

Leicester City Council Planning and Development Control Committee Gateway

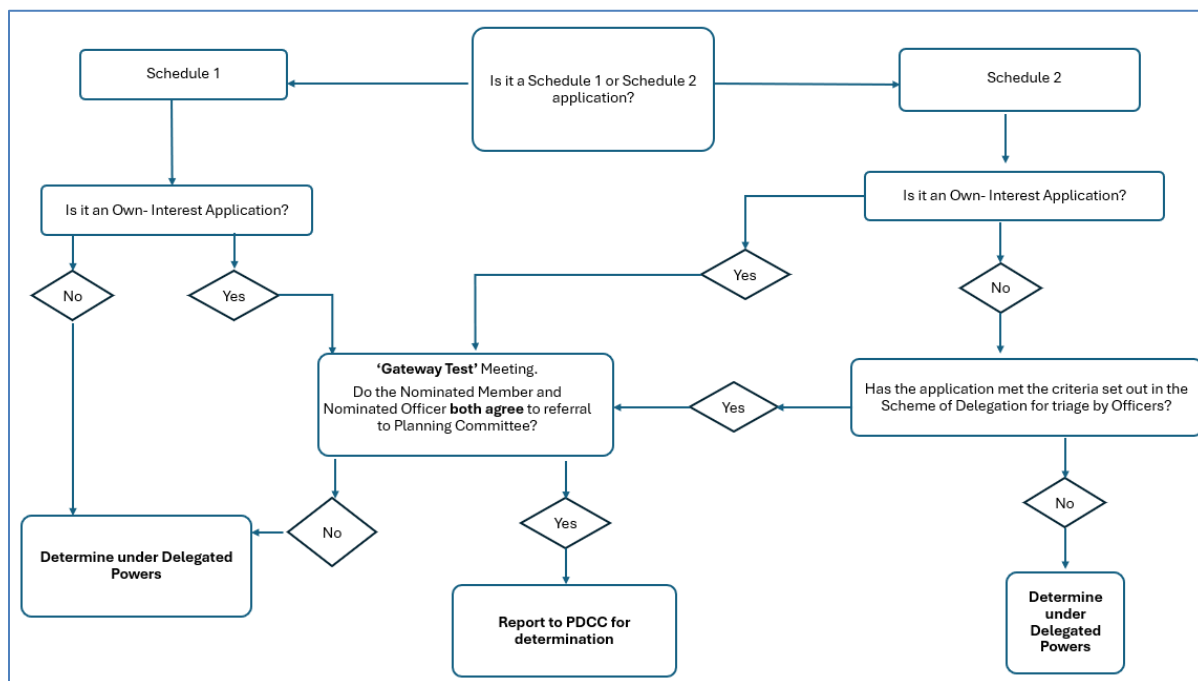
Meeting Agenda: 14th October 2026

Explanatory Notes

The Gateway Meetings will implement Leicester City Council's application of the National Scheme of Delegation as set out in the Constitution as amended by Council Resolution 17th September 2026. The process for determining the Agenda for the Gateway Meetings is set out in the Terms of Reference and Good Practice Guidance here:

[Appendix 2 FINAL Appendix 2 ToR 24th Aug GB.pdf](#)

[Appendix 3 - Good Practice Guidance 24th August 2026.pdf](#) and summarised in the Process map below



The formal membership of the meeting will comprise the Nominated Member and the Nominated Officer.

Officers from planning and legal services may also attend in support on request of either Nominated Member or the Nominated Officer to provide clarification or advice as necessary but will not take part in the consideration of the agenda.

Governance Services will be responsible for publishing the Minutes of the meeting. The Minutes will be published as part of each Planning and Development Control Committee Agenda Pack for the meeting following the Gateway Meeting and published here: [Browse meetings - Planning and Development Control Committee | Leicester City Council](#)

The frequency of the meetings is anticipated to be 3 weekly to align with the PDCC agenda setting process, although additional meetings may be arranged in the interests of not delaying consideration of applications unduly, for example in order to meet Government target determination times.

