parking have been provided and these shall be retained thereafter, in accordance with written details that have been previously submitted to and approved in writing by the City Council as local planning authority. (In the interests of the satisfactory development of the site and in accordance with policy AM02 of the City of Leicester Local Plan).
7. No part of the extension shall be used until the Travel Plan (ref. ADL/AP1440/29A dated November 2019) has been implemented in full accordance with the timetable contained within the approved Travel Plan, unless otherwise agreed in writing by the Council. The Plan shall monitor travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (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).

20191832	Land East of Thurmaston Lane off Colin Grundy Drive
Proposal:	Construction of a two and three storey school building and sports hall with associated access; parking; external recreation areas; sports facilities and landscaping (Class D1) (subject to s111 agreement)
Applicant:	Department for Education

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Amended Conditions:

6 removed (turning head), **7** (now 6 - drainage), **11** (now 10 - Travel Plan)

Representations

Cllr Sandhu consulted by a resident asks that consideration is given to electrical vehicle chargers at the school car park for environmental reasons.

One further comment of support has been received from a Hamilton resident saying their children may attend and that traffic concerns also apply to the Tesco site.

Further Considerations

Since the committee report was published, discussions with the applicant have resulted in some changes to the recommended conditions.

Condition 6 – Details of turning head. It has been established with the LHA that the details in question can be dealt with as part of the Highways approval process, and that this condition can be removed.

The condition has been deleted, which means that all of the following condition numbers will change.

Condition 7 (now condition 6) – Drainage to access road. This condition has been amended to a compliance condition, as the details have been agreed since the committee report was published.

Highways contribution

The amount has been agreed at £373,890.25, for off-site highway works/improvements to mitigate the impact of the development at the A563 Hamilton Way/Lower Keyham Lane/Maidenwell Avenue/Hungarton Boulevard Roundabout and the Thurmaston Lane/Gipsy Lane Priority Junction.

Electric vehicle charging points

There are none included in the proposal however the Travel and Car Parking Management Plan condition has been amended to include a requirement for charging points.

CONDITIONS

6. The drainage to the access road shall be installed in accordance with details shown on drawing s38 General Arrangement AFS-LE-HAD-OF-DR-CR-101 revision G. The approved development shall not be occupied until the system has been implemented in accordance with the approved details. It shall be retained and maintained thereafter. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.) (For the avoidance of doubt, this approval does not imply an approval of the road construction as such, which will need to be agreed with the Local Highway Authority.)

10. No part of the development shall be brought into use until a Travel and Car Parking Management Plan for the development has been submitted to and approved in writing by the city council as local planning authority. The Plan shall be implemented in accordance with a timetable to be contained within the Plan. The Travel and Car Parking Management Plan shall:
 - (i) assess the site in terms of transport choice for staff, pupils, visitors and deliveries;
 - (ii) consider pre-trip mode choice, and include measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport;
 - (iii) include provision for electric vehicle charging points, including monitoring of use and increasing provision over time to support use of electric vehicles;
 - (iv) identify marketing, promotion and reward schemes to promote sustainable travel;
 - (v) include provision for monitoring travel modes of all users including car and cycle parking demands (including travel surveys) at regular intervals the dates of which shall be identified in the Plan, from the first occupation of the development being brought into use until one full year after the school reaches capacity at the earliest;
 - (vi) include management details for the foot/cycle access to Thurmaston Lane, to discourage use of this access by people travelling by motor vehicle;
 - (vii) include provision for 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 to provide an updated Travel Plan which shall address the negative impacts or failure to achieve targets identified in the Annual Performance Plan;
 - (viii) include monitoring of the use of and demand for cycle parking, including provision for additional cycle parking should the approved cycle parking reach capacity, which shall be submitted to the city council yearly on or before the anniversary of approval of the Plan, until at least one full year after the school reaches capacity.

(To promote sustainable transport and in accordance with policies AM01, AM02, and AM11 of the City of Leicester Local Plan and Core Strategy policies CS14 and CS15)

Recommendation: Conditional approval	
20192113	166-166A Evington Road
Proposal:	Change of use from betting shop (Sui Generis) to two A3 units (Class A3); alterations to shop front; part demolition of existing rear outbuilding; construction of single and two storey extension at rear; alterations (amended plans received 29/01/2020)
Applicant:	Mr Yaseen Patel

Page Number on Main Agenda: 35

New Condition: 2 (Flue to be fitted)

Representations

A further 75 objections, including from previous objectors. No new issues were raised in the additional representations.

CONDITIONS

2. Prior to first use of the restaurant the flue and ventilation details shown on the approved plan shall be fitted in full accordance with the approved details and manufacturers guidance and shall be retained thereafter. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)

Recommendation: Conditional approval	
20192171	1 Exploration Drive
Proposal:	Change of use of part of car park to car wash; construction of single storey detached building; construction of canopy; installation of security camera; installation of floodlights; alterations (Sui Generis)
Applicant:	Waves Valeting Services Ltd

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Amended Conditions: 2, 3, 4 & 5 (wording amended)

Policy Consideration

In addition to the policies in the main report the following are applicable:

2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.

2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.

CONDITIONS

2. Provision shall be made before the development is brought into use for surface water drainage from the car park to pass through a petrol/oil interceptor and shall be retained as such, details of which shall be agreed in writing with the City Council as local planning authority. (To minimise the risk of pollution of drains and watercourses and in accordance with Policy CS02 of Core Strategy)
3. Any above-ground chemical tanks shall be bunded, in accordance with details to be agreed in writing with the City Council as local planning authority, before they are brought into use. (To prevent pollution in accordance with Policy CS02 of the Core Strategy)
4. No machinery shall be installed or operated nor shall any processes be undertaken which are detrimental to the amenity of the area by reason of noise or pollution (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 and PS11 of the City of Leicester Local Plan.)
5. This consent shall relate solely to the submitted plans ref. no. LE4 5NU - PL-003, LE4 5NU - PL-004, LE4 5NU - PL-005a, LE4 5NU - PL-006 and LE4 5NU - PL-006a received by the City Council as local planning authority on 12/11/2019. (For the avoidance of doubt.)

Recommendation: Conditional approval	
20192220	130 Evington Road
Proposal:	Change of use from bank (Class A2) to restaurant/ hot food take away (Class A3/A5); construction of chimney to facilitate internal ventilation flue
Applicant:	Mr SUMEET SINGH

Page Number on Main Agenda: 61

New Condition: 2 (Flue to be fitted)

Representations

A further 75 objections, some of them were from people who had already objected to the planning application. No new issues were raised in the additional representations.

CONDITIONS

2. Prior to first use of the restaurant the flue and ventilation details shown on the approved plan shall be fitted in full accordance with the approved details and manufacturers guidance and shall be retained thereafter. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)