



Leicester
City Council

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 10 SEPTEMBER 2025 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)
Councillor Russell (Vice Chair)

Councillor Agath
Councillor Bajaj
Councillor Bonham

Councillor Chauhan
Councillor Joel
Councillor Kennedy-Lount

Councillor Modhwadia
Councillor Singh Patel

* * * * *

1. APOLOGIES FOR ABSENCE

Councillor Surti as Chair welcomed those present and led on introductions.

Apologies had been received from Councillors Kitterick, Cole, Mohammed and Moore.

It was noted that Councillor Bajaj, Bonham and Russell were present as substitutes.

2. DECLARATIONS OF INTEREST

Members were asked to declare any interests they had in the business on the agenda.

There were no declarations of interest.

3. MINUTES OF THE PREVIOUS MEETING

It was noted that the minutes of the previous meeting held on 23rd July 2025 would be presented at the next meeting.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair informed the Committee that according to the recommendations of officers in the supplementary addendum, Item 4 – 61 London Road, be removed from the agenda.

Further, the Chair noted that the order of the agenda had been changed to the following:

1. 30 East Street, St Johns House
2. 101-107 Ratcliffe Road
3. 8-14 Raymond Road & 234A Narborough Road
4. 104 Dumbleton Avenue

5. 20250833 - 30 EAST STREET, ST JOHN'S HOUSE

20250833 - 30 East Street, St Johns House

Ward: Castle

Proposal: Change of use of office building (Class E) to student accommodation (114 studios & 7 cluster flats) (Sui Generis); construction of single storey infill extension at front; parking, landscaping & alterations (amended plans 08/08/2025)

Applicant: Hannah Yates

The Planning Officer presented the report.

Ms Kirstie Clifton addressed the Committee and spoke in favour of the application.

Councillor Kitterick addressed the Committee and spoke in opposition to the application.

Members of the Committee considered the report and Officers responded to the comments and questions raised.

Councillor Agath entered the meeting, and the Chair informed them that they would be unable to vote on the current application due to not having been present for the item.

The Chair summarised the application and the points raised by Members of the Committee and moved that in accordance with officer recommendation, the application be approved. This was seconded by Councillor Russell and upon being put to the vote, the vote was tied, 4 votes for, and 4 votes against.

Upon being faced with a split vote, the Chair used their casting vote to vote in favour of the motion, and the motion was CARRIED.

RESOLVED: permission was granted subject to conditions and section 106 agreement.

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The building shall be maintained at all times from first occupation of the new use to meet the minimum facade sound insulation treatment in table 1 of the noise impact assessment (apex, ref 12135.1). (To avoid harmful noise impacts to future residents, in accordance with Local Plan 2006 saved policy PS11).
3. Prior to occupation of any units, either:
 - a) an assessment of overheating, (TM59 assessment) including details of ventilation arrangements that adequately mitigate overheating, shall have been submitted to and approved in writing by the local planning authority, or
 - b) details of mechanical ventilation that allows for 4 air changes per hour and does not exceed 30dB(A) in bedrooms, and 35dB(A) in living rooms shall have been submitted to and approved in writing by the local planning authority.Measures within the agreed details shall be implemented prior to occupation of the flats, 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. All building works shall incorporate dust mitigation methods detailed on pages 45-46 of the Air Quality Assessment (Tetra Tech, 784-B07567) (to ensure dust impacts to the surrounding area are mitigated, in accordance with Local Plan 2006 saved policy PS11).
5. Development and use of the site shall take place in full accordance with the Gateway One Fire Statement and RIBA Stage 2 fire strategy (OrionFire engineering, ref OF-001815-OFS-01). (To accord with article 9a of the Development management procedure order).
6. The development shall not be occupied until the approved store for refuse bins has been provided in full accordance with the approved plans and are accessible to all occupiers. The bin store shall be retained thereafter for the storage of refuse in connection with the use and occupation of the development and

all refuse bins shall be kept within the designated area other than on refuse collection days. (To ensure adequate facilities for the storage and collection of refuse and to protect the amenity of the area in accordance with saved policy H07 of the City of Leicester local plan and Core Strategy policy CS03).

