



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 04/10/23

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER**

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15	2	20230514	2 Maidenwell Avenue, Land at Tesco Extra	HH
5	4	20230944	103 Northdene Road	KN

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:	5 October 2023
CY1	WARD: Humberstone & Hamilton

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Amended Description: No

Amended Recommendation: No

Representations

4 further objections have been received from 4 addresses within the Local Authority area raising the following points:

1. Querying what happened to the previous approved scheme in 2014.
2. Concerns regarding existing vermin and litter issues.
3. Concerns regarding increase in drive thru's in the area.
4. Concerns regarding lack of adequate entrances to the existing supermarket.
5. Health implications for children and proximity of takeaway to neighbouring schools.
6. Added congestion.
7. Concerns regarding increased noise and pollution.
8. Anti-social behaviour.
9. Requests gym and salon are proposed in place of takeaway.
10. Requests engagement with community and consider input when making this decision.

Further Considerations

Matters regarding the previous 2014 application, vermin, litter, provision of drive thru's in area, congestion, noise, antisocial behaviour, and the request for an alternate use in place of the drive thru have been dealt with in the officer report.

With regards to the lack of adequate entrances/ exit to the existing supermarket, this relates to the previous application [REF] and this would not be altered nor is it considered that the scheme would exacerbate existing access arrangement to the car park.

With regards to the health implications of the proposal for children and the proximity to the neighbouring schools, National Planning Practice Guidance states that '*Planning policies and supplementary planning documents can, where justified, seek to limit the proliferation of particular uses where evidence demonstrates this is appropriate*'. However there is no local policy or supplementary document that restricts these types of uses near to schools.

With regards to the requests for community engagement in reaching this decision, publicity has been carried out in accordance to statutory regulations within the Development Management Procedure Order and Leicester City Council Statement Of Community Involvement.

Recommendation: Conditional approval	
20230944	103 Northdene Road
Proposal:	Change of use from dwellinghouse (1x3 bed) (Class C3) to residential care home (Class C2) (amended plans and details received 14/09/2023)
Applicant:	Blue Valley Care
App type:	Operational development - full application
Status:	
Expiry Date:	5 October 2023
RB	WARD: Knighton

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Representations

A further letter of objection has been received from an address that has not objected previously, which brings the total of objections to 21 from 11 different addresses. The issues raised in the objection include the principle of a C2 use in a residential area, the loss of family housing, the impact on the character and appearance of the area, the increase in the number of vehicles, non-compliance with the vehicle parking standards and the inadequacy of the proposed internal wall insulation.

Consideration

The report addresses the above concerns. However, the below provides additional detail to the additional comments.

The noise pollution team are satisfied that the impacts of the proposal in relation to noise are acceptable.