



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

**Date: 22nd January
2025**

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

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27	2	20241499	76 Peters Drive	Thurncourt
21	3	20241667	Broadway Hotel 263-265 Abbey Lane	Abbey

Recommendation: Conditional approval	
20241499	76 Peters Drive
Proposal:	Installation of window at front; construction of single storey extension at front and rear; two storey extension at side and rear of house (Class C3); alterations
Applicant:	Mr E Alli
App type:	Operational development - full application
Status:	
Expiry Date:	14 November 2024
DJ	WARD: Thurncourt

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Updated Information

Further to amended plans being received on 20/01/2025, the concerns raised by the planning department have been resolved, meaning that the application can be recommended for conditional approval.

As the change in decision overcomes the concerns raised by Councillors who requested the decision be made via committee, the application is **recommended to be removed from the agenda** and will subsequently be determined via delegated decision.

RECOMMENDATION

That the application is withdrawn from this agenda.

Recommendation: Conditional approval	
20241667	Broadway Hotel 263-265 Abbey Lane
Proposal:	Retrospective application for the construction of timber canopy at rear of bar and restaurant (Class E)
Applicant:	Mr P Singh
App type:	Operational development - full application
Status:	
Expiry Date:	24 January 2025
LKL	WARD: Abbey

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Amended Description: No

Amended Recommendation: No

Amended/New Reasons/Conditions/Notes: No

Representations

Three further emails from the same objector have been received raising the following concerns:

- Noting liquids leaking into garden of number 68 Beaumanor Road (photos provided), vermin, and odour pollution.
- Noise pollution through late night garden parties held (video provided).
- Anti-social behaviour including trespassing into their property and damage to their property.
- Impact on the value of property
- Requesting if any concerns are not material planning considerations that they be passed onto the relevant departments within the City Council.

Further Considerations

In response to the above concerns:

- Concerns regarding hygiene have been passed over to the Food Licensing Team who have confirmed that compliance checks will be made and subject to any required actions being implemented, they would have no objections
- The Noise Pollution Team was consulted in the application and have no objections. As noted in the report, there is no proposal to extend opening hours and noise impacts are considered to relate to the main authorised use

of the premises as a public house, which is not a matter for consideration in this application.

- Issues relating to anti-social behaviour, trespass and property damage is a civil matter between the parties involved, in which the council cannot intervene, it is recommended that the objector seeks their own legal advice in this matter and contacts the Police in respect of concerns.

- Impact on property values is not a material planning consideration
- the Building Control Team who have confirmed that the structure would not need Building Regulation Approval.