



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date:10th January 2018

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

ADDRESS ORDER

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13	2	20171563	25 Edgehill Road
20	3	20171883	Brookfield, 266 London Road
38	6	20171911	St Georges Church, Rutland Street

Recommendation: Conditional approval	
20171563	25 EDGEHILL ROAD
Proposal:	CONSTRUCTION OF 1ST AND 2ND FLOOR EXTENSION TO PROVIDE ANCILLARY OFFICE; KITCHEN AND DINING FACILITIES TO PLACE OF WORSHIP AND COMMUNITY HALL (CLASS D1); ALTERATION TO GROUND FLOOR (AMENDED PLANS REC'D 14/11/17)
Applicant:	RCCG, COVENANT OF GRACE PARISH
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	12 January 2018
SSB	WARD: Troon

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Further Considerations

Clarification: Notwithstanding the hours of use referred to on pages 14 and 17 of the report, the hours of use agreed with the applicant are as recommended in condition 4 (0800 to 2100 daily).

The applicant has confirmed that there is no intention to increase the number of worshippers and the prayer hall is to be retained at its current size.

Recommendation: Conditional approval	
20171883	UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD
Proposal:	DEMOLITION OF PARTS OF BUILDINGS; CONSTRUCTION OF SINGLE STOREY AND THREE STOREY EXTENSIONS TO SIDE; PEDESTRIAN ACCESS; ASSOCIATED LANDSCAPING; REMOVAL OF TWELVE TREES (CLASS D1) (AMENDED 29.11.17)
Applicant:	THE UNIVERSITY OF LEICESTER
App type:	Operational development - full application
Status:	Smallscale Major Development
Expiry Date:	12 January 2018
TEI	WARD: Stoneygate

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Amended Conditions:

Condition 2 to include the words *The chimney shall be constructed in accordance with the agreed details.*

Condition 10 to begin *A) Prior to ...*

Condition 11 to omit the words “and spread” and “trees” from “(i)

Representations

One further objection:

- students have not been properly consulted on the proposal
- has driven away some staff resulting in a reduction in the quality of the teaching and existing staff being overworked.
- proposal encourages the use of an unsafe pedestrian route through Victoria Park
- facilities to be provided too small, particularly the proposed lecture theatre.

The agent has provided further details of the proposed use and responded to this and earlier representations:

- consultation exercises carried out with staff, students and the wider community.
- the route through Victoria Park is not the only route for pedestrians to use and that other routes will be identified in the Travel Plan Statement.
- the University is also developing a timetable that minimises transit between the two sites and are developing a direct fibre link between Brookfield and the main campus.
- the University will ensure the facilities can be booked for community use, provides existing security arrangements at the site will remain

- construction and traffic management plans will be agreed ahead of construction.

Further Considerations

Whether the proposal results in a reduction of staff is not a material consideration on the planning application. The other issues are covered in the report.

Conditions

2. Before the chimney to the north of the lecture theatre is constructed details of the chimney at a recognised scale of 1:10 shall be submitted to and agreed by the City Council as local planning authority. The submission should include details of the final design, location, materials and construction method of the chimney. The chimney shall be constructed in accordance with the agreed details. (To ensure that the development hereby approved preserves the character and appearance of the Stoneygate Conservation Area, in accordance with Policies CS03 and CS18 of the Leicester Core Strategy.)

10. A) Prior to the commencement of development a programme of archaeological work including a Written Scheme of Investigation in respect of a watching brief (including a requirement for further excavation if necessary) shall be submitted to and agreed in writing by the City Council as local planning authority. The scheme shall include an assessment of significance and research questions; and:
 - (1) the programme and methodology of site investigation and recording;
 - (2) the programme for post-investigation assessment;
 - (3) provision to be made for analysis of the site investigation and recording;
 - (4) provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - (5) provision to be made for archive deposition of the analysis and records of the site investigation;
 - (6) nomination of a competent person or persons or organization to undertake the works set out within the Written Scheme of Investigation.

(B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under (A) above.

(C) The development shall not be occupied 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 (A) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless agreed in writing with City Council as local planning authority. (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).

