



Leicester
City Council

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Planning & Development Control Committee

Date 9th August 2011

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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36	5	20110861	BEAUMONT LEYS LANE, SITE OF FORMER BEAUMONT LEYS INN	PNW	AB	CO
19	-	20110816	GROCOT ROAD, PILGRIM GARDENS	PSE	EV	CO
25	4	20110846	REGENT COLLEGE, LANCASTER ROAD	PM	CA	CO

Recommendation: Conditional approval	
20110384	95 LANSDOWNE ROAD, REAR OF
Proposal:	RESIDENTIAL DEVELOPMENT OF THREE HOUSES (2 X 2 BED, 1 X 3 BED) (CLASS C3) (AMENDED PLANS)
Applicant:	MR P HANNA
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	30 May 2011
RMF	WARD: Freeman

Page Number on Main Agenda: **05**
Amended Description: **Yes – Amended Plans added**

Amended Recommendation: **No**

New Note to Applicant Note 3 re highway works, see below.

Further Considerations **None**

NOTES FOR APPLICANT

- The Highway Authority's consent is required for all works on or in the highway. You are required to submit the highway approval form (Form 1) which can be found on our website. Failure to complete this application form and provide adequate notice may result in delay to the development works.

Recommendation: Conditional approval	
20110508	89 STONESBY AVENUE
Proposal:	SUBSTITUTION OF HOUSE (1 X 3 BEDS) WITH GROUND FLOOR SHOP (CLASS A1) AND SELF-CONTAINED FLAT ABOVE (1 X 2 BEDS) (CLASS C3) (AMENDMENT TO PLANNING CONSENT 20100636 - FOUR HOUSES (4 X 3 BEDS)) (AMENDED PLANS) (S106 AGREEMENT)
Applicant:	MR N RANA
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	31 May 2011
SPV	WARD: Eyres Monsell

Page Number on Main Agenda: **10**

Amended Description: **No**

Amended Recommendation: **No**

Amended/New Conditions: **Yes**

Condition 3 amended to include wording about no deliveries or servicing to take place from the forecourt.

New Condition 4 to clarify no plant to be installed without planning permission.

Former Condition 4 renumbered as Condition 5.

Representations:

The Service Director for Environmental Services (noise team) states that to protect local residential amenity, the following conditions should be attached to any approval:

- No deliveries outside the hours of 7.30 and 22.30 hours Monday to Friday and between 08.00 and 22.00 hours Saturdays and Sundays,
- Opening hours to be restricted from 07.30 - 23.00 hours daily,
- No noise or vibration from plant or equipment on-site to be perceptible in adjoining properties.

The highway authority have clarified that while it is possible to restrict parking or waiting in the area with traffic regulation orders, there are no such plans in place to do so.

Further Considerations:

I do not consider it would be reasonable to restrict the hours of use to a shop and the restriction on delivery times, while desirable, would not be practically enforceable.

I share concerns however over the potential impact of noise from plant, rather than controlling this by condition, I propose to add a condition to prevent the installation of plant without first gaining planning permission. This will allow the authority to assess the impact of any future plant on neighbouring properties.

CONDITIONS

3. Before the development is occupied, the bollards to the forecourt of the shop, shown on the approved plans shall be installed and retained as such thereafter. The forecourt area shall not be used for customer parking or for deliveries or other servicing of the shop. (In the interests of highway safety and in accordance with policy AM01 of the Development Plan.)
4. No plant shall be installed at the shop without the benefit of planning permission. (To protect the residential amenity of the occupiers of nearby residents and in accordance with policy PS10 of the City of Leicester Development Plan.)
5. This consent shall relate to the plans approved under application 20100636 and to the amended plans received by the City Council as local planning authority on 7 July 2011, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

Recommendation: Conditional approval	
20110731	15B EVINGTON LANE
Proposal:	DEMOLITION OF BUNGALOW, ONE TWO STOREY HOUSE (1 X 5 BED), DETACHED GARAGE (CLASS C3)
Applicant:	MR NAEEM MOHAMMED
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	16 August 2011
WJJ	WARD: Stoneygate

Page Number on Main Agenda: 14

Amended Description: No

Amended Recommendation: No

Representations

Ten further objections have been received. The issues raised are addressed in the earlier report.

Further Considerations

The existing house is approximately 4.4m high to the ridge. The new house will be just under 6.9m high to the ridge. These figures take into account the level changes for part of the new house. The new house will therefore be approximately 2.5m higher to the ridge of the roof than the existing house.

Recommendation: Conditional approval	
20110846	LANCASTER ROAD, REGENT COLLEGE
Proposal:	3, 5 AND 6 STOREY MEDICAL TEACHING/RESEARCH/OFFICE BUILDING (Class D2) AND SPORTS PITCH (AMENDED PLANS), (SECTION 278 AGREEMENT).
Applicant:	UNIVERSITY OF LEICESTER
App type:	Operational development - full application
Status:	Largescale Major Development
Expiry Date:	27 August 2011
SSB	WARD: Castle

Page Number on Main Agenda: 25

Amended Description: Yes
(AMENDED PLANS)
(SECTION 278 AGREEMENT) added

Amended Recommendation: No

Amended/New Reasons/Conditions/Notes No

Representations

Leicester Civic Society objects to the planning application as they have requested that Regent College be listed by English Heritage. They conclude that the decision should be deferred until English Heritage respond. Furthermore they are concerned that: -

- The application is premature in the light of the request for listing;
- Contrary to City Council policies;
- Has a negative impact upon the Green Space and the New Walk Conservation Area;
- It does not address the loss of a sports playing field

Further Considerations

There is no requirement for the application to be delayed. Furthermore English Heritage has been consulted and has not objected to the proposal.

Correction Only 1 TPO tree to be removed as it to the entrance to the site.

Recommendation: Conditional approval	
20110861	BEAUMONT LEYS LANE, SITE OF FORMER BEAUMONT LEYS INN
Proposal:	DEMOLITION OF DETACHED BUILDING (CLASS A4); THREE STOREY RESIDENTIAL CARE HOME (60 BED) (CLASS C2); ASSOCIATED PARKING AND LANDSCAPING (AMENDED PLANS)
Applicant:	IDEAL CARE HOMES LTD
App type:	Operational development - full application
Status:	Smallscale Major Development
Expiry Date:	31 August 2011
SSA	WARD: Abbey

Page Number on Main Agenda: 35

Amended Description: Yes

Amended Recommendation: No

Amended condition: 42

Representations

The applicant has advised that the proposal is for a residential care home and not a nursing home although they appreciate that both the uses fall within Class C2. The proposal would provide care for an age range of 70+ and therefore staffing numbers are more limited as is visitor frequency, compared to the other C2 uses such as nursing homes.

Further Considerations

Correction on page 38 under Design and visual amenity, second paragraph, line one should read 'The revised scheme also incorporates the footway link to the eastern edge and not the western edge.....

The assessment of the application has been for a class C2 use regardless of whether the proposal would be used as a residential care home or a nursing home. Nevertheless, the description has been amended including the reference to a nursing home in condition 13 to reflect the proposal.

CONDITIONS

13. Prior to occupation of the residential care home, details of a Travel Plan shall be approved by the city council, as the local planning authority, and implemented in accordance with the approved details upon occupation. The Travel Plan shall cover all travel for residents, visitors, staff and deliveries to promote sustainable travel to local amenities. The plan shall include a parking management plan to control both on and off site parking. (To promote sustainable forms of travel in accordance with Core Strategy Policy CS15 and policy AM12 of the City of Leicester Local Plan.)