7. The flats shall only be occupied by students enrolled on full-time courses at further and higher education establishments, or students working at a medical or educational institution as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up-to-date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority on demand at all reasonable times. (To enable the Local Planning Authority to consider the need for affordable housing in accordance with Core Strategy Policy CS07, and residential amenity standards for any alternative residential use in accordance with saved policies H07 and PS10 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS06, and parking provision in accordance with saved policies AM02 and AM12 of the City of Leicester Local Plan.)
8. Prior to commencement of operational development, specifications for all new external materials to be used shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in full accordance with the approved details (In the interests of visual amenity, and in accordance with Core Strategy policy CS03).
9. Development shall incorporate the energy efficiency measures as described within pages 12 to 14 of the submitted Energy Statement Ref: P7883-FUT-XX-XX-RP-ME-0001, such measures to be operational prior to first occupation and retained thereafter. No part of the development shall be occupied until evidence demonstrating satisfactory installation and operation of the approved scheme including on-site installation has been submitted to and approved in writing by the Local Planning Authority. (In the interests of securing energy efficiency in accordance with Policy CS02 of the Core Strategy).
10. Notwithstanding the submitted energy statement, details of connection to the Leicester District Energy Company (LDEC) district heat network shall be submitted to and approved in writing by the local planning authority, or should the use of district heating be proven to be unfeasible or non-viable, then details of alternative energy efficient, low carbon heating options shall be submitted to and approved in writing by the local planning authority. Development shall incorporate the further connection or heating infrastructure prior to first occupation and

retained thereafter. (In the interests of securing energy efficiency in accordance with Policy CS02 of the Core Strategy).

11. Prior to the first occupation of any studio or cluster flat, the occupiers of each of the studio or cluster flats and employees of the facility shall be provided with a 'Travel Pack'. The contents of this shall be submitted to and approved in writing in advance by the local planning authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers. (In the interest of sustainable development and in accordance with saved policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy).
12. No part of the development shall be occupied until secure and covered cycle parking has been provided in full accordance with the approved plans . The cycle parking shall be retained thereafter for its designated use. (In the interests of the satisfactory development of the site and in accordance with saved policies AM02 and H07 of the City of Leicester Local Plan).
13. Before the occupation of any part of the development, all parking areas shall be surfaced and marked out in full accordance with the approved plans. The parking areas shall be retained for parking and not used for any other purpose throughout the lifetime of the development. (To ensure that parking can take place in a satisfactory manner, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
14. The access onto Arnhem Street shall be retained for pedestrian and cyclist use only. Prior to the occupation of any part of the development, measures shall be implemented to prevent vehicular access into the site from Arnhem Street in accordance with details first submitted to and approved in writing by the local planning authority. (For the safety and convenience of pedestrians, cyclists and other road users, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
15. Recommendations within the Preliminary Ecological Appraisal and Roost Assessment (Arbtech) which require adherence to specified working procedures to protect or avoid disturbance for bats (page 7), birds (page 9) and hedgehog (pages 12 & 13) must be followed during the development works. (In the interest of avoiding harmful impacts to biodiversity in accordance with Core Strategy policy CS17).

16. Prior to commencement of works above slab level, details of the type and location of 3 x bird boxes (suitable for Swift) and 2 x bat boxes to be incorporated within the elevations of the proposed building shall have been submitted to and agreed in writing with the local planning authority. The locations should be determined by an ecologist who should also supervise their installation. The development shall be carried out in full accordance with the agreed details with the agreed features retained thereafter. (In the interest of biodiversity and in accordance with NPPF (2024), Policy CS 17 Biodiversity of the Core Strategy).
17. Should the development not commence within 24 months of the date of the last protected species survey (18/10/2024), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated biennially and any mitigation measures reviewed by the LPA until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000), the Habitat & Species Regulations 2017 and CS 17 of the Core Strategy).
18. Prior to commencement of development, a Biodiversity Gain Plan (BGP) shall be submitted to and approved in writing by the local planning authority. Development shall take place in full accordance with the approved BGP details. (To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990).
19. The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:
 - a) Description and evaluation of the features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims, objectives and targets for management;
 - d) Description of the management operations necessary to achieving aims and objectives;
 - e) Preparation of a works schedule, including annual works schedule;
 - f) Details and a timetable of the monitoring needed to measure

the effectiveness of management;

g) Details of the persons responsible for the implementation and monitoring;

h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and

i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain.

