



Leicester
City Council

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Planning & Development Control Committee

Date : 21st August 2024

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER**

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Supplementary (Late Items) Committee Report

20240579		
62 Evington Valley Road, Unit 14 Ground Floor		
Proposal:	Retrospective application for change of use of the ground floor from religious, education and community use (Use Class F2) to wedding and events venue (Sui generis), external alterations to the front facade	
Applicant:	Mr Salman Patel	
App type:	Operational development - full application	
Status:		
Expiry Date:	23 August 2024	
ACB	TEAM: PE	WARD: Stoneygate

Amended Description: No

Amended Recommendation: No

Representations

Two further representations have been received in support of the application.

The first of the two representations is by a neighbour who notes that an objection submitted in his name is misleading. He notes that he did not object to the application and that he and his family are in support of the application, do not consider that the use has much of an impact on local parking capacity and that the noise mitigation measures in the application are welcomed.

The second of the two representations is from another neighbour in support of the proposal noting that he has not witnessed any fireworks in the last two years, no signs of late-night cooking and no unacceptable impacts on local parking capacity.

An objector to the application has submitted further objections and supporting photographs setting out the following concerns in respect of the application

- Insufficient consultation
- Operation without planning permission
- Commercial and fund raising uses which do not benefit local community in the same way the authorised use as a place of worship would, and are more disruptive and intensive
- Nuisance associated with noise, litter, flares, smoke guns/fireworks, music, drums, traffic, parking, lighting, barbeques which exceed acceptable levels as set out in the Noise Impact Assessment
- Stalls are retail uses and food preparation does not fall within F2 use

- Incorrect and misleading transport statement; insufficient parking and impacts on pedestrian safety and traffic collisions in the area
- Parking provision on the site not made available for residents use
- Cumulative impacts of other uses in the area
- Inconsistent and inappropriate hours of use
- Poor waste management and food preparation and licensing issues

Further Considerations

The above representations noting no objections and in support are noted.

In terms of the further objection, appropriate consultation was undertaken. The scope of activity referred to above is considered to be capable of being accommodated within the use class applied for.

The other issues raised above are considered to be covered by the officer considerations in the Report.

The officer's recommendation for conditional approval remains unchanged.