Applications will be eligible for Gateway Review on expiry of the consultation period. The Gateway Decision will be final and not subject to review or appeal, unless there is a legally sound procedural reason which justifies a review.

AGENDA

Item 1: Schedule 2 Applications (For consideration)

Item 2: Schedule 2 Applications Criteria not met (For Information)

Item 1: Schedule 2 Gateway Meeting - Date: 14th October 2026

Schedule 2 Applications - Gateway Meeting Criteria Met (Items for Consideration by Nominated Member and Nominated Officer)

Ref	Location	Proposal	Reason at Gateway	Economic Social Environment Significance	Significant Planning Matters	Decision	Outcome
20231011	122-132 Belgrave Gate & 1 Garden Street	Demolition of existing buildings; construction of a single storey building for storage (Class B8) and a four & five storey building (with basement) for 2 x retail units (Class E) and 8 flats (2 x 2bed, 3 x 3bed & 3 x 4bed) (Class C3) (amended plans)	Six or more written objections have not been received based on material planning considerations and, there has been no referral request by a member before the end of the publicity period giving a clear planning reason nor has supporting information on other impacts been submitted. However the application was previously presented to committee in October 2025 and the conditions have been amended and requirement of S106 fallen away since.	No.	No. Previous resolution established principles which remain.	Nominated Officer: Delegate Nominated Member: Delegate	Delegate
20251740	Old Church Street, Meadow Court	Construction of detached single-storey outbuilding; construction of two storey side extension; first floor extension to care home; alterations (Class C2) (amended plans received 10 August, 20 August and 28 September)	The proposal is schedule 2 as it is not a householder, minor commercial or minor residential application. The application has attracted more than 5 objections in writing raising material planning matters.	No.	Yes. Relationship and impacts on adjacent occupiers.	Nominated Officer: Committee Nominated Member: Committee	Committee

Ref	Location	Proposal	Reason at Gateway	Economic Social Environment Significance	Significant Planning Matters	Decision	Outcome
20240741	Charnor Road, Forest Lodge Education Centre	Construction of 30 houses (2x1 bed; 12x2 bed; 12x3 bed & 4x4 bed) and 3 bungalows (1x1 bed & 2x2 bed) (Class C3); with associated landscaping, public open space, roads and car parking. Construction of car parking associated with the education use (Class F1) (amended plans received 04/02/2025, 06/03/2025 and 20/05/2025)	Met gateway criteria because it is a Council own interest application	No.	No. Representations not considered to represent material planning concerns having regard to the Development Plan.	Nominated Officer: Delegate Nominated Member: Delegate	Delegate

Item 2: Schedule 2 Gateway Meeting - Date: 14th October 2026

Schedule 2 Applications - Gateway Meeting Criteria Not Met (For Information)

List of Schedule 2 Applications where the below criteria has NOT been met:

Schedule 2 applications for planning permission, works to, or removal of TPO trees, advertisement or listed building consent where:

- It is a Council own, Member or Council officer's planning application **or**
- any application in which the Council, Member or Council officer has a Disclosable Pecuniary Interest or prejudicial Other Disclosable Interest **or**,
- There have been written objections based on material planning considerations from six or more different addresses within the City and the Officer recommendation is for approval. For the avoidance of doubt, a petition will count as one such submission regardless of the number of signatories **or**,
- There has been a referral request from a Member before the end of the publicity period giving a clear planning reason why an application needs considering by the Committee, however supporting information on other impacts may be submitted for consideration.

Decisions to confirm Provisional Tree Preservation Orders where there has been an objection to the order, or where the proposed decision is not to confirm the Provisional Tree Preservation Order and there has been a representation in support of confirming the Order.