(To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990).

20. Prior to commencement of development, an Arboricultural Method Statement (AMS) shall be submitted to and agreed in writing with the local planning authority. The AMS shall include: A schedule and specification of tree removal and pruning works; Specifications for tree protection barriers and ground protection; Procedures for any specialist construction techniques / any supervised excavations within RPAs; Phasing of work; Site monitoring (where required); a Tree Protection Plan & details of the new tree planting with a specific management plan. Development shall take place in full accordance with the approved arboricultural method details. (To ensure satisfactory development of the site with regard to arboricultural considerations in accordance with Local Plan saved policy UD06).
21. Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. No flat shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy).
22. Prior to the commencement of development details of drainage, shall be submitted to and approved by the local planning authority. No flat shall be occupied until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate

drainage is installed in accordance with policy CS02 of the Core Strategy).

23. a) Prior to the commencement of development, the site shall be investigated for the presence of land contamination in accordance with paragraph 6.3 of the submitted preliminary risk assessment (IDOM, ref PRA-22691-24-364), and a Site Investigation Report incorporating a risk assessment and, if required, scheme of remedial works to render the site suitable and safe for the development, shall be submitted to and approved in writing, by the local planning authority.
- b) Prior to the occupation of any flat, the approved remediation scheme shall be implemented, and a completion report shall be submitted to and approved in writing, by the local planning authority.
- c) Prior to the occupation of any flat, any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works carried out and approved in writing, by the local planning authority. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, pets, service lines and pipes, adjoining land, ground waters and surface waters, ecological systems; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PS11 of the City of Leicester Local Plan.)
24. Development shall be carried out in full accordance with the following approved plans:
- 273-DEN-ZZ-ZZ-DR-A-4002 Proposed Cycle & Bin Store
Revision A received 23 May 2025
- 273-DEN-ZZ-ZZ-DR-A-3000 Proposed Sections Revision D
received 9 June 2025
- 121-DAC-PL-001 P3 Landscape General Arrangements
Revision P3 received 8 August 2025
- 121-DAC-PL-002 P3 Detailed Planting Plan 1 of 2 Revision
P3 received 8 August 2025
- 121-DAC-PL-003 P3 Detailed Planting Plan 2 of 2 Revision
P3 received 8 August 2025
- 273-DEN-00-ZZ-DR-A-1002 Proposed Site Plan Revision K
received 8 August 2025

273-DEN-ZZ-ZZ-DR-A-2002 Proposed Floor Plans 1 of 2
Revision J received 8 August 2025
273-DEN-ZZ-ZZ-DR-A-2003 Proposed Floor Plans 2 of 2
Revision J received 8 August 2025
273-DEN-ZZ-ZZ-DR-A-4003 Proposed Elevations Revision F
1 of 2 received 8 August 2025
273-DEN-ZZ-ZZ-DR-A-4004 Proposed Elevations Revision F
2 of 2 received 8 August 2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. 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/or 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 2024 is considered to be a positive outcome of these discussions.
2. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at:
<https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>
As this is a new document it will be kept under review. We therefore invite comments from users to assist us in the ongoing development of the guide.
3. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 PRIOR to undertaking any works on or in the highway:
 - The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 PRIOR to undertaking any works on or in the highway: For alterations to the existing highway, the applicant must enter into an Agreement with the Highway Authority under Section 278 of the Highways Act 1980. The costs associated with any temporary traffic management, licences and Temporary Traffic

Regulation Orders (TTROs) which may be required to facilitate works during construction will need to be covered by the applicant.

- For alterations to provide new footway crossings (dropped kerbs), the applicant must obtain approval from the Local Highway Authority for construction of a dropped kerb before undertaking any works. Leicester City Council no longer construct dropped kerbs on behalf of applicants. Therefore, you will need to find a suitable contractor that meets the criteria, which will be explained through the approval process.
The Applicant is advised to contact highwaysdc@leicester.gov.uk for information regarding obtaining approvals, setting up Agreements and/or to discuss the requirements to enable the processing of SLOs and TROs.
With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particular for trips covering local amenities. The applicant should contact highwaysdc@leicester.gov.uk for advice.

