



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 19 NOVEMBER 2025 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)
Councillor Dr Moore (Vice Chair)

Councillor Agath
Councillor Chauhan
Councillor Haq

Councillor Kitterick
Councillor Modhwadia
Councillor Mohammed

Councillor Singh Johal
Councillor Singh Patel

* * * * *

1. APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Kennedy-Lount who was substituted by Councillor Haq.

Apologies were received from Councillor Cole, the Committee was informed Councillor Singh-Johal would be the substitute at the meeting although he was not present for the apologies for absence item.

2. DECLARATIONS OF INTEREST

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

Councillor Kitterick noted that the Councillor connected to the applicant for one of the applications put forward for consideration at the meeting, is known to himself and members of the committee.

There were no other declarations of interest and members that were present remained for the planning applications.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 29 October 2025 be confirmed as a correct record.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

(i) 20221210 - 150 ST NICHOLAS CIRCLE, 1-7 AND 13 BATH LANE

20221210 - 150 St Nicholas Circle, 1-7 and 13 Bath Lane

Ward: Abbey

Proposal: Demolition of existing buildings, Construction of a 4, 5, 6 and 7 storey building containing student accommodation (102 studios, 1 x 3 bed cluster flat and 5 x 4 bed cluster flats)(Sui Generis) with associated communal, amenity and ancillary space. (Amended plans)
Applicant: Mr Mandeep Dhadwar

Councillors Agath and Singh-Johal joined the meeting with no declarations of interest.

The Planning Officer presented the report.

There were no speakers for or against 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, the application be approved. This was seconded by Councillor Mohammed, and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to 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 development hereby approved shall only be occupied by students enrolled on full-time courses at further and higher education establishments, or students working at a medical or educational institution as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for

inspection by the Local Planning Authority on demand at all reasonable times. (To enable the Local Planning Authority to consider the need for affordable housing in accordance with Core Strategy Policy CS07, and residential amenity standards for any alternative residential use in accordance with saved policies H07 and PS10 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS06, and parking provision in accordance with saved policies AM02 and AM12 of the City of Leicester Local Plan.)

3. 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 Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and 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 saved 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).
4. No machinery shall be operated and no work shall be undertaken outside the hours of 07.30 to 18.00 hours Mondays to Fridays, and 07.30 to 13.00 hours Saturdays, nor at any time on Sundays or officially recognised public holidays. (In the interests of the amenities of nearby occupiers, and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
5. (A) Before the development is begun, excluding demolition, a materials sample panel drawing (at a scale of 1:20) and full materials schedule shall be submitted to and approved in writing by the Local Planning Authority. (B) Prior to the construction of any above ground works the approved sample panel shall be constructed on site, showing all external materials, including but not limited to, bricks, bond, railings, windows, doors and cladding, for inspection by Officers and approval in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved materials. (In the interests of visual amenity, and in accordance with 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.

6.
 1. Before the development is begun, including demolition, a programme of archaeological fieldwork adhering to a Written Scheme of Investigation (WSI) in respect of a site strip, characterisation and excavation shall be submitted to and approved in writing by the Local Planning Authority. No groundworks (including removal of current foundations and slabs) or new development shall take place or commence until the WSI has been approved. 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, recording, and, where applicable, preservation in situ;
 - (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 following post-excavation assessment and updated project design;
 - (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.
 2. No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under (1) above.
 3. The development shall not be occupied or this condition discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (1) above and following an agreed Updated Project Design, and suitable and costed provision has been made and secured for the analysis, publication and dissemination of results and archive deposition. (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 is a PRE-COMMENCEMENT condition)
7. No development shall take place until a Method Statement detailing the design and means of construction of the foundations of the buildings hereby permitted, together with any other proposed earthmoving or excavation works required in connection with their construction, has first been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of a scheme of vibration monitoring to be implemented if any piling is proposed to minimise the risk of

adversely affecting the structural integrity of the Grand Union Canal during such operations. The development shall only be carried out in accordance with the approved Method Statement. (In the interests of avoiding the risk of creating land instability arising from any adverse impacts from foundation construction, earthmoving, excavations or construction operations which could adversely affect the structural integrity of the nearby Grand Union Canal in accordance with the advice and guidance on land stability contained in paragraphs ??? and ??? of the NPPF and in National Planning Practice Guidance. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

8. No development shall be carried out, with the exception of demolition, until the site has been investigated for the presence of land contamination, and a Site Investigation Report incorporating a risk assessment and, if required, scheme of remedial works to render the site suitable and safe for the development, has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be implemented and a completion report shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing by the Local Planning Authority prior to the occupation of the development. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy PS11 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).
9. Before the development is begun, excluding demolition, details of the implementation, long term maintenance and management of the Sustainable Drainage System (SuDS) as approved shall be submitted to and approved by the Local Planning Authority. No

studio or cluster flat shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) a timetable for its implementation, and (ii) 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.)

