



Leicester  
City Council

Minutes of the Meeting of the  
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: Wednesday, 2 October 2024 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)

Councillor Bajaj  
Councillor Bonham  
Councillor Cassidy

Councillor Gopal  
Councillor Joel  
Councillor Kennedy-Lount

Councillor Modhwadia  
Councillor Mohammed  
Councillor Singh Patel

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**1 APOLOGIES FOR ABSENCE**

Councillor Surti, as Chair, welcomed those present and led on introductions.

Apologies for absence were received from Councillors Aldred, Kitterick and Moore.

Councillor Bajaj and Bonham were noted to be in attendance as substitutes for Councillor Aldred and Councillor Moore.

**2 DECLARATIONS OF INTEREST**

Members were asked to declare any interests they had in the business on the agenda.

Councillor Gopal declared his interest as a Taxi Driver for the Leicester Railway Station items but maintained that he held an open mind.

**3 MINUTES OF THE PREVIOUS MEETING**

Councillor Kennedy-Lount noted that his apology for absence and Councillor Porters substitution had not been noted in the 24 July 2024 minute.

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 24 July 2024 and 21 August 2024 be confirmed as a correct record, subject to the above amendment.

**4 PLANNING APPLICATIONS AND CONTRAVENTIONS**

The Chair noted that the 20240579 115 Evington Valley Road item would be brought forward as the first item on the agenda.

**5 20240227 115 EVINGTON VALLEY ROAD**

**20240227 - 115 Evington Valley Road, Dunlop Business Centre**

Ward: Spinney Hills

Proposal: Change of use of part of industrial building (Class B2) to clothing retail shop (Class E) (Amended 03/05/2024)

Applicant: Mr Patel

The Planning Officer presented the report.

Councillor Batool addressed the Committee and spoke in support of the application.

Members of the Committee considered the application and Officers responded to questions and queries raised by the Committee.

The Chair summarised the application and points raised by Committee Members and moved that in accordance with the Officer recommendation and the addendum report, the application be approved, subject to the Planning Officer's conditions. This was seconded by Councillor Mohammed, and upon being put to the vote, the motion was CARRIED.

**RESOLVED: That the application be APPROVED subject to the conditions 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. The parking/service area shall be marked out in accordance with the Proposed Plan drawing no PL77 A201 Rev B before the occupation of any part of the development and shall be retained and kept available for that use thereafter. (To ensure that parking/servicing can take place in a satisfactory manner; and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
3. The use shall not be carried on outside the hours of 10:00 - 20:00 daily. (In the interests of the amenities of nearby occupiers, and in accordance with policy PS11 of the City of Leicester Local Plan.)

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, or any order amending or revoking and replacing that Order with or without modification, the premises shall not be used for any other use than a clothing retail shop unless agreed in advance in writing by the Local Planning Authority. (To enable consideration of the amenity, parking and highway safety impacts of alternative Class E uses, in accordance with Policies CS03 and CS15 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).)
5. Development shall be carried out in accordance with the following approved plans:  
Proposed Plan, Drawing no PL77-A200, Rev B, received 07/05/2024  
Proposed Plan, Drawing no PL77-A201, Rev B, received 07/05/2024  
(For the avoidance of doubt).

#### NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).  
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2023 is considered to be a positive outcome of these discussions.
2. Please note that any signage on the building would require a further permission for advertisement consent to be granted prior to its installation. Furthermore any external alterations to the building may require a further planning permission.

#### **6 20230594 LEICESTER RAILWAY STATION, LONDON ROAD**

##### **20240594 - London Road, Leicester Railway Station, Midland Main Line**

Ward: Castle

Proposal: Redevelopment of Leicester Railway Station to include new entrance to ticket hall; pedestrian ramp; erection of a canopy, pedestrianisation and regrading of Station Street to create public realm; relocation of Grade II listed gate piers; relocation of Thomas Cook statue; replacement cycle storage; soft and hard landscaping, lighting and CCTV; relocation of taxi rank, pick up/drop off point, reduced mobility parking bays; refurbishment works to porte cochere; provision of heating and cooling units; services and boundary treatment and other associated works.

Applicant: Leicester City Council

The Planning Officer presented the report and noted the addendum report.

Councillor Kitterick addressed the Committee and spoke in opposition to the application.

Members of the Committee considered the report and Officers responded to the comments and queries raised.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with the Officers recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Joel and upon being put to the vote, the motion was CARRIED.