6. 20241345 - 101-107 RATCLIFFE ROAD

20241345 - 101-107 Ratcliffe Road, former Mary Gee Houses Halls of Residence

Ward: Knighton

Proposal: Demolition of existing buildings; construction of four x three storey buildings to provide retirement apartments with care (Class C2); communal facilities; associated landscaping, access roads, car parking and services. (Amended plans)(s106 agreement)

Applicant: Gladman Retirement Living Ltd

The Planning Officer presented the report.

Mr Robert Gaskell addressed the Committee and spoke in support of the application.

Councillor Joel entered the meeting and withdrew from the Committee for the remaining duration of the item.

Members of the Committee considered the report and Officers responded to the comments and queries raised.

The Chair summarised the application and the points raised by Members of the Committee and moved that the application be approved in accordance with Officer's recommendation and section 106 agreement. This was seconded by Councillor Russell and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The details of the accommodation approved by this decision are 94 apartments made up of 38 x 1 bed, 45 x 2 bed and 11 x 3 bed. (For the avoidance of doubt)
3. The development shall only be occupied within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) by approved occupiers who are over the age of 60 years and who have completed a written assessment undertaken by the care provider which has assessed the occupier to be in need of care and support and shall be used for no other use. (To ensure acceptable occupation of the development meeting identified needs for extra care for the elderly and in accordance with Core Strategy policy CS06 and paragraph 61 of the NPPF and given the nature of the site, the form of development is such that a change of use may be unacceptable or lead to an unacceptable loss of amenity to occupiers of neighbouring properties in accordance with saved City of Leicester Local plan policy PS10 and policies CS03 and CS14 of the Core Strategy)
4. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the vehicle and pedestrian temporary access arrangements including the parking of vehicles of site operatives and visitors; (ii) the loading and unloading of plant and materials; (iii) the storage of plant and materials used in the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for storage and management of waste resulting from excavation works (viii) the proposed phasing of development and a detailed description of the works in each phase (ix) the temporary access arrangement to the construction site; (x) procedures to ensure flood risk is managed on site during the period of works for personnel, plant and members of the public (xi) the procedures to ensure flood risk is not increased anywhere outside of the site for the duration of the works; (xii) the procedures to be used in case of a pollution incident. (To ensure the satisfactory development of the site, and in accordance with saved policies AM01 & UD06 of the City of Leicester Local Plan and Core Strategy policy CS02 & CS03. To ensure that the details are approved in time to be incorporated into the

development, this is a PRE-COMMENCEMENT condition).

5. (A) Prior to the commencement of development, except for demolition, a materials sample panel drawing (at a scale of 1:20) and full materials schedule, which shall be in broad accordance with the materials shown on the approved Bay Study drawings, shall be submitted to and approved in writing by the Local Planning Authority. (B) Prior to the construction of any above ground works the approved sample panel/s shall be constructed on site, showing all external materials, including but not limited to, bricks, bond, balconies, windows, doors and dormer, for inspection by Officers and approval in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved materials. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
6. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be submitted in accordance with the requirements of paragraph 14(2) of Schedule 7A to the Town and Country Planning Act 1990. (To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
7. Prior to the commencement of development, except for demolition, full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. The use shall not commence until the system has been implemented in accordance with the approved details. It shall thereafter be managed and maintained in accordance with the approved details. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
8. Prior to the commencement of development, except for demolition, details of foul drainage, shall be submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the foul drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core

