



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 21st June 2023

**SUPPLEMENTARY REPORT ON APPLICATIONS AND
CONTRAVENTIONS:**

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APPLICATION ORDER**

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15		20230514	2 Maidenwell Avenue, Land at Tesco Extra	HH

Recommendation: Conditional approval	
20220654	88 Woodgate, Car Wash Adjacent
Proposal:	Demolition of existing car wash (Sui Generis); Construction of a four storey and a part three and part four storey building comprising 39 flats (30 x 1bed, 9 x 2bed) (Class C3); associated parking and landscaping (amended plans)
Applicant:	Mr D Murphy
App type:	Operational development - full application
Status:	
Expiry Date:	22 June 2023
PK	WARD: Fosse

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Amended Description: No

Amended Recommendation: Deferred

Representations

Additional representation from Cllr Waddington concerning residents parking permits for future occupiers of the development.

Further Considerations

This issue is not fully addressed in the report and needs further consideration in the context of the recent consultation on a potential residents parking zone between Bonchurch Street and Woodgate.

Recommendation: Conditional approval	
20222453	2-4 St Georges Way
Proposal:	Change of use from offices (Class E) to hotel (14 Bed) (Class C1); construction of additional storey to create two additional bedrooms
Applicant:	HSK Property Management Limited
App type:	Operational development - full application
Status:	
Expiry Date:	23 June 2023
TEI	WARD: Castle

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New Condition

The development shall not commence until plans at a scale of 1:10 or 1:20 for the following have been submitted:

- a) window and door section details for the proposed fourth floor extension,*
- b) window reveals for the fourth floor extension,*
- c) eaves details for the flat roof of the fourth floor extension,*
- d) the chrome rails and tinted glass panels above the third floor,*

and approved by the City Council as local planning authority. The development shall be carried out in accordance with these agreed details. (To preserve the character and appearance of the Granby Street Conservation Area and the significance of the Grade II listed Blunts and YMCA buildings, and in accordance with Core Strategy policy CS18.)

Representations

The agent/applicant has responded to the publication of the Committee Agenda Report stating

- that they could accept a 'long term occupancy' condition limiting stays to a set number of months (2 months was given as an example in this response).
- They confirmed their intention to create a high quality boutique hotel with long term occupants not being the intended market. The response also noted that the Home Office typically uses much larger hotels outside of city centres and budget hotels to house asylum seekers.

Further Consideration

Amended plans have been received in relation to the eaves detailing. However, further work is required to ensure that these details are fully satisfactory to preserve the character and appearance of the Granby Street Conservation Area and the significance of the Grade II listed Blunts and YMCA buildings. As these are minor details these can be reserved by the recommended condition above. The agent/applicant has confirmed that they are content with the condition.

I consider that attaching a planning condition seeking to control length of hotel stays would not be necessary or reasonable and as such does not readily satisfy the tests for planning conditions.

CONDITIONS

1. START WITHIN THREE YEARS
2. The development shall not commence until the following measures are completed:
 - a) glazing to all first, second, third and fourth floor windows on the front elevation that achieves a minimum acoustic performance of 43dB Rw + Ctr as detailed at paragraph 8 of page 3 of the Noise Assessment by Sanctuary Acoustics (November 2022)
 - b) ceiling insulation between the ground and first floor that achieves an acoustic performance equivalent to that of the "Ground to first floor structure with a tile-in-grid ceiling" shown at Figure 22, or "Ground to first floor structure with a suspended Fireline plasterboard ceiling" shown at Figure 23 of the Noise Assessment by Sanctuary Acoustics (November 2022)
 - c) wall insulation to all walls of the first, second, third and fourth floors that are adjacent to the Blunts Building that achieves an acoustic performance equivalent to that of the "1 x 15mm Soundbloc plasterboard on a resilient bar attached to a steel stud erected off the existing wall surface" shown at Figure 25 of the Noise Assessment by Sanctuary Acoustics (November 2022)These measures shall be retained as such and at the same minimum performance indicated above for the lifetime of the development.
(In the interests of the amenities of future guests, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.)
3. The development shall not commence until details of mechanical ventilation that allows for 4 air changes per hour and does not exceed 30dB(A) in bedrooms, and 35dB(A) in all guest bedrooms rooms are submitted to and approved in writing by the local planning authority.
These measures shall be retained as such and at the same minimum performances indicated above for the lifetime of the development.
(In the interests of the amenities of future occupiers, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan.)
4. The development shall not commence until plans at a scale of 1:10 or 1:20 for the following have been submitted:
 - a) window and door section details for the proposed fourth floor extension,
 - b) window reveals for the fourth floor extension,
 - c) eaves details for the flat roof of the fourth floor extension,
 - d) the chrome rails and tinted glass panels above the third floor,and approved by the City Council as local planning authority. The development shall be carried out in accordance with these agreed details. (To preserve the character and appearance of the Granby Street Conservation Area and the significance of the Grade II listed Blunts and YMCA buildings, and in accordance with Core Strategy policy CS18.)