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

#### CONDITIONS

1. The development shall be begun within three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in full accordance with the following drawings and documents.

Location Plan, 177016-ARC-ZZ-ZZZ-DRG-EAR-081000 P04;05/04/24

Site Plan, 177016-ARC-ZZ-ZZZ-DRG-EAR-081001 P04; 05/04/24

Telecoms CCTV GA Layout 177016-ARC-ZZ-00-DRG-ETL-011000;05/04/24

Ticket Hall Bay Studies, 177016-ARC-ZZ-ZZZ-DRG-EAR-209006 P02; 05/04/24

External Lighting Layout, 1034002-CDL-ZZ-ZZ-DR-Z-9011 05/04/24

Porte Cochere – Bay Studies – Sheet 1, 177016-ARC-ZZ-ZZZ-DRG-EAR-209001 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 2, 177016-ARC-ZZ-ZZZ-DRG-EAR-209002 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 3, 177016-ARC-ZZ-ZZZ-DRG-EAR-209003 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 4, 177016-ARC-ZZ-ZZZ-DRG-EAR-209004 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 5, 177016-ARC-ZZ-ZZZ-DRG-EAR-209005 P04 05/04/24

Porte Cochere – Curtain Walling sheet 1 177016-ARC-ZZ-ZZZ-DRG-EAR-273011 P01 05/08/24

Illustrative Landscape and Public Realm Plan, 177016-ARC-ZZ-ZZZ-DRG-EEN-000102 P02 30/04/24

Landscape Site Layout, 177016-ARC-ZZ-ZZZ-DRG-EEN-000100 P02 30/04/24

Proposed Elevation SW & NW, 177016-ARC-ZZ-ZZZ-DRG-EAR-201001 P07 23/04/24

Proposed Elevations NE & SE, 177016-ARC-ZZ-ZZZ-DRG-EAR-201002 P05 23/04/24

Proposed Plan – Roof Plan, 177016-ARC-ZZ-RF1-DRG-EAR-2000R0 P07, 23/04/24

Proposed Lower Ground Floor Plan, 177016-ARC-ZZ-000-DRG-EAR-200000 P12 23/04/24

Proposed Plans – Ground Floor, 177016-ARC-ZZ-001-DRG-EAR-200010 A03; 29/07/24

Porte Cochere – Curtain Walling sheet 1 177016-ARC-ZZ-ZZZ-DRG-EAR-273011 P01 05/08/24

Porte Cochere – Curtain Walling sheet 2 177016-ARC-ZZ-ZZZ-DRG-EAR-273012 P01 05/08/24

Tree Plan 177016-ARC-ZZ-ZZZ-DRG-EEN-000110 P01 05/08/24

Design & Access Statement 04/07/24

Design & Access Statement Addendum 29/07/24

Reason: For the avoidance of doubt.

3. No development shall commence until a Phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall comprise a) a written scheme setting out the phases of construction, b) a plan identifying the phasing areas, and c) a timetable for construction and timescales for the implementation of the planning conditions set out in this Decision Notice. The development shall be implemented in accordance with the approved Phasing Strategy (unless superseded by a subsequent strategy approved in writing by the Local Planning Authority).

The specific matters controlled by planning conditions that require inclusion within the Phasing Strategy are: hard and soft landscaping, boundary treatments, lighting scheme, cycle parking, car parking, surfacing and marking out of car parking areas, archaeology, sustainable

drainage system, flood risk, biodiversity gain plan, Landscape and Ecological Management Plan (LEMP), entrance canopies, materials, gate piers, Porte Cochere details, and curtain wall details.

Reason: In order to secure the satisfactory development of the application site in accordance with Policies CS01 and 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. Details of hard and soft landscape works for each phase of development shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:100, showing, where used, locations of individually planted trees, shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme. All hard and / or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented in accordance with a programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment and reinforce local landscape character in accordance with Policies CS01 and CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

5. Details of the proposed boundary treatment for each phase of development shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy and these works shall be carried out as approved. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments. The approved scheme shall be implemented before occupation of the development hereby permitted and shall be maintained and retained thereafter.