11. Before the development authorised by this permission is begun, a detailed landscape and ecological management plan (LEMP) showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and agreed in writing with the City Council as local planning authority. This scheme

shall include details of: (i) the position of all existing 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, including details of the entrance gates; (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 such as pond creation, design and planting including a management scheme to protect habitat during site preparation and post-construction. ix) details of planting design and maintenance of green roof; x) details of 6 X (2FN Schweglar Bat Box) and (3 x 1B Schweglar Nest Box, 2 x 3S Schweglar Starling Nest box and 1 x No. 5 Schweglar Owl Box) to be erected on buildings under the guidance and supervision of a qualified ecologist.

The approved LEMP shall 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 in accordance with City of Leicester Local Plan policy UD06 and Core Strategy policies CS03 and CS17).

Recommendation: Conditional approval	
20171911	ST GEORGES CHURCH, RUTLAND STREET
Proposal:	LANDSCAPING; REMOVAL OF 21 TREES INCLUDING 2 PROTECTED BY TREE PRESERVATION ORDER; DEMOLITION OF WALL; PARTIAL REMOVAL AND RELOCATION OF RAILINGS; INSTALLATION OF GATE (AMENDED 07.12.17)
Applicant:	LEICESTER CITY COUNCIL
App type:	City Council Regulation 3
Status:	Minor development
Expiry Date:	12 January 2018
TEI	WARD: Castle

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Amended conditions

Condition 10 has been amended to include the date of receipt of amended plans.

Representations

The Wildlife Trust have followed up their earlier representation suggesting that pipistrelle bats be changed to “all bats” and that “bat activity surveys” are required.

Two representations in support not included in the main report. They reported incidents in and around the churchyard that endangered the safety of staff and visitors at the Curve and the security of the LCB Depot.

An additional objection

- impact of the proposal on air quality
- the consultation showed that opposition was in the majority.

Further representation from the Friends of the Earth:

- concern that their findings on air quality have been dismissed as not being evidenced
- replacement of trees will not be the same species, not be mature and will not reach the same height at maturity
- replacement trees will be planted at unspecified times and in unspecified places.
- concern over the impact on the wildlife habitat
- draws attention to other objections made by the Leicestershire and Rutland Wildlife Trust and the Civic Society.

Cllr Myers supports the proposal:

- the City Council should encourage spaces that are widely used where commercial, cultural and residential space can be enjoyed alongside open, public spaces.

- the Cultural Quarter is well on the way to doing this but the churchyard is a barrier to this
- the fenced off churchyard and poor amount of light caused by the tree canopy as contributory factors to workers and residents avoiding this space
- there is great potential to develop the churchyard into one of the city's great green public open spaces.

A statement from the applicant explains how 'Delivering a High-Quality Public Realm Scheme at St George's Churchyard' is detailed as Theme 2-Action 2 of the City Council's 'St George's Cultural Quarter: Action Plan (2016-2020)'.

Further Considerations

In relation to the further comments from the wildlife Trust, officers are satisfied that issues relating to bats are adequately covered.

Defra procedures for measuring air quality require data to be collected for longer than a month with diffusion tubes used in triplicate. Officers do not accept that the data collected by Friends of the Earth is robust.

I have been advised that currently there is no effective methodology to assess levels of increase of pollution from the removal of trees. However, the Leicester Air Quality Management Plan describes how the majority of Nitrogen Dioxide (NO₂) comes from road traffic emissions along major routes in the city.

The site is set 65 metres away from the nearest part of St Georges Way, is well screened by buildings to the north, south and west, will retain 41 trees and the proposal will not result in any additional vehicular traffic. As such an increase in levels of NO₂ of 8µg/m³ would appear unlikely.

A strategic siting for replacement trees could support the objectives of the Air Quality Management Plan.

Condition 6 requires that details of the species and locations of the replacement trees be submitted to and agreed prior to the commencement of development.

I acknowledge that the proposal aims to deliver Action 2 of Theme 2 of the St George's Cultural Quarter: Action Plan (2016-2020) but I note that the Action Plan is not an adopted planning document.

CONDITIONS

10. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 07.12.17, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)