Strategy. To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

9. Before any above ground level works are begun, a detailed landscape and ecological management plan (LEMP) showing the treatment and maintenance of the site which will remain unbuilt upon shall be submitted to and approved in writing with the Local Planning Authority. This scheme shall include details of: (i) the position and spread of all existing trees, 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 including a management scheme to protect habitat during site preparation and post-construction. (ix) details of planting design and maintenance of; (x) details of the make and type of 10 x bat boxes/tiles/bricks to be erected on buildings under the guidance and supervision of a qualified ecologist. The approved LEMP shall contain details on the after-care and maintenance of all soft landscaped areas and 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 saved policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17).
10. Before any above ground works are begun a detailed design plan of lighting to be used which shows the locations of lights, their type of light emittance and wavelength, together with a lux contour map showing the variation in light, shall be submitted to and approved in writing by the Local Planning Authority. The lighting should be designed to cause minimum disturbance to protected species that may inhabit the site with appropriate areas remaining dark and a maximum of 1 lux on vegetated/water areas where considered necessary. The approved scheme shall be implemented and retained thereafter. No additional lighting should be installed without prior agreement from the Local Planning Authority. (In the interests of protecting wildlife habitats and in accordance with NPPF (2024) Paragraph 192, saved policy BE22 of the City of Leicester Local Plan and Core Strategy policy CS17)
11. The development shall be carried out in accordance with the details approved in the Arboricultural Method Statement dated February 2025 and shown on the Tree Protection Plan Ref: 8663-T-03 (Demolition phase), Tree Protection Plan Ref: 8663-T-04 (Main Construction phase)

and Tree Protection Plan Ref: 8663-T-05 (Car parking/landscaping). All works shall be carried out in accordance with British Standard for Tree Work BS 3998:2010. (In the interests of the health and amenity value of the trees and in accordance with saved Policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS03)

12. Before any works above ground level are begun full design details of on-site installations to provide renewable energy and energy efficiency measures shall be submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be occupied until evidence demonstrating satisfactory operation of the approved scheme including on-site installation in that phase has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be retained thereafter. (In the interests of securing energy efficiency in accordance with Core Strategy Policy CS02).
13. No part of the development shall be occupied until 2 metre by 2 metre pedestrian sight lines on each side of each vehicular access have been provided, and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03)
14. All street works shall be constructed in accordance with the Council's standards contained in the Leicester Street Design Guide (First Edition). (To achieve a satisfactory form of development, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03)
15. No phase of the development shall be occupied until secure and covered cycle parking has been provided on site for that phase in accordance with written details previously approved by the Local Planning Authority and it shall be retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policies AM02 and H07 of the City of Leicester Local Plan).
16. No part of the development shall be occupied until a Travel Plan for the development has been submitted to and approved in writing by the Local Planning Authority and it shall be carried out in accordance with a timetable to be contained within the Travel Plan. The Plan shall: (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options; (c) identify marketing, promotion and reward

schemes to promote sustainable travel and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with saved policies AM01, AM02, and AM12 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).

17. Prior to the occupation of any phase of the development a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include:
 - a) details of how the parking areas would be managed;
 - b) details of electric vehicle charging points; and
 - c) arrangements for the provision of at least six disabled parking spaces.The approved car park management plan shall be implemented for each phase from the first occupation of that phase. The parking shall be operated in accordance with the approved Car Park Management Plan and maintained thereafter. (In the interests of residential amenity and pedestrian safety and in accordance with saved policies H07, PS10 and AM12 of the City of Leicester Local Plan and Core Strategy policy CS15)
18. No part of the development shall be occupied until the following works have been carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority: (a) footway crossing(s) at each vehicular access; (b) alterations to footway crossing(s); (c) reinstatement of any redundant footway crossings and/or damaged or altered areas of footway or other highway. (To ensure a satisfactory means of access to the highway, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03)
19. No phase of the development shall be occupied until the following works have been carried out for that phase in accordance with details approved on plans Ground Floor Site Plan Ref: 00009 MP-0120 Rev A2 and Surfacing and Site features ref: 10206-TEP-XX-XX-DR-L-0002 Rev P02 : (a) surfacing and marking out of all parking areas including the provision of at least 6 disabled parking spaces and electric vehicle parking with charging facilities and infrastructure for at least 5% of the total number of parking spaces; and (b) provision of turning space. The parking and turning spaces shall not be used for any other purpose. (In the interests in highway and pedestrian safety, and in accordance with saved policies AM01 and AM12 of the City of Leicester Local Plan and Core Strategy policy CS03)
20. Before the installation of any plant or machinery, including kitchen extraction flues, the details shall be submitted to and approved in writing by the local planning authority. The plant or machinery shall be installed in accordance with the approved details before the occupation of any

residential unit and shall be retained and maintained thereafter. (In the interests of residential amenity and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan)