Reason: In order to secure the satisfactory development of the application site in accordance with Policies CS01 and CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

6. Details of the lighting scheme for each phase of development shall be submitted to and approved in accordance with the timescales set out in the approved Phasing Strategy and these works shall be carried out as approved. The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate, site plans showing horizontal and vertical overspill to include light trespass and source intensity, affecting surrounding residential premises and details of the lighting fittings including: colour, watts and periods of illumination. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development hereby permitted and shall be retained and maintained thereafter.

Reason: To ensure a high quality of external environment, to complement the development proposals, and to protect and reinforce local character and biodiversity in accordance with Policy In order to secure the satisfactory development of the application site in accordance with Policies CS01 and CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

7. Cycle Parking: Secure and covered cycle parking shall be provided in accordance with the timescales set out in the approved Phasing Strategy and retained thereafter in accordance with written details previously approved by City Council as local planning authority.

Reason: 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). To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

8. Car Parking: The car parking area shall be provided in accordance with guidance in the Leicester Street Design Guide and Network Rail's car parking standards and implemented in accordance with the timescales set out in the approved Phasing Strategy. The car parking area shall be retained and kept available for that use.

Reason: To ensure that parking/servicing can take place in a satisfactory manner; and in accordance with policies AM01 and AM12 of the City of

Leicester Local Plan and Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

9. All parking areas shall be surfaced and marked out in accordance with details submitted to and approved by the City Council as local planning authority, and implemented in accordance with the timescales set out in the approved Phasing Strategy. The car parking areas shall be retained for parking and not used for any other purpose.

Reason: To ensure that parking can take place in a satisfactory manner, and in accordance with policy AM01 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 condition will need to be discharged in accordance with the approved Phasing Strategy.

10. Written Scheme of Investigation: No groundworks, slab removal or new development shall take place or commence until a programme of archaeological monitoring and recording has been agreed in accordance with the timescales set out in the approved Phasing Strategy and a prepared Written Scheme of Investigation submitted to and approved in writing by the City Council as the local planning authority. The scheme shall include:

(1) an assessment of significance and how this applies to the regional research framework;

(2) the programme and methodology of site investigation and recording;

(3) the programme for post-investigation assessment;

(4) provision to be made for analysis of the site investigation and recording;

(5) provision to be made for publication and dissemination of the analysis and records of the site investigation;

(6) provision to be made for archive deposition of the analysis and records of the site investigation;

(7) nomination of a competent person or persons or organization to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.



11. Full details of the Sustainable Drainage System (SuDS) for each phase of development, together with implementation, long term maintenance and management of the system, shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The use shall not commence until the system has been implemented. 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.

Reason: 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 condition will need to be discharged in accordance with the approved Phasing Strategy.

12. The development shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Assessment (177016-ARC-ZZ-ZZZ-REP-EDR-00500, Rev P03, dated March 2024) and the following mitigation measures detailed within. The mitigation measures for each phase of development shall be fully implemented in accordance with the timescales set out in the approved Phasing Strategy.

Reason: To ensure appropriate flood resilience measures are incorporated 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 condition will need to be discharged in accordance with the approved Phasing Strategy.

13. A Biodiversity Gain Plan (BGP) shall be submitted to and approved in writing by the local planning authority in accordance with the timescales set out in the approved phasing strategy. The approved BGP shall be implemented within a timescale included with the BGP and shall be maintained for a period of not less than 30 years after the development is occupied in accordance with a maintenance scheme included within the BGP. Any replacement planting shall be completed within the next planting season in accordance with the approved BGP. The BGP shall include:

(a) the steps already taken or to be taken to minimise any adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,

(b) the pre-development biodiversity value of the onsite habitat (with the baseline biodiversity value of the site measured at the biodiversity value of the site as it was at 30.01.2020)

(c) the post-development biodiversity value of the onsite habitat,

Reason: To comply with Paragraph 13 of Schedule 7a of the Town & Country Planning Act 1990). To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

14. A detailed Landscape and Ecological Management Plan (LEMP) showing the treatment and maintenance of all parts of the site which will remain unbuilt upon shall be submitted to and approved in writing by the local planning authority in accordance with the timescales set out in the approved Phasing Strategy. The LEMP shall be implemented within a timescale to be agreed with the Local Planning Authority.

Reason: To ensure habitats are reinstated, enhanced, and managed, to maximise potential for biodiversity. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

15. Architectural drawings detailing the entrance canopy structures illustrating their design, component size, technical specification, material, RAL colour and finish and how they will be assimilated with the existing building shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The development shall be carried out in complete accordance with the approved details and be retained for the lifetime of the development.

