



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 2 JUNE 2021 at 5:30 pm

P R E S E N T:

Councillor Riyait (Chair)
Councillor Aldred (Vice Chair)

Councillor Dr Moore
Councillor Nangreave

Councillor Pandya
Councillor Valand

Councillor Whittle

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1. APOLOGIES FOR ABSENCE

The Chair noted that the legislation allowing virtual meetings had expired, and that Members were now legally required to attend Planning and Development Control Committee meetings in person going forward.

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Members were asked to declare any interests they had in the business on the agenda, including under the Council's Good Practice Guidance for Members Involvement in Planning and Development Management Decisions.

The Committee Members present at the meeting introduced themselves in turn and stated they had no such interests.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the Planning and Development Control Committee held on 21 April 2021 be confirmed as a correct record.

**4. PLANNING AND DEVELOPMENT CONTROL COMMITTEE MEMBERSHIP
2021-2022**

RESOLVED:

That the membership of the Planning and Development Control Committee for 2021-22 be noted as:

Councillor Riyait (Chair)
Councillor Aldred (Vice-Chair)
Councillor Joel
Councillor Dr Lynn Moore
Councillor Nangreave
Councillor Pandya
Councillor Thalukdar
Councillor Valand
Councillor Whittle

**5. PLANNING AND DEVELOPMENT CONTROL COMMITTEE MEETING
DATES 2021-2022**

RESOLVED:

That the dates of meetings of the Planning and Development Control Committee for 2021-22 be noted.

6. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair announced that he would take the planning reports in a different order to that given in the agenda, due to the attendance of members of the public who had registered to speak and in the interests of people in the public gallery.

The Chair also noted that applications 20202337 15 Stonecrop Road and 20202182 115 Uppingham Road had been withdrawn prior to the meeting and would not be considered.

RESOLVED:

That the report of the Director of Planning, Development and Transportation dated 2 June 2021, on applications, together with the supplemental report and information reported verbally by officers, be received and action taken as below:

7. 20202337 15 STONECROP ROAD

The Chair announced that this application had been withdrawn prior to the meeting and would not be considered.

8. 20202182 115 UPPINGHAM ROAD

The Chair announced that this application had been withdrawn prior to the meeting and would not be considered.

9. 20210527 20 HALLATON STREET

Ward: Aylestone

Proposal: Change of use from offices and industrial (Class E) to education and training centre, place of worship and local community meeting place (Sui Generis) (amended plans received 12/05/2021)

Applicant: Mr Faizal Osman

The Planning Officer presented the report.

Mr Osman and Mr Hussain, the applicant's representatives, addressed the Committee and spoke in favour of the application.

Mr Kalnins then addressed the Committee and spoke in objection to the application.

Members considered the report and officers responded to the comments and queries raised.

The Chair moved that the application be approved subject to the conditions set out in the report, with conditions 2 and 7 to be amended, in accordance with the officer recommendation. This was seconded by the Vice-Chair and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions as set out below, note that conditions 2 and 7 below reflect the final wording of the amended conditions. :

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The use shall not commence until details of an insulation scheme and noise management scheme to prevent the transmission of noise to nearby residential properties have been submitted to and approved in writing by the City Council as local planning authority. The works required in the noise insulation scheme shall be provided in full prior and evidence provided of the completion of such works prior to the commencement of the use and thereafter maintained and the use shall be carried out in accordance with the approved noise management scheme. (In the interests of the amenities of nearby occupiers, and in

accordance with policy PS10 of the City of Leicester Local Plan. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

3. The use shall not commence until three secure and covered cycle parking spaces have been provided in accordance with the submitted plans and Travel Plan and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).
4. Except for the observance of prayer the use shall not be carried on outside the hours of 07.30-22.00 daily (In the interests of the amenity of neighbouring occupiers, in accordance with saved Policies PS10 and PS11 of the City of Leicester Local Plan).
5. There shall be no live or amplified music or voice played which would be detrimental to the amenities of occupiers of nearby properties. (In the interests of the amenity of neighbouring occupiers, in accordance with saved Policies PS10 and PS11 of the City of Leicester Local Plan).
6. Notwithstanding the submitted Travel Plan, before the use has commenced, a revised Travel Plan shall be 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 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 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 and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring 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. This is a PRE-COMMENCEMENT condition).
7. Before the use commences, a management plan shall be submitted to and approved by the City Council as Local Planning Authority to include the following details:
 - Secure that no more than 50 people, including staff, shall be on the site at any one time;

- Details of how the uses are to be operated and managed to ensure the capacity is not exceeded;
- A timetable showing when and how the different uses on site will be coordinated to minimise impacts; and
- Any areas which remain open and unbuilt on shall only be used for storage and cycle parking and shall not be used for any other purpose, including queuing and overspill.

