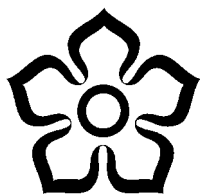


Planning & Development Control Committee
Applications and Contraventions: Supplementary Report

Wards: see individual reports



Leicester
City Council

Planning & Development Control Committee

Date : 6th October 2021

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

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5		20210286	9 Grace Road	AY
15		20211175	156 Harrison Road	BE
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20210286	9 Grace Road	
Proposal:	Change of use of care home (Class C2) to three units in multiple occupation for between 3 to 6 persons(1x5 bed; 2x6 bed) (Class C4) and one unit in multiple occupation for more than 6 persons (1x7 bed) (Sui Generis); alterations; parking (amended plans received 30/07/2021)	
Applicant:	Mr S Ruparelia	
App type:	Operational development - full application	
Status:	Minor development	
Expiry Date:	24 May 2021	

Page Number on Main Agenda: 5

Amended Condition: Condition 4 and 5 amended

Consideration

Conditions 4 and 5 have been amended to make them precise.

In the main report, Page 9 at paragraph 4 of the living conditions section should include:

Although the NDSS does not refer specifically to the room sizes for Houses in Multiple Occupation, it does provide an indication as to appropriate bedroom sizes.

CONDITIONS

4. Within one month of the first occupation of any of the unit, the occupiers of each of the units shall be provided with a 'New Residents Travel Pack'. The contents of this shall be submitted to and approved in advance by the City Council as local planning authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers. (In the interest of sustainable development and in accordance with policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy).

5. The hedge as shown on the approved plans at the northern boundary of the site with Grace Road shall be planted prior to the occupation of the approved 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.)

20211175	156 Harrison Road	
Proposal:	Change of use from retail (Class E) to laundrette (Sui Generis); Installation of ventilation flue (Amended plans received 26/08/2021 and 23/09/2021)	
Applicant:	MR GIRISH PATEL	
App type:	Operational development - full application	
Status:		
Expiry Date:	7 October 2021	
AVB	TEAM: PD	WARD: Belgrave

Page Number on Main Agenda: 15

Amended Conditions: Condition 2 (insulation scheme) and 3 (Ventilation system) amended.

Representations

The Service Director of Environment Services: The additional information relating to the proposed insulation scheme is acceptable subject to the attachment of a condition requiring the approved details be implemented.

Further Considerations

The applicant has submitted further information in regards with the proposed insulation of the walls and ceilings of the site to mitigate noise transmission to the adjoining residential properties. These details are acceptable, and I have therefore amended condition 2 to reflect that the approved insulation scheme to be carried out prior to the commencement of the use.

Condition 3 has been amended to make it precise.

CONDITIONS

2. Prior to the commencement of the use, the insulation scheme to prevent the transmission of noise to any adjoining properties shall be carried out in accordance with the following approved details received by the City Council as local planning authority on 11/05/2021 and 23/09/2021:
 - PL139 - A202 – Rev A: Typical Wall Detail
 - PL139 – A203 – Rev A: Typical Ceiling Detail
 - Ceiling Specification K10 plasterboard dry linings/partitions/ceilings/walls

(To safeguard the amenity of the adjoining residential properties, and in accordance with policy PS10 and PS11 of the City of Leicester Local Plan.)
3. Before the use is begun the ventilation system shall be installed as shown on the approved plans and it shall be maintained and operated thereafter. (In the interests of the amenities of nearby occupiers, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan.)

20201190	58 Stoneygate Road	
Proposal:	Change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; insertion of roof windows; associated works. (Amended plans and information received) (S106 Agreement)	
Applicant:	Mr Kieran Dayah	
App type:	Operational development - full application	
Status:		
Expiry Date:	8 October 2021	
JL	TEAM: PM	WARD: Knighton

Page Number on Main Agenda: 25

Amended Condition: 10 (Design Details)

Representation

A further representation has been received stating that they would like the building to be used but raise concerns about the proposed use, how the residents would be managed, parking, traffic and suggest that the rear part of the site should be used for parking.

An email has been received from the Applicant advising that the treatment has been carried out on the Japanese Knotweed on site. The Applicant had requested that the note to applicant in relation to this be removed, however in the absence of a condition covering this issue, it is considered appropriate for this to be retained.

Further Considerations

Condition 10 amended to include detail of the gates also to be agreed.

Correction on page 42 last para. First line should read:

Although not adopted in policy, all flats **meet the NDSS apart** from flats 12 and 14 have a floor area which do not meet the Nationally Described Space Standards (NDSS)....

Concerns raised by the representation have been covered in the main report.

CONDITIONS

10. Prior to the commencement of any development, details of the design and material specifications for gates, railings, rainwater goods, paving and cycle/bin storage shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details. (To preserve the special significance of the Grade II Listed Building 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.)