Reason: In the interests of visual amenity and the character and appearance of the Listed Building, and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

16. A full materials schedule shall be submitted to and approved in writing by the local planning authority in accordance with the timescales set out in the approved Phasing Strategy. The sample panels shall illustrate how the materials are composed together and provide the depth and sculptural quality of the elevations for inspection by Officers and approval in writing by the local planning authority. The development shall be carried out in accordance with the approved details and be thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

17. Details of the reconstruction of the Gate Piers shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The details shall outline the proposed method / technique of dismantling and

reconstruction of the gate piers as well details on how the current location of the gate piers will be marked for the purpose of heritage interpretation and also the provision of a heritage interpretation panel at a position to be identified to describe the historic importance of the gate piers and other heritage features associated with the railway station. The reconstruction shall take place in accordance with the approved details and be thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

18. Details of the treatment and positioning of the ornate metal gates and panels on the Porte Cochere shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The details shall set out, where appropriate, the proposed locations for the removal and retention of the gates. The positioning of the ornate metal gates and panels shall take place in accordance with the approved details and be thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

19. Details of curtail wall glazing fixings shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. This will include how these features will relate to floor and walls, and how far they project from the structure as well as the RAL colour specification. With regard to glazed elements detailed information is required on fixings, corners, soffits and junctions between materials, overall design, headers, sills, glazing bar and frame dimensions and arrangement, materials, reveal depth. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

20. No development shall take place, 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; (viii) temporary arrangements for public access, parking and servicing.

Reason: To ensure the satisfactory development of the site, and in accordance with policies AM01, UD06 of the City of Leicester Local Plan and Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

21. Space shall be kept available within the curtilage of the site to allow for loading and unloading (including taxis and general purpose Pick-up / Drop-off areas) to take place within the site in accordance with the approved plans.

Reason: In the interests in highway safety, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.

22. Turning space, to enable vehicles always to enter and leave the site in a forward direction, shall be kept available within the site in accordance with the approved plans.

Reason: In the interests in highway safety, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.

23. All public realm and street works including works to create the car parking area, pick-up / Drop-off area, Taxi Rank shall be constructed in accordance with the Leicester Street Design Guide and Network Rail Design Guidance, and in accordance with approved plans.

Reason: To achieve a satisfactory form of development, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3).

24. Noise from any heating and cooling units as proposed in the approved plans shall not exceed 5dB(A) below the existing background noise level. A correction factor should be added to the measured sound pressure level if noise contains any distinguishable characteristics (whine, hiss, screech, hum, etc.) or is irregular enough to attract attention in line with BS4142, when measured at 1 metre from the facade of any nearby residential properties.

Reason: In the interest of the amenities of nearby occupiers, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.

25. The development shall be carried out in full accordance with the air quality mitigation measures as set out in Appendix A of the air quality assessment (Arcadis, March 2024).

Reason: To manage and mitigate the impact of the construction works on air quality and amenity, in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.

26. The development shall be carried out in accordance with the energy efficiency measures as outlined in the Sustainability Statement (document ref: 1034002-CDL-XX-XX-RP-SY-70201).

Reason: In the interests of development to mitigate and adapt to climate change and in accordance with Core Strategy Policy CS02.

27. If, during the course of development, previously unidentified contamination is discovered, development must cease on that part of the site. Prior to the recommencement of development on that part of the site, a risk assessment and remediation scheme for the discovered contamination must be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or brought into use until the approved remediation has been carried out and a verification report has been submitted to and approved in writing by the local planning authority.

Reason: To accord with saved policies PS10 and PS11 of the City of Leicester Local Plan.

28. Prior to implementation of the landscaping scheme, full details of all tree canopy lost; proposed tree planting and projected tree canopy extent at 25 Year post development shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings of tree pit dimensions and available roosting volume, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: In order to secure the satisfactory development of the application site and safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies CS01 AND CS02.

29. Adequate facilities as shown in the approved plans are to be maintained to ensure inclusive access for people with mobility and sensory disabilities in accordance with details on the approved plans.

Reason: In order to secure the satisfactory development of the application site in accordance with policies AM01 and AM12 of the City of Leicester Local Plan.

30. The following works shall be carried out in accordance with details shown on the approved plans: (a) footway crossing(s) at each vehicular access; (b) alterations to footway crossing(s); (c) reinstatement of any redundant footway crossings and/or damaged or altered areas of footway or other highway.