This plan to be operated at all times thereafter. (In the interests of the amenity of neighbouring occupiers, in accordance with saved Policies PS10 and PS11 of the Local Plan (2006). This is a PRE-COMMENCEMENT condition).

8. This consent shall relate to the Noise Statement and Travel Plan and Parking Strategy received by the City Council as local planning authority on 08/04/2021 and the amended plans received by the City Council on 12/05/2021. (For the avoidance of doubt.)

(i) 20200252 277 SAFFRON LANE

Ward: Aylestone

Proposal: Change of use from drinking establishment (Sui Generis) to educational establishment, place of worship and community centre (Sui Generis); construction of a single storey extension at rear; alterations

Applicant: Mr Ibrahim Gokce

The Planning Officer presented the report. Members' attention was drawn to the supplementary report, which contained an amended condition.

Mr Gocke, the applicant, addressed the Committee and spoke in support of the application.

Mrs Harris addressed the Committee and spoke in objection to the application.

Members considered the report and officers responded to the comments and queries raised.

The Chair moved that the applications be approved subject to the conditions set out in the report and supplementary report. This was seconded by Councillor Nangreave and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the application be APPROVED subject to the conditions as set out below including the amended condition 2:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Prior to commencement of development, details of an insulation scheme to prevent the transmission of noise to adjacent properties shall be submitted to and approved in writing by the City Council as local planning authority, and the scheme shall be installed in accordance with the approved details prior to commencement of the approved use and maintained thereafter. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. The use shall not commence until five secure and covered cycle parking spaces have been provided in accordance with the submitted Travel Plan and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).
4. The use shall not be carried on outside the hours of 07.30-23.00 Monday – Saturday and 09.00-22.00 Sundays and Public holidays (In the interest of the amenities of nearby occupiers, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan.)
5. The use shall only take place in accordance with the approved Travel Plan and Parking Strategy. The plan shall be maintained and operated at all times. (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).
6. The use shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the Business Flood Plan, and the following mitigation measures detailed within the FRA and Business Flood Plan:
 - Safe access/egress
 - Emergency Flood plan
 - Flood resistance and resilience measuresThe mitigation measures shall be implemented in full prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme. (To reduce the risk of flooding to the proposed development and future occupants and in accordance with National Planning Policy Framework (2019) paragraphs 155 and 163 and Core Strategy

(2014) policy CS02).

7. There shall be no live or amplified music or voice played which would be detrimental to the amenities of occupiers of nearby properties. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan.)
8. This consent shall relate to the submitted plans ref no. 2019/277SL/001 rev B and 2019/277SL/0020 rev B received by the City Council as local planning authority on 28/04/2020, the submitted plans ref no. 2019/277SL/0030 and 2019/277SL/0040 and Flood Risk Assessment received by the City Council as local planning authority on 10/03/2020, the Noise Statement and Travel Plan and Parking Strategy received by the City Council as local planning authority on 19/02/2021, the Business Plan and Business Flood Plan received by the City Council as local planning authority on 15/03/2021 and the Management Plan received by the City Council as local planning authority on 13/05/2021. (For the avoidance of doubt.)

10. 20200668 LAND TO REAR OF 43-47 LUTTERWORTH ROAD

Ward: Aylestone

Proposal: Construction of four dwellings (3x4 bed & 1x3bed)
(Class C3); landscaping and alterations (amended plans)

Applicant: Juniper Developments Ltd

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out amended conditions regarding the application.

Mr Palmer, on behalf of the applicant, addressed the Committee and spoke in support of the application.

Mr Fletcher addressed the committee and spoke in objection to the application.

Members considered the report and officers responded to the comments and queries raised.