Ref	Location	Proposal
20261301	Jubilee Square	Installation of 35m high temporary ferris wheel on public square
20261321	Folville Rise, Folville Junior School	Installation of one door at entrance of school (Class F1)
20261342	13 Fairholme Road	Retrospective application for the construction of single storey extension at front; two storey extension at side; single storey extension at rear; alterations to the house (Class C3)
20182313	27 Wharf Street South	Variation of condition 18 (submitted plans) attached to planning permission 20160361 (variation of plans for 20071365 for an eleven storey block of 70 flats with an office (Class B1) or restaurant (Class A3) on part of the ground floor) to change the internal configuration (including a reduction in the number of flats to 63 flats - 32 x studio & 31 x one bedroom) and alter the external appearance
20261491	Westbridge Place 1 Westbridge Close	Internal and external alterations to Grade II listed building
20261481	13 Winton Avenue	Change of use from dwellinghouse (Class C3) to residential care home for two children (Class C2)
20261467	Garage At Saffron Service Station 413 Saffron Lane	Demolition of MOT building, jet wash and valet bays; construction of 3x jet wash bays, plant room and 2x valet bays (Sui Generis)
20261378	6 University Road	Change of use from higher education Offices (Class F1) to Offices (Class E); retention and alterations to rear dormer

Ref	Location	Proposal
20260661	66 Braunstone Gate	Retrospective application for construction of single storey extension at rear; alterations to shopfront of drinking establishment (Sui Generis); alterations
20260543	31 Waterloo Way, Arnhem House	Construction of housing for electrical transformer in the car park; installation of three cycle shelters; conversion of ground floor parking spaces to form extension providing co-working and gym space; alterations to building (Class E) (amendments received 06/08/2026 & 01/09/2026)
20230570	Davenport Road, Land adjacent to Spencefield Grange	Development of 16 apartments (6x 1bed, 10x 2bed) with associated parking and landscaping (Class C3) (amended plans)
20231054	100A Ross Walk, BUSM Business Park	Construction of 311 residential apartments (197 x 1 bed and 114 x 2 bed) (Class C3) and 43 dwellings (14 x 2 bed, 24 x 3 bed and 5 x 4 bed) (Class C3) with associated vehicular access, public open space, landscaping and parking (amended plans)
20231490	Glenfield Hospital, land to West	Hybrid application for new infrastructure at hospital (Class C2); comprising outline application for the construction of new wards; associated facilities and access with all matters reserved except access and a full application for new service and emergency access road and associated infrastructure.
20240327	5 Bennion Road, Bradgate Bakery	Construction of single and two storey extensions at front, side and rear; additional car parking at front and side; alterations to landscaping at factory; alterations (Use Class B2)
20240384	18-20 York Road	Demolition of existing two storey office building (Class E); construction of five storey building to provide 20 student accommodation flats (sui generis).
20240552	8-14 Raymond Road & 234A Narborough Road	(Demolition of two storey clothing factory building at 8-14 Raymond Road (Class B2); construction of 3-storey residential apartments (Class C3) and change of use of 234A Narborough Road from Storage (Class B8) to residential apartments (Class C3) to provide 14 self-contained flats (12x 1 bed and 2x 2 bed flats); alterations (amended plans received 08/04/2025, 24/06/2025, 11/07/2025 and 08/10/2025) (subject to section 106 agreement)
20241869	6 Uxbridge Road, land adjacent & part of 302 Melton Road	Construction of building to provide three units for general industrial (Class B2) or light industrial (Class E(g)(iii)) or storage & distribution (Class B8) uses; new access from Melton Road through 302 Melton Road to site; 1.8m high fencing and gates to perimeter
20242209	61 Great Central Street, Global House	Removal of condition 3 (Replacement of cartouche on north gable) attached to planning permission 20231913 (Variation of condition 2 (details of external materials) and condition 19 (Approved Plans) attached to planning permission 20210576 (Variation of condition 20 attached to planning permission 20151041 (added under non-material amendment ref 20202473), to allow replacement of approved drawings with those showing provision for connection to the adjacent Highcross Street residential development (Ref: 20182111)): to allow amendments to the proposed materials and site layout and floor plans removing the basement flats, adding basement parking, cycle/bin storage incorporated from Highcross Street scheme and accommodation mix revised to allow for reconfiguration of the adjacent Highcross Street scheme.(amended plans)(s106 agreement)).
20242258	Land and Buildings on the East Side of Old Mill Lane, (Formerly) 81-95 Sanvey Gate	Demolition of existing buildings and construction of a 5/6 storey apartment building (102 dwellings - 52 x 1 bed, 49 x 2 bed, 1 x 3 bed) with associated communal and ancillary spaces; amended vehicular access and provision of refuse store, cycle store and vehicular parking associated with residential units; provision of 1no. Class E unit (330 sqm). (Amended plans received 08/01/2026 and 01/07/2026)
20250090	Ulverscroft Road, land adjacent to Hayre Building	Construction of two storey building to provide ancillary storage to existing printing and textiles manufacturing uses (Class B2); associated landscaping and parking (amended plans received 8/09/2025 and 03/12/2025)
20250402	66-68 Charles Street, First And Second Floors	Change of use of first and second floor from education and training (Class F1) to 12 self-contained flats (8 x 1 bed & 4 x 2 bed) (Class C3); replacement windows & doors and bricking up of existing side facing garage style door (amended plans received 09/07/2025) (subject to section 106 agreement)
20250861	6 - 8 Market Street	Internal and external alterations to Grade II listed building