10. Before the development is begun, excluding demolition, details of foul drainage, shall be submitted to and approved in writing by the Local Planning Authority. No studio or cluster flat shall be occupied until the foul 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.)
11. Before any above ground works are begun details of the ventilation strategy for the development to prevent overheating shall be submitted to and approved in writing by the Local Planning Authority. The ventilation strategy shall equate to open windows deemed to be 4 air changes per hour on demand. The approved ventilation strategy and measures shall be carried out before the occupation of any studio or cluster flat and shall be retained and maintained thereafter. (In the interests of residential amenity and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan)
12. Before any above ground level works are begun, a detailed landscape and ecological management plan (LEMP) showing the treatment and maintenance of the site which will remain unbuilt upon shall be submitted to and approved in writing with the Local Planning Authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments; (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots), (viii) a detailed plan of the biodiversity enhancements on the site including a management scheme to protect habitat during site preparation and post-construction. ix) details of planting design and maintenance of; x) details of the make and type of 2 x bat

boxes/tiles/bricks and 2 x bird bricks (suitable for swifts) to be incorporated within the elevations of the building under the guidance and supervision of a qualified ecologist and their monitoring for a period of two years and results submitted annually to the Local Planning Authority with the agreed features retained thereafter. The approved LEMP shall contain details on the after-care and maintenance of all soft landscaped areas and be carried out within one year of completion of the development. For a period of not less than ten 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 biodiversity, and in accordance with saved policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17).

13. Should the development not commence within 18 months of the date of the last protected species survey (05/07/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the Local Planning Authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and any mitigation measures reviewed by the Local Planning Authority until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and CS17 of the Core Strategy).
14. The development hereby permitted shall at all times be managed and operated in full accordance with a Site Wide Management Plan, the details of which shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of any part of the development. The management plan shall set out procedures for:
 - (i) how servicing and deliveries will be managed;
 - (ii) refuse collection arrangements
 - (iii) the security of the development and its occupiers;
 - (iv) maintaining the external areas of the site;
 - (v) restriction of car ownership / use of the car parking space;
 - (vi) cycle parking and cycle storage including provision for use of the cycle parking by employees.(To ensure the development is properly managed so as to minimise its effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with the aims of Core Strategy policies CS03, CS06 and CS15 and saved policy PS10 of the City of Leicester Local Plan.)

15. Before any part of the development is occupied details of a student accommodation management plan shall be submitted to and approved in writing by the Local Planning Authority and the accommodation shall at all times be managed and operated in full accordance with the approved plan. Any amendments to this document shall first be submitted to and approved in writing by the Local Planning Authority. (In the interests of residential amenity and in accordance with saved policy PS10 of the City of Leicester Local Plan and the Student Housing Supplementary Planning Document)
16. Prior to the first occupation of each studio and cluster flat, the occupiers of each of the units shall be provided with a 'Residents Travel Pack' details of which shall have first been submitted to and approved in writing by the Local Planning Authority. The contents of the Travel Pack shall consist of: information promoting the use of sustainable personal journey planners, walking and cycle maps, bus maps, the latest bus timetables applicable to the proposed development, and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with saved policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy)
17. The development shall be carried out in accordance with the recommendations within the approved Redmore Environmental Air Quality Assessment with particular reference to Table 19 and Section 6 - Mitigation. (In the interests of residential amenity and in accordance with saved policy PS11 of the City of Leicester Local Plan and Core Strategy policy CS02)
18. The development shall only be carried out in accordance with the submitted Energy Efficiency Statement. Before the development is occupied evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating the satisfactory operation of the installed energy efficiency measures. (In the interest of energy efficiency and carbon reduction and in accordance with Core Strategy policy CS02).
19. The development shall be carried out in accordance with the approved Leema Technologies Acoustic Report Ref: L5380. Before any studio or cluster flat is occupied a post completion noise assessment shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. (In the interests of residential amenity and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan)
20. The development shall be built to the finished floor levels (FFL's) as shown on plan refs: 1446 P2 - 31 Rev c and 1446 P2 - 32 Rev C. (For the avoidance of doubt)

21. Development shall be carried out in full accordance with the following approved plans:

Proposed site plan, 1446 P2-10 Rev C, received 5th August 2024
Proposed floor plans, 1446 P2 - 20 Rev F, received 20th January 2025

Proposed floor plans, 1446 P2 - 21 Rev G, received 20th January 2025

Proposed elevations, 1446 P2 - 31 Rev C, received 17th April 2025

Proposed elevations, 1446 P2 - 32 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 40 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 41 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 42 Rev C, received 17th April 2025

Materials and construction, 1446 P2 - 44 Rev A, received 17th April 2025

(In order to ensure compliance with the approved plans).

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 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 2024 is considered to be a positive outcome of these discussions.
2. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may

also be present in crevices in stone or brickwork and in cavity walls. Further information on bats and the law can be found here Bats: protection and licences.

3. Development on the site shall avoid the bird nesting season (March to September), but if this is not possible, a re-check for nests should be made by an ecologist (or an appointed competent person) not more than 48 hours prior to the commencement of works and evidence provided to the Local Planning Authority. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use.
All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time. Further information on birds and the law can be found here Wild birds: protection and licences - GOV.UK (www.gov.uk)

5. 20251474 - 5 SILBURY ROAD

20251474 - 5 Silbury Road

Ward: Abbey

Proposal: Change of use from dwellinghouse (Class C3) to residential children's home for two children (Class C2)

Applicant: Mr Matthew Piper

Councillors Agath and Singh Johal were present and participated in this application.