The Chair moved that the application be approved subject to the conditions set out in the report and supplementary report. This was seconded by Councillor Dr Moore and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the motion be APPROVED subject to the conditions as set out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) the loading and unloading of plant and materials; (iii) the storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works. (To ensure the satisfactory development of the site, and in accordance with policies AM01, AM02, UD06, PS10 and PS11 of the City of Leicester Local Plan and Core Strategy policies CS3 and CS15. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Prior to the commencement of development full details of the Sustainable Drainage Systems together with implementation, long term maintenance and management of the system shall be submitted to and approved in writing by the City Council as local planning authority. No property shall be occupied until the system has been implemented in full. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Prior to the commencement of development details of drainage shall be submitted to and approved in writing by the City Council as local planning authority. No property shall be occupied until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

5. Prior to commencement of development, detailed plans and particulars of a no dig system to be used for the construction of the proposed access road shall be submitted to and approved in writing by the City Council as local planning authority and the works carried out in accordance with the approved details. (To minimise the risk of damage to trees and other vegetation in the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
6. Before the development commences a detailed design plan of lighting to be used which shows the locations of lights, their type of light emittance and wavelength, together with a lux contour map showing the variation in light, shall be submitted and approved in writing by the City Council as local planning authority and the approved lighting implemented and retained thereafter. The lighting should be designed to cause minimum disturbance to protected species that may inhabit the site with appropriate areas remaining dark and a maximum of 1 lux on vegetated/water areas where considered necessary. (In the interests of safety and security of existing and future residents in accordance with saved policy PS10 of The City of Leicester Local Plan (2006). To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
7. No construction work, other than unforeseen emergency work, shall be undertaken outside of the hours of 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday or at any time on Sundays or Bank Holidays, unless a methodology has been submitted to and approved in writing by the City Council as Local Planning Authority. Leicester City Council's Local Planning Authority shall be notified of any unforeseen emergency work as soon as is practical after the necessity of such work has been decided by the developer or by anyone undertaking the works on the developer's behalf. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS10 of the City of Leicester Local Plan).
8. Prior to the commencement of development to proposed plot one house, detailed plans and particulars of pile foundations to be used along the rear and northern side elevation of the house and a no dig system to be used to install the slabs/patio to the rear of proposed plot one house shall be submitted to and approved in writing by the City Council as local planning authority and the development carried out in accordance with the approved details. (To secure the satisfactory development of the site and to protect neighbouring trees from future felling risk in accordance with saved policy UD06 of The City of Leicester Local Plan (2006) and Core Strategy (2014) policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE COMMENCEMENT condition).

9. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, protective fencing and temporary ground protection in accordance with British Standard BS 5837:2012 and Section 6 and the Proposed Tree Protection Plan of the Tree Survey Report shall be implemented and maintained thereafter until all equipment, machinery and any surplus materials have been removed from the site with the exception of the removal of the temporary ground protection required to install the rear patio to proposed plot one house. Nothing shall be stored or placed in any area fenced in accordance with this condition and no alteration to the ground level shall be made without the prior written approval of the City Council as local planning authority unless this is clearly indicated on the approved plans. (To minimise the risk of damage to trees and other vegetation in the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)
10. Prior to the commencement of any other development, the garage shall be demolished and the access road constructed in accordance with the accordance with the approved details and plans (To minimise the risk of damage to trees and other vegetation in the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)
11. The dwellings and their associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement'. On completion of the scheme and prior to the occupation of the dwellings a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwellings are adaptable enough to match lifetime's changing needs in accordance with Policies CS03 and CS06 of the Leicester Core Strategy (2014)).
12. No part of the development shall be occupied until the following works have been carried out in accordance with details shown on the approved plans: (a) surfacing and marking out of all parking areas; (b) provision of loading/unloading areas; (c) provision of turning space. The parking, loading/unloading areas and turning space shall not be used for any other purpose. (In the interests in highway safety, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
13. Before the occupation of the development the outdoor parking spaces shown on the approved plans shall be provided and shall be retained for vehicle parking. (To secure adequate off-street parking provision, and in accordance with policy AM12 of the City of Leicester Local Plan and Core Strategy policy CS3.)
14. No part of the development shall be occupied until 2 metre by 2 metre

sight lines on the southern side of the site's proposed access road has been provided, and they 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 CS3.)

