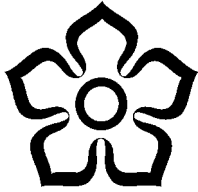


**Planning & Development Control Committee**  
**Applications and Contraventions: Supplementary Report**

**Wards: see individual reports**



**Leicester**  
City Council

**Planning & Development Control Committee**

**Date : 3<sup>rd</sup> August 2022**

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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**APPLICATION ORDER**

<b>Page Main</b>	<b>Page Supp</b>	<b>Application Number</b>	<b>Address</b>	<b>Ward</b>
13		20212995	17A Duxbury Road	NE
37		20220639	8 Brancaster Close	AB

<b>20212995</b>	<b>17A Duxbury Road</b>	
Proposal:	Construction of single storey, two storey and first floor extension to community centre; single storey side extension to mosque (Sui Generis); installation of cladding to community centre and alterations (Amended plans received 26/05/2022, 16/06/2022, 27/06/2022 and 27/07/2022)	
Applicant:	Mr Rajani	
App type:	Operational development - full application	
Status:		
Expiry Date:	15 July 2022	
AVB	TEAM: PD	WARD: North Evington

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**Amended Description:** Yes

A further amended plan has been submitted showing a revised Tree Survey and Protection Plan to reflect the reduction in size of the single storey side extension to the place of worship building.

**Amended Recommendation:** Yes

#### **New and amended conditions**

New conditions 14 and 15 and the previous condition 14 has been re-numbered 16

#### **Representations**

I have received an email from an objector stating that majority of the residents are objecting to the proposal and is asking why the proposal is still going to Planning Committee.

#### **Further Considerations**

When there are 6 or more objections, and the recommendation is an approval then the application needs to be considered by your committee.

Concerns raised by objectors and stated in the main report have been covered in the main report. However, one concern relating to the number of events occurring at the site and its impact on the nearby residential properties was not summarised and addressed in the main report. On previous approvals (20050836 and 20230444) a condition was attached that restricted the number of events to no more than 10 taking place at the site within one calendar year to protect the residential amenity of nearby occupiers. I have attached a similar condition with a slight change in the wording to exclude funeral preparation for clarity and preciseness. The applicant has agreed to this condition. I therefore consider that this condition would address the concerns raised by the objector in regards with the number of events occurring on the site.

The applicant has not provided information relating to cycle parking. To promote use of sustainable modes of transport, I recommend a condition relating to secure and covered cycle parking. The applicant has agreed to providing cycle parking provision.

The applicant has submitted a revised Tree Survey and Protection Plan to reflect the amended single storey extension at the side of place of worship. The plans condition has been updated to reflect this.

## Conditions:

14. No more than 10 special events, including weddings and religious festivals (excluding funeral preparation), shall take place within the buildings in any one calendar year, and shall be subject on each occasion to the City Council, as local planning authority, being given at least 21 days' notice of each event. (In the interests of the amenity of nearby occupiers and in the interests of pedestrian and highway safety in accordance with policies PS10 and PS11 of the City of Leicester Local Plan and Policy CS08 of the Core Strategy.)
15. No part of the development shall be occupied until secure and covered cycle parking has been provided and retained thereafter, in accordance with written details previously approved by City Council as local planning authority. (In the interests of the satisfactory development of the site and in accordance with policies AM02 of the City of Leicester Local Plan).
16. Development shall be carried out in accordance with the following approved plans:
  - Location and Block Plan - 463-05 Rev B received 16/06/2022
  - Proposed Mosque floor plans and elevations - 463-04 Rev D received 16/06/2022
  - Proposed Community Centre floor plans and elevations- 463-04 Rev B received 27/06/2022
  - Proposed Community Centre section - 463-10 received 26/05/2022
  - Existing tree survey and protection plan - 463-07 received 27/07/2022(For the avoidance of doubt).

<b>20220639</b>	<b>8 Brancaster Close</b>	
Proposal:	Retrospective application for change of use from house (4 bed) (Class C3) to four self contained flats (4X 1 bed) (Class C3); demolition of existing garage at no. 9; installation of 1.8m high timber fence (amended plans received 26.04.2022, 16.06.2022)	
Applicant:	Mr & Mrs Gawera	
App type:	Operational development - full application	
Status:		
Expiry Date:	10 August 2022	
SMC	TEAM: PE	WARD: Abbey

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### **Further Considerations**

Correction on page 37 under Summary, second bullet point states 11 objections from 11 different household have been received. It should read 11 objections from 9 different households.

Correction on page 40 under Representations states 8 objections, including ones from Cllr Byrne and Saini. It should read 11 objections received and ones from Cllrs Byrne and Saini in addition.

The above correction does not affect the assessment of the application.