The Planning Officer presented the report.

There were no speakers on the item.

Members of the Committee considered the report.

The Chair summarised the application 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 Dr Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to 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. Prior to the occupation of the property as a Care Home, details of insulation to be installed to the internal party wall with 7 Silbury Road shall be submitted to and approved in writing by the Council as the Local Planning Authority, the insulation shall provide a minimum value of 55 dB DnT, w+Ctr. The insulation shall be maintained to the same minimum acoustic performance throughout the lifetime of the development. (In the interests of the amenity of 7 Silbury Road and in accordance with Policy PS10 of the Saved Local Plan).
3. 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 purpose other than for a care home within Class C2 of the Order, unless otherwise approved in writing by the local planning authority. (To enable consideration of the amenity, parking and highway safety impacts of alternative Class C2 uses, in accordance with Policies CS03, CS08 and CS14 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006)).
4. The premises shall not accommodate any more than 2 residents in care at any one time. (To enable consideration of the amenity of residents and parking impacts of a more intensive use, in accordance with Policy CS14 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006)).
5. Development shall be carried out in full accordance with the following approved plans:
 - Location, Site and Parking Plan, 1905-04-02PL, Received 05.09.25
 - Existing and Proposed Plans and Elevations, 1905-04-01PL, Rev 1, Received 24.09.25(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 below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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 2024 is considered to be a positive outcome of these discussions.

6. 20251157 - 10-12 ELMS ROAD, HARVEY HOUSE

20251157 - 10-12 Elms Road, Harley House

Ward: Knighton

Proposal: Notification of the felling of two trees located within Stoneygate conservation area.

The Planning Officer presented the report.

Mr Rajan Patel presented to the committee.

Councillor Agath joined the meeting 17.41pm but did not participate in the discussion.

Councillor Singh-Johal joined the meeting at 17.56pm but did not participate in the item.

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 permissions set out in the report. This was seconded by Councillor Dr Moore and upon being put to the vote, the motion was CARRIED.

RESOLVED: The Committee agreed with the preservation order.

(i) 20251099 - 54-56 ESSEX ROAD

20251099 - 54-56 Essex Road

Ward: Troon

Proposal: Demolition of existing garage; construction of single storey extension at side and rear; two storey extension at rear; alterations to roof; rooflight at front; dormer to rear of house; rendering; alterations to house number 54 and construction of first floor extension at rear; alterations to roof; two rooflights at front; dormer extension at rear; rendering; alterations to house number 56 (Class C3)

Applicant: Mrs N Teli (No. 54) & Mr G Bajaj (No.56)

Councillors Agath and Singh Johal were present and participated in this application.

The Planning Officer presented the report.

Members of the Committee considered the report.

The Chair 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 Agath and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to 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 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. Before the occupation of the proposed extension new windows facing 52 & 58 Essex Road shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of any top opening light) and retained as such. (In the interests of the amenity of occupiers of 52 & 58 Essex Road and in accordance with policy PS10 of the City of Leicester Local Plan).
4. Should the development not commence within 18 months of the date of the last protected species survey (24/06/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and

any mitigation measures reviewed by the LPA until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRow Act 2000), the Habitat & Species Regulations 2017 and CS 17 of the Core Strategy).

5. Development shall be carried out in full accordance with the following approved plans:
Drawing 2025/06/149/C - 2 of 14 - Proposed Ground Floor Plan - Received 16/10/2025
Drawing 2025/06/249/C - 4 of 14 - Proposed First Floor Plan - Received 16/10/2025
Drawing 2025/06/249/C - 5 of 14 - Proposed Loft Plan - Received 16/10/2025
Drawing 2025/06/249/C - 7 of 14 - Proposed Roof Plan - Received 16/10/2025
Drawing 2025/06/249/C - 8 of 14 - Proposed Front and Rear Elevation Plans - Received 16/10/2025
Drawing 2025/06/249/C - 9 of 14 - Proposed Side Elevation Plans - Received 16/10/2025
Drawing 2025/06/249/C - 13 of 14 - Proposed Site Plan - Received 16/10/2025
Drawing 2025/06/249/C - 14 of 14 - Proposed Bin Storage Plans - Received 16/10/2025
(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. It is recommended that care is taken during works should any bats or birds or their roosts or nests be discovered on or adjacent to the building or rooftop. In such a case, it is recommended that

advice from a qualified ecologist should be sought before proceeding with works, given environmental protection legislation. Bats can roost or be present in roof structures of buildings or in crevices of walls. Further information on bats and the law can be found by searching for Bats: protection and licences - GOV.UK (www.gov.uk). Further information on birds and the law can be found by searching for Wild birds: protection and licences - GOV.UK (www.gov.uk)

3. 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. 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 2024 is considered to be a positive outcome of these discussions.

7. ANY OTHER URGENT BUSINESS

There being no other urgent business the meeting closed at 19.07