15. Within two metres west of the line where the proposed vehicle access road to the site meets the existing service road, the land shall remain open and unbuilt upon and there shall be no vegetation above 0.6m in height. (In the interests of highways safety in accordance with saved policies AM01 and AM02 of The City of Leicester Local Plan (2006)).
16. Before occupation of the proposed house at plot 1, the new windows facing 41 Lutterworth Road shall be fitted with sealed obscure glazing (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 41 Lutterworth Road and in accordance with policy PS10 of the City of Leicester Local Plan).
17. The proposed site boundary fencing shall be 2 metres in height from ground level. (In the interests of the privacy, amenity and security of neighbouring properties and in accordance with saved policy PS10 of The City of Leicester Local Plan (2006)).
18. The approved landscaping scheme shall be carried out within one year of completion of the development. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)
19. Notwithstanding the provisions of Classes A, B, E and F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any subsequent re-enactment with or without modification), no enlargements, alterations or improvements or shall be undertaken without the prior permission of the City Council as local planning authority. (The City Council as local planning authority would wish to give special consideration to enlargements and alterations falling within those classes and their impact on residential amenity in accordance with policy PS10 of the City of Leicester Local Plan.)
20. This consent shall relate solely to Section 6 (with the exception of the need for a further bat survey) and the specifications of page 22 of the submitted Preliminary Ecological Appraisal received by the City Council as local planning authority on 09/06/2020; the Landscape Softwork Specifications and Landscape Hardwork Specifications and amended plans ref no. 24:20-HBA-12 Rev B, 24:20-HBA-13 Rev A, 24:20-HBA-

014 Rev B and KGA-003-05 received by the City Council as local planning authority on 30/09/2020; Section 3 of the Biodiversity Impact Assessment received by the City Council as local planning authority on 07/10/2020; Section 5 and Appendix 1 of the Follow-up Bat Emergence and Activity Survey and the Brick Specification received by the city council as local planning authority on 28/01/2021; the amended plan ref no. KGA-003-02-Rev D received by the City Council as local planning authority on 01/02/2021; the amended Landscape and Ecological Management Plan received by the City Council as local planning authority on 24/02/2021; the Site Management, Waste Management and Collection Schedule received by the City Council as local planning authority on 08/04/2021; Section 6 and the Proposed Tree Protection Plan (Appendix 3B) of the amended Tree Survey Report received by the City Council as local planning authority on 16/04/2021; and the amended plans ref no. 24:20-HBA-011 Rev K, 24:20-HBA-101 Rev A, 24:20-HBA-102 Rev A and 24:20-HBA-103 Rev A received by the City Council as local planning authority on 19/05/2021 (For the avoidance of doubt.)

11. 20202482 21 ELMS ROAD

Ward: Knighton

Proposal: Installation of 2 pillars and a gate at front;
Construction of first floor extension at side; single storey extension at side and rear; single storey extension at the rear; alterations to house (Class C3) (amended 15/04/2021)

Applicant: Mrs M Lester

The Planning Officer presented the report.

Mr Lightfoot addressed the Committee and spoke in objection to the application.

Members considered the report and officers responded to the comments and queries raised.

The Chair moved that the application be approved subject to the conditions outlined in the report. This was seconded by the Vice-Chair and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

that the motion be APPROVED subject to the conditions as set out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)

2. Prior to the commencement of the development, details of all external surfaces of the new extensions shall be submitted to and agreed in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details. (To preserve the character and appearance of the Stoneygate Conservation Area, and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
3. Prior to the commencement of the development, details of the front boundary treatment, including details of the coping stones and bricks, shall be submitted to and approved in writing by the City Council as local planning authority. The boundary treatment shall be installed in accordance with the approved details and retained as such. (To preserve the character and appearance of the Stoneygate Conservation Area, and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
4. Prior to the commencement of the development, full joinery details including horizontal and vertical cross sections of windows (scale 1:5 / 1:10 as appropriate) to the front shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details and retained as such. (To preserve the character and appearance of the Stoneygate Conservation Area, and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
5. Prior to the commencement of development all trees on the site subject to a Tree Preservation Order shall be protected from damage during building operations, in accordance with Arboricultural Report received by the City Council as local planning authority on 11/02/2021 and the supporting email received by the City Council on 15/02/2021. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3 and to preserve the character and appearance of the Stoneygate Conservation Area in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
6. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 15/04/2021. (For the avoidance of doubt.)