Ref	Location	Proposal
20250862	6 - 8 Market Street	Change of use of first and second floor from Offices (Class E) to five self-contained flats (2 x studio, 1 x 1 bed & 2 x 2 bed) (Class C3); demolition of existing room at rear of second floor; installation of rooflights; construction of second storey extension at rear; alterations
20251013	33 - 35 Frog Island and Farben Works, Slater Street	Part demolition and internal and external works of Grade II listed buildings
20251014	Frog Island, Slater Street, Land at	Flood control infrastructure including demolition of riverside wall and remainder of structures along eastern site boundary; alterations to site levels and flood capacity groundworks and repair works to Frisby Jarvis and Farben Works buildings (amended plans received 14/09/2026)
20251646	58 Stoneygate Road	Approval of details reserved by Conditions 1 (brick), 2 (gates) attached to planning permission 20250601
20251816	Somerset Avenue, John O'Gaunt	Demolition of public house; construction of 10 two-storey dwellings (6x 3bed, 4x 2bed) (Class C3) (Amended plans)
20251820	58 Stoneygate Road	Approval of details reserved by Conditions 1 (brick) and 2 (gates) attached to Listed Building Consent 20250600
20260005	St Oswald Road, Land at east side of	Construction of 9 double padel courts and 2 single padel courts with canopies, two storey clubhouse
20260088	100 Sandhills Avenue, Hamilton Park Football Foundation Pavilion	Installation of replacement artificial pitch with associated boundary treatment, floodlighting and ancillary equipment to existing sports pitch (Class F2)
20260153	123 Abbey Lane	Construction of 3 (2 Storey) industrial units (Class E(G)(iii)/B2/B8); associated landscaping, parking, vehicular access onto classified road Abbey Lane), infrastructure (amends received)
20260636	Hinckley Road, Western Park Open Air School	Variation of condition 19 (Use restriction buildings 1 - 7) attached to planning permission 20202126 (Change of use to office (use class E(g)(i)) and community building with cafe; demolition of two buildings and fire damaged elements; construction of three new elements/extensions; construction of bridge over watercourse; new internal driveway and external lighting) to allow greater flexibility in the use of Buildings 1-7 to all Class E uses
20260740	1 Sanvey Gate	Variation of condition 20 (Plans) attached to planning permission 20241618 (for change of use from industrial & warehouse units, construction of mezzanine floor, new windows & doors, to create a place of worship (Class F.1)), to allow for: overnight accommodation for ministers, revised car parking, storage, air handling unit with louvres on the west elevation, glass top to a staircase
20260742	Humberstone Road, St Matthews Service Station	Demolition of existing structures; installation of new fuel pumps, canopy, kiosk building, Air Serv units; car parking; landscaping; vehicular access onto classified road and associated works to existing service station (Sui Generis)
20260858	144 - 146 Checketts Road, Shop	Retrospective change of use from shop (Class E) to hot food takeaway (Sui Generis); installation of extraction flue at rear; canopy and seating area at front
20260871	Northgate Street, Soar Lane, Leicester Waterside	Variation of conditions 6 (ventilation strategy), 9 (Energy), and 17 (Approved Plans Condition) attached to planning permission 20231899 (Details of appearance, landscaping, layout and scale of supported housing building (Class C2) and electricity sub-station (being matters reserved by Outline permission 20172480). (Amended plans)(s106 agreement)); modification of S106 Planning Obligation attached to planning permission 20231899
20261011	19-23 Gamel Road	Change of Use of Existing Stores/Garage to a Shop; alteration; glass shop front (Class E)
20261051	151 Abbey Lane	Partial demolition of building; change of use from tool hire centre (Sui Generis) to two commercial units with ancillary first floor storage (1 x flexible drive-through unit including café/ restaurant (Class E) and hot food takeaway (Sui Generis); 1x flexible unit including commercial (Class E) and hot food takeaway (Sui Generis); removal of cladding, installation of external fire escape, replacement windows and doors, installation three EV chargers, substation and waste storage area to front; landscaping, fencing, alterations