21. Before any above ground level works are begun a ventilation strategy, including measures to deal with overheating, shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall ensure that ventilation equates to open windows, deemed to be 4 air changes per hour on demand, if necessary using mechanical ventilation, in all habitable rooms where windows must be closed to maintain acceptable internal noise levels. Windows shall not be sealed closed. The approved ventilation strategy shall be installed and operational in each phase prior to its occupation and shall be maintained thereafter. (In the interests of residential amenity and in accordance with saved policy PS10 of the City of Leicester Local Plan)
22. During the demolition and construction period no machinery shall be operated and no work shall be undertaken outside the hours of 07.30 to 18.00 hours Mondays to Fridays, and 07.30 to 13.00 hours Saturdays, nor at any time on Sundays or officially recognised public holidays. (In the interests of the amenities of nearby occupiers, and in accordance with saved policy PS10 of the City of Leicester Local Plan.)
23. No part of the development shall be occupied until the details for the storage of bins and the management arrangements for waste collection have been submitted to and approved in writing by the Local Planning Authority. The approved storage and management arrangements shall be maintained thereafter. (In the interests of the amenities of the surrounding area, and in accordance with saved policies H07 and PS10 of the City of Leicester Local Plan and Core Strategy policy CS03)
24. Should the development not commence within 24 months of the date of the last protected species survey (October 2024), a further protected species survey shall be carried out of the site by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the Local Planning Authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated annually and any mitigation measures reviewed by the Local Planning Authority until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRow Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).
25. Development shall be carried out in full accordance with the following approved plans:
Location Plan, 00009-MP-0100 Rev A1, received 25th July 2024
Ground Floor Site GA Plan, 00009-MP-0120 Rev A2, received 4th December 2024
Context Elevations, 00009-MP-0150 Rev A2, received 4th December 2024

Site Phasing Plan, 00009-MP-0500 Rev A1, received 25th July 2024
Building 01 (B1)
GA Floor Plans, 00009-B1-0220 Rev A3, received 4th December 2024

North and South GA Elevations, 00009-B1-0250 Rev A3, received 4th December 2024
East and West GA Elevations, 00009-B1-0251 Rev A3, received 4th December 2024
Bay Study, 00009-B1-0255 Rev A3, received 4th December 2024
Building 02 (B2)
Ground and First Floor GA Plans, 00009-B2-0320 Rev A3, received 4th December 2024
Second Floor GA and Roof Plan, 00009-B2-0321 Rev A3, received 4th December 2024
South and West GA Elevations, 00009-B2-0350 Rev A3, received 4th December 2024
North and East GA Elevations, 00009-B2-0351 Rev A3, received 4th December 2024
Typical Bay Study 01, 00009-B2-B4-0355 Rev A3, received 4th December 2024
Typical Bay Study 02, 00009-B2-B4-0356 Rev A4, received 12th March 2025
Building 03 (B3)
Ground Floor GA Plan, 00009-B3-0420 Rev A3, received 4th December 2024
Upper Floors GA Plans, 00009-B3-0421 Rev A3, received 4th December 2024
Roof Plan, 00009-B3-0422 Rev A2, received 4th December 2024
South and West GA Elevations, 00009-B3-0450 Rev A3, received 4th December 2024
North and East GA Elevations, 00009-B3-0451 Rev A3, received 4th December 2024
Bay Study, 00009-B3-0455 Rev A3, received 4th December 2024
Building 04 (B4)
Ground Floor GA Plan, 00009-B4-0520 Rev A3, received 4th December 2024
First Floor GA Plan, 00009-B4-0521 Rev A3, received 4th December 2024
Second Floor GA Plan, 00009-B4-0522 Rev A3, received 4th December 2024
Roof GA Plan, 00009-B4-0523 Rev A2, received 4th December 2024
South and West GA Elevations, 00009-B4-0550 Rev A3, received 4th December 2024
North and East GA Elevations, 00009-B4-0551 Rev A3, received 4th December 2024
Landscape Masterplan, 10206-TEP-XX-XX-DR-L-0001 Rev P03, received 4th December 2024
Surfacing and site features, 10206-TEP-XX-XX-DR-L-0002 Rev P02, received 4th December 2024.
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. 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 at 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 2024 is considered to be a positive outcome of these discussions.
2. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at: <https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-document/s/> The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway. For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk.
3. Development on the site shall avoid the bird nesting season (March to September), but if this is not possible, a re-check for nests should be made by an ecologist (or an appointed competent person) not more than 48 hours prior to the commencement of works and evidence provided to the LPA. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use. All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time. Further information on birds and the law can be found here [Wild birds: protection and licences - GOV.UK](https://www.gov.uk/wild-birds-protection-and-licences) (www.gov.uk)
4. Noise from any plant/machinery should not exceed 5dB(A) above the existing background noise level. A correction factor should be added to the measured sound pressure level if noise contains any distinguishable characteristics (whine, hiss, screech, hum, etc.) or is irregular enough to attract attention, when measured at 1 metre from the facade of any nearby residential properties.