5. The development shall not commence until the following has been submitted:
 - a) a sample of the metallic zinc cladding to be used for the fourth floor extension,
 - b) a sample of the material to be used for the roof of the fourth floor extension,
 - c) a sample of the textured render to be used for the front elevation,
 - d) a sample of the brick cladding to be used for the side elevation,
 - e) a sample of the chrome and tinted glass to be used for the balcony above the third floor,and approved by the City Council as local planning authority. The development shall be carried out in accordance with these agreed details. (To preserve the character and appearance of the Granby Street Conservation Area and the significance of the Grade II listed Blunts and YMCA buildings, and in accordance with Core Strategy policy CS18.)

6. The development shall not come into use until a Delivery, Servicing and Waste Management Plan has been submitted to and approved by the City Council as local planning authority. The Delivery, Servicing and Waste Management Plan shall include:
 - a) a schedule of weekly dates and times for deliveries and waste collections
 - b) arrangements for deliveries and waste collections (including notification of vehicle arrival to staff and collection points shown on a plan and noted in the schedule required under a) above)
 - c) a schedule of anticipated routine servicing throughout an annual period
 - d) the name/role and contact details of the responsible person or single point of contact delegated to oversee the Delivery, Servicing and Waste Management Plan.The Delivery, Servicing and Waste Management Plan shall be operated from the date of the development coming into use and shall be maintained throughout the lifetime of the development.
(In the interests of the proper functioning of the highway and the residential amenity of neighbouring properties and in accordance with Core Strategy policy CS14 and saved City of Leicester Local Plan policy PS10).

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

Proposed Site Plan, ref. no. 22035-DSA-XX-XX-DR-A-003, received 26.04.2023

Proposed Floor Plans, ref. no. 22035-DSA-XX-XX-DR-A-004, received 21.12.2022

Proposed Elevations and Section A-A, ref. no. 22035-DSA-XX-XX-DR-A-005, received 26.04.2023

Existing and Proposed Street Elevations, ref. no. 22035-DSA-XX-XX-DR-A-006, received 26.04.2023

Waste Management Plan, ref. no. 22035-DSA-XX-XX-DR-A-007, received 26.04.2023

(For the avoidance of doubt).

NOTES FOR APPLICANT

1. Any changes to Condition 6 ('Delivery, Servicing and Waste Management Plan) will require a subsequent application to agree details of this condition.
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 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 2021 is considered to be a positive outcome of these discussions.

Policies relating to this recommendation

2006_AM01	Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
2006_AM02	Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
2006_AM11	Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2014_CS12	In recognition of the City Centre's role in the City's economy and wider regeneration, the policy sets out strategies and measures to promote its growth as a sub-regional shopping, leisure, historic and cultural destination, and the most accessible and sustainable location for main town centre uses.
2014_CS14	The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage

congestion and air quality, and accommodate the impacts of new development.

2014_CS18

The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

Recommendation: Conditional approval	
20230514	2 Maidenwell Avenue, Land at Tesco Extra
Proposal:	Construction of drive-thru restaurant including hot food takeaway (Class E & Sui Generis) to south of supermarket and carpark; associated landscaping; access (Amendments received 17th April 2023)
Applicant:	Boparan Restaurant Group
App type:	Operational development - full application
Status:	
Expiry Date:	22 June 2023
CY1	WARD: Humberstone & Hamilton

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Amended Recommendation: Defer

Representations

Representation has been made by Cllr Bonham regarding the relationship between the proposal and the local Park and Stride initiative.

Further Considerations

I consider that more information is required regarding the highways impact and parking in relation to the Park and Stride initiative and recommend the application is deferred.