Ref	Location	Proposal
20261086	Claremont Methodist Church, Claremont Street	Retrospective construction of single storey extension at side; alterations to building (Class F1)
20261114	442 Thurmaston Boulevard	Change of Use from Industrial Processes (Class E) to General Industrial (Class B2); installation of plant equipment to the building exterior and yard
20261177	9 The Parkway	Demolition of existing garage; change of use of ground floor shop and flat above (3 beds) to three flats (3 x 1 bed) (Class C3); construction of single storey extension at side and rear; bin store and cycle rack at rear; alterations
20261234	11 Bath House Lane, Unit R3 Highcross	Installation of one internally illuminated digital media screen on the west elevation of the building
20261325	99 Raw Dykes Road	Installation of three non illuminated fascia signs; one externally illuminated fascia sign; one internally illuminated fascia sign; one internally illuminated projecting sign; eleven window graphic infills; four wall poster cases; to shop (Class E)
20261379	92 Bale Road	Retrospective construction of single storey extension at rear of dwellinghouse (Class C3)
20261399	314 Welford Road	Installation of one internally illuminated fascia sign; one internally illuminated freestanding sign (amendments received 18/09/2026).
20261364	39 Morland Avenue	Notification of works to one (1) tree with tree preservation order (TPO 393)
20261284	165 Barclay Street, Barclay House	Notification of works to three (3) trees with tree preservation order (TPO 530)
20261279	1 Hesketh Avenue	Notification of works to one (1) tree with tree preservation order (TPO 413)
20261241	Woodborough Road, Land at Rear Of 2-4	Notification of works to three (3) trees with tree preservation orders (TPO 180)
20261219	5 Ashford Court, Elmsleigh Avenue	Notification of works within the root protection area of four (4) trees with tree preservation order (TPO 1)
20261218	Infirmery Close	Notification of works to seven (7) trees with tree preservation order (TPO 397)
20261210	Lancaster Place, Leicester Central Fire Station	Notification of works to two (2) trees with tree preservation orders (TPO 472)
20261204	Portland Towers, Land Adjacent Portland Lodge	Notification of works to two (2) trees and one (1) group of trees with tree preservation orders (TPO 50)
20261202	17 Danehurst Avenue	Notification of works to one (1) tree with tree preservation order (TPO 75)
20260480	16 Stoneygate Avenue	Notification of works to one (1) tree with tree preservation order (TPO 17047)
20212437	440 London Road	Felling of one (1) tree protected by Tree Preservation Order (TPO) 144