Reason: To ensure a 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.)

#### NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application). The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2023 is considered to be a positive outcome of these discussions.
2. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway.
3. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway.
4. Temporary direction signing for developments can be provided within the highway. The Highway Authority requires all temporary signing schemes are designed, implemented and maintained to an appropriate and acceptable standard. The temporary signing scheme including details of the sign faces, locations and means of fixing must be submitted for approval. These signs must comply with the Traffic Signs Regulations and General Directions (TSRGD). Applications must be submitted to the Council at least four weeks before the signs are to be erected. Applicants will agree to reimburse the City Council for the full costs involved in the processing of the application and any subsequent planning, design, implementation and maintenance of the signs. The Local Authorities

(Transport Charges) Regulations 1998 refers, and charges are set in LCC minor charges report updated annually; available via this link <https://www.leicester.gov.uk/media/181997/minor-fees-and-charges-for-transportation-services-2020-2021.pdf>.

In the event of signs not being removed expeditiously, the Council will remove them and recharge the costs to the promoter. For more information please contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk).

## 7 **20240595 LEICESTER RAILWAY STATION**

### **20240595 - London Road, Leicester Railway Station, Midland Main Line**

Ward: Castle

Proposal: Internal and external alterations to Grade II listed building and relocation of Grade II listed gate piers.

Applicant: Leicester City Council

The Planning Officer presented the report.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with the Officers recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Joel and upon being put to the vote, the motion was CARRIED.

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

#### CONDITIONS

1. The development shall be begun within three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in full accordance with the following drawings.

Location Plan, 177016-ARC-ZZ-ZZZ-DRG-EAR-081000 P04;05/04/24

Site Plan, 177016-ARC-ZZ-ZZZ-DRG-EAR-081001 P04; 05/04/24

Telecoms CCTV GA Layout 177016-ARC-ZZ-00-DRG-ETL-011000;05/04/24

Ticket Hall Bay Studies, 177016-ARC-ZZ-ZZZ-DRG-EAR-209006 P02; 05/04/24

External Lighting Layout, 1034002-CDL-ZZ-ZZ-DR-Z-9011 05/04/24

Porte Cochere – Bay Studies – Sheet 1, 177016-ARC-ZZ-ZZZ-DRG-EAR-209001 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 2, 177016-ARC-ZZ-ZZZ-DRG-EAR-209002 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 3, 177016-ARC-ZZ-ZZZ-DRG-EAR-209003 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 4, 177016-ARC-ZZ-ZZZ-DRG-EAR-209004 P04 05/04/24

Porte Cochere – Bay Studies – Sheet 5, 177016-ARC-ZZ-ZZZ-DRG-EAR-209005 P04 05/04/24

Porte Cochere – Curtain Walling sheet 1 177016-ARC-ZZ-ZZZ-DRG-EAR-273011 P01 05/08/24

Illustrative Landscape and Public Realm Plan, 177016-ARC-ZZ-ZZZ-DRG-EEN-000102 P02 30/04/24

Landscape Site Layout, 177016-ARC-ZZ-ZZZ-DRG-EEN-000100 P02 30/04/24

Proposed Elevation SW & NW, 177016-ARC-ZZ-ZZZ-DRG-EAR-201001 P07 23/04/24

Proposed Elevations NE & SE, 177016-ARC-ZZ-ZZZ-DRG-EAR-201002 P05 23/04/24

Proposed Plan – Roof Plan, 177016-ARC-ZZ-RF1-DRG-EAR-2000R0 P07, 23/04/24

Proposed Lower Ground Floor Plan, 177016-ARC-ZZ-000-DRG-EAR-200000 P12 23/04/24

Proposed Plans – Ground Floor, 177016-ARC-ZZ-001-DRG-EAR-200010 A03; 29/07/24

Porte Cochere – Curtain Walling sheet 1 177016-ARC-ZZ-ZZZ-DRG-EAR-273011 P01 05/08/24

Porte Cochere – Curtain Walling sheet 2 177016-ARC-ZZ-ZZZ-DRG-EAR-273012 P01 05/08/24

Tree Plan 177016-ARC-ZZ-ZZZ-DRG-EEN-000110 P01 05/08/24

Design & Access Statement 13/05/24

Design & Access Statement Addendum 29/07/24



Reason: For the avoidance of doubt

3. No development shall commence until a Phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall comprise a) a written scheme setting out the phases of construction, b) a plan identifying the phasing areas, and c) a timetable for construction and timescales for the implementation of the planning conditions set out in this Decision Notice. The development shall be implemented in accordance with the approved Phasing Strategy (unless superseded by a subsequent strategy approved in writing by the Local Planning Authority).