5. The protected species mitigation licence approved by Natural England shall be submitted to the Local Planning Authority. The mitigation strategy should clearly detail mitigation requirements, works schedule and Reasonable Avoidance Measures (RAMs) to be followed during demolition and construction to safeguard protected species and breeding birds from harm, injury, or disturbance during the demolition and construction works.

7. 20240552 - 8-14 RAYMOND ROAD & 234A NARBOROUGH ROAD

20240552 - 8-14 Raymond Road & 234A Narborough Road

Ward: Braunstone Park & Rowley Fields

Proposal: (Demolition of two storey clothing factory building at 8-14 Raymond Road (Class B2); construction of 3-storey residential apartments (Class C3) and change of use of 234A Narborough Road from Storage (Class B8) to residential apartments (Class C3) to provide 14 self-contained flats (12x 1 bed and 2x 2 bed flats); alterations (amended plans received 08/04/2025, 24/06/2025 and 11/07/2025) (subject to section 106 agreement)

Applicant: Mr Aman Singh

Councillor Joel re-entered the meeting.

The Planning Officer presented the report.

Members of the Committee considered the application and Officers responded to questions and queries raised by the Committee.

The Chair summarised the application and points of concern raised by Members of the Committee and moved that the application be deferred to a future meeting. Upon being put to the vote, the motion was CARRIED.

RESOLVED: That the item be DEFERRED and be brought back before the Committee for consideration at a future meeting.

8. 20241620 - 104 DUMBLETON AVENUE

20241620 - 104 Dumbleton Avenue

Ward: Braunstone Park & Rowley Fields

Proposal: Construction of first floor extension at side and rear of house (Class C3)

Applicant: Sarjet & Ranjit Singh & Kaur

The Planning Officer presented the report.

The Chair summarised the application and moved that in accordance with the Officer recommendation, the application be approved. This was seconded by Councillor Russell, and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. The proposed render as identified on 'Proposed Elevations' that were received by the local authority on the 11 September 2024, shall be finished in render to match the existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
4. Should the development not commence within 18 months of the date of the last protected species survey (18/06/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and any mitigation measures reviewed by the LPA until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000), the Habitat & Species Regulations 2017 and CS 17 of the Core Strategy).
5. Development shall be carried out in accordance with the following approved plans:
Block Plan, DRAWING NUMBER PL104 A202, REVISION A, received 11 September 2024
Proposed Plans, DRAWING NUMBER PL104 A200, REVISION A, received 11 September 2024
Proposed Elevations, DRAWING NUMBER PL104 A201, REVISION A, received 11 September 2024
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls. Further information on bats and the law can be found here [Bats: protection and licences - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/bats)
3. Development on the site shall avoid the bird nesting season (March to September), but if this is not possible, a re-check for nests should be made by an ecologist (or an appointed competent person) not more than 48 hours prior to the commencement of works and evidence provided to the LPA. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use.
All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time. Further information on birds and the law can be found here [Wild birds: protection and licences - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/wildlife)
4. 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/or 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 2024 is considered to be a positive outcome of these discussions.

9. ANY OTHER URGENT BUSINESS

There being no other urgent business, the meeting closed at 7:51pm.