(i) 20202115 354 VICTORIA PARK ROAD

Ward: Castle

Proposal: Construction of single storey extension at rear of House in Multiple Occupation (Class C4)

Applicant: Mr and Mrs Rai

The Planning Officer presented the report.

Members considered the report and officers responded to the comments and queries raised.

The Chair moved that the application be approved subject to the conditions set out in the report. This was seconded by the Vice-Chair and, upon being put to the vote, the motion to approve was CARRIED.

RESOLVED:

That the application be APPROVED subject to the conditions as set out below:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Before the occupation of the proposed extension, the new ground floor side windows facing 356 Victoria Park Road shall be fitted with sealed obscure glazing (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 356 Victoria Park Road and in accordance with policy PS10 of the City of Leicester Local Plan).
3. The external elevations shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
4. This consent shall relate solely to the amended plan ref. no. "539/P01-C", and received by the City Council as local planning authority on 29th April 2021. (For the avoidance of doubt.)

12. 20210414 7 MALLORY PLACE

Ward: Evington

Proposal: Change of use from house to three flats (2 x 1 bed & 1 x 2 bed) (Class C3); construction of a two storey rear extension

Applicant: Pastor Isiaka

The Planning Officer presented the report and drew Members' attention to the supplementary report, which set out further representations.

Members considered the report and officers responded to the comments and queries raised.

The Chair moved that the application should be refused for the reasons outline in the report. This was seconded by Councillor Dr Moore and, upon being put to the vote, the motion to refuse was CARRIED.

RESOLVED:

that the application be REFUSED for the reasons below:

REASONS FOR REFUSAL

1. The proposal, by reason of the poor levels of useable internal floor space, natural light, outlook and privacy would result in an unacceptable living standard for future residents contrary to National Planning Policy Framework (2019) paragraph 127, Core Strategy (2014) policies CS03 and CS06, saved policies H07 and PS10 of The City of Leicester Local Plan (2006) and the Residential Amenity Supplementary Planning Document (2008).
2. The proposed extension, by reason of its siting, height and design, would adversely affect daylight to and outlook from principal room windows of 5 Mallory Place contrary to National Planning Policy Framework (2019) paragraph 127, Core Strategy (2014) policy CS03, and saved policy PS10 of The City of Leicester Local Plan (2006).
3. The bedroom window of Flat 1, by reason of its aspect, would adversely affect privacy of the rear amenity space of 9 Mallory Place contrary to National Planning Policy Framework (2019) paragraph 127, Core Strategy (2014) policy CS03, and saved policy PS10 of The City of Leicester Local Plan (2006).

13. OBJECTION TO GWENDOLEN ROAD PROPOSED ONE-WAY STREET RESTRICTIONS WITH AN EXEMPTION FOR PEDAL CYCLES

The Director of Planning, Development, and Transportation submitted a report setting out objections received to proposals to implement one-way street restrictions and traffic calming measures on Gwendolen Road.

The Traffic Regulation Order Project Officer outlined the proposals, noting that there were two objections, one relating to additional traffic going through Dorothy Road, and another relating to the number of speed cushions. The second objector was noted as withdrawing their objection after consultation with the Planning Officers.

The Committee considered the proposals presented and questioned if traffic on East Park Road would be affected. In response the TRO Project Officer noted that East Park Road would remain two-way and would be unaffected.

RESOLVED:

That the Director of Planning, Development and Transportation be asked to note when considering whether or not to make the proposed Traffic Regulation Order that this Committee is supportive of the proposals to make Gwendolen Road one-way and introduce traffic calming.

14. ANY URGENT BUSINESS

There was no other urgent business.

At the end of the formal business, the Chair advised that this was the last meeting being attended by Steve Brown, Group Manager for Planning, Development and Transportation. On behalf on the Committee, the Chair thanked Steve for his support to the Committee over the previous years and extended his best wishes to him for his retirement.

15. CLOSE OF MEETING

The meeting closed at 8.21pm.