The specific matters controlled by planning conditions that require inclusion within the Phasing Strategy are: archaeology, entrance canopies, materials, gate piers, Porte Cochere details, and curtain wall details.

Reason: In order to secure the satisfactory development of the application site in accordance with Policies CS01 and 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. No groundworks, slab removal or new development shall take place or commence until a programme of archaeological monitoring and recording has been agreed in accordance with the timescales set out in the approved Phasing Strategy and a prepared Written Scheme of Investigation submitted to and approved in writing by the City Council as the local planning authority. The scheme shall include:

(1) an assessment of significance and how this applies to the regional research framework;

(2) the programme and methodology of site investigation and recording;

(3) the programme for post-investigation assessment;

(4) provision to be made for analysis of the site investigation and recording;

(5) provision to be made for publication and dissemination of the analysis and records of the site investigation;

(6) provision to be made for archive deposition of the analysis and records of the site investigation;

(7) nomination of a competent person or persons or organization to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

5. Architectural drawings detailing the entrance canopy structures illustrating their design, component size, technical specification, material, RAL colour and finish and how they will be assimilated with the existing building shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The development shall be carried out in complete accordance with the approved details and be retained for the lifetime of the development.

Reason: In the interests of visual amenity and the character and appearance of the Listed Building, and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

6. A full materials schedule shall be submitted to and approved in writing by the local planning authority in accordance with the timescales set out in the approved Phasing Strategy. The sample panels shall illustrate how the materials are composed together and provide the depth and sculptural quality of the elevations for inspection by Officers and approval in writing by the local planning authority. The development shall be carried out in accordance with the approved details and be thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

7. Details of the reconstruction of the Gate Piers shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The details shall outline the proposed method / technique of dismantling and reconstruction of the gate piers as well details on how the current location of the gate piers will be marked for the purpose of heritage interpretation and also the provision of a heritage interpretation panel at a position to be identified to describe the historic importance of the gate piers and other heritage features associated with the railway station. The reconstruction shall take place in accordance with the approved details and be thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated

into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

8. Details of the treatment and positioning of the ornate metal gates and panels on the Porte Cochere shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. The details shall set out, where appropriate, the proposed locations for the removal and retention of the gates. The positioning of the ornate metal gates and panels shall take place in accordance with the approved details and be thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

9. Details of curtail wall glazing fixings shall be submitted to and approved in writing to the Local Planning Authority in accordance with the timescales set out in the approved Phasing Strategy. This will include how these features will relate to floor and walls, and how far they project from the structure as well as the RAL colour specification. With regard to glazed elements detailed information is required on fixings, corners, soffits and junctions between materials, overall design, headers, sills, glazing bar and frame dimensions and arrangement, materials, reveal depth. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In the interests of visual amenity, the character and appearance of the area and in accordance with Core Strategy policies CS01 and CS02. To ensure that the details are agreed in time to be incorporated into the development, this condition will need to be discharged in accordance with the approved Phasing Strategy.

#### NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).

The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2023 is considered to be a positive outcome of these discussions.

- (i) 20240548 42 BARNES CLOSE

**20240548 - 42 Barnes Close**

Ward: Troon

Proposal: Construction of single storey extension at side and rear of house (Class C3) (amended plans)

Applicant: Mr & Mrs Ruparel

The Planning Officer presented the report.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with the Officers recommendation, the application be approved subject to the conditions set out in the report. This was seconded by Councillor Kennedy-Lount and upon being put to the vote, the motion was CARRIED.

**RESOLVED: That the application be APPROVED subject to the conditions 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. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. Development shall be carried out in accordance with the following approved plans:  
A201 Proposed First Floor & Roof Plan  
A202 Proposed Elevations  
A203 Amenity Space  
A204 Block Plan  
received on 09/09/2024  
A200 Proposed Ground Floor Plan Rev B  
received on 12/09/2024  
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development

Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).  
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2023 is considered to be a positive outcome of these discussions.

**8 ANY URGENT BUSINESS**

There being no other urgent business, the meeting closed at 19:41pm.