Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 9 AUGUST 2017 at 5:30 pm

PRESENT:
Councillor Aldred (Chair)
Councillor Dr Barton
Councillor Chohan
Councillor Dr Chowdhury
Councillor Cutkelvin
Councillor Govind
Councillor Khote
Councillor Malik
Councillor Thalukdar

In accordance with the provisions of the Constitution (Part 4A, Rule 42) the following Councillors attended the meeting and with the sanction of the Committee spoke on the items indicated but did not vote.

Councillor: Application details:
Councillor Chaplin 20170862, 208 London Road
Councillor Kitterick 20161507, Former International Hotel, 57 Rutland Street

*** * * ***

32. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Cassidy.

33. DECLARATIONS OF INTEREST

Members were asked to declare any interest they had in the business on the agenda, including under the Council’s Good Practice for Member Involvement in Planning and Development Management Decisions.

Councillor Aldred declared an interest in relation to application 20171088 53 Barbara Avenue in that the property was in her ward, and she would approach the application with an open mind.
Councillor Dr Barton stated she had no declarations of interest.

Councillor Chohan declared he had received email correspondence in respect of application 20170862 208 London Road, and he had an open mind on the application.

Councillor Dr Chowdhury declared he had received email correspondence in respect of application 20170862 208 London Road, and he had an open mind on the application.

Councillor Govind declared he had received email correspondence in respect of application 20170862 208 London Road, and he had an open mind on the application.

Councillor Khote stated she had no declarations of interest.

Councillor Malik declared he had received email correspondence in respect of application 20170862 208 London Road, and he had an open mind on the application.

Councillor Thalukdar stated he had no declarations of interest.

The following Councillor attended the meeting and with the sanction of the Chair, spoke with regards to a specific application and declared the following interest in accordance with the Good Practice Guidance for Member Involvement in Planning and Development Management Decisions.

Councillor Chaplin declared that as Ward Councillor for Stoneygate she had been copied into representations from residents, and from the newly formed Evington Footpaths Conservation Society, in respect of application 20170862 208 London Road.

34. MINUTES OF THE PREVIOUS MEETING

RESOLVED:
that the minutes of the meeting of the Planning and Development Control Committee held on 19th July 2017 be confirmed as a correct record.

35. PLANNING APPLICATIONS AND CONTRAVENTIONS

RESOLVED:
that the report of the Director of Planning, Development and Transportation dated 9th August on applications together with the addendum report and information reported verbally be received and action taken as below:

36. 20170945 56 VICARAGE LANE

The Chair announced that on legal advice, application 20170945 56 Vicarage
Lane had been withdrawn from the agenda for the Planning and Development Control meeting, and would be brought to the next meeting scheduled on 30 August 2017.

37. 20161507 FORMER INTERNATIONAL HOTEL 57 RUTLAND STREET

Ward: Castle

Proposal: DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF A 21, 11, 10 AND 9 STOREY BUILDING TO ACCOMMODATE 428 RESIDENTIAL UNITS (CLASS C3) (242 X STUDIO, 104 X 1 BED, 82 X 2 BED), TWO GROUND FLOOR COMMERCIAL UNITS (USE CLASS A1, A2, A3, A4 OR B1A) AND CAR PARKING (AMENDED PLANS 11/01/2017)

Applicant: LAND INVEST LTD.

The planning officer presented the application.

Ms Simpson-Reynolds, representing the applicant, addressed the Committee and spoke in favour of the application.

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

Members considered the application and officers responded to comments and queries raised.

Members raised concerns and were not convinced that the size of the residential accommodation was acceptable. Councillor Cutkelvin sought assurance the application would be brought before the Committee again.

Councillor Cutkelvin moved that the recommendation be amended to allow officers to seek clarity on the nature of the accommodation, size and residential amenity. This was seconded by Councillor Chohan and upon being put to the vote, the motion was CARRIED.

The Chair moved that the recommendation as amended be deferred. This was seconded by Councillor Chohan and upon being put to the vote, the motion was CARRIED.

RESOLVED:
That the application be DEFERRED in order to seek clarity on the nature of the accommodation, size and residential amenity.

38. 20170862 208 LONDON ROAD

Ward: Stoneygate

Proposal: CONSTRUCTION OF SINGLE STOREY DETACHED
BUILDING AT REAR OF HOUSE (CLASS C3)

Applicant: MOHAMMED FATHI

The planning officer presented the application.

Councillor Chaplin addressed the committee in objection to the application.

Members considered the application and officers responded to the comments and queries raised.

Councillor Cutkelvin requested a note to the applicant be attached which emphasised the concerns raised by Members with regards to the boundary wall, and the need for the applicant to protect the wall against damage.

The Chair moved that the application be approved in accordance with the officer’s recommendation in the addendum report, with the requested note to the applicant. This was seconded by Councillor Chohan and upon being put to the vote, the motion was CARRIED.

RESOLVED:
That the application be APPROVED, subject to the conditions as set out below, and the additional NOTE TO APPLICANT to emphasise the need to take care not to damage or affect the boundary wall. Also to inform of the implications of any alteration/impact on listed structures;

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 roof shall be constructed in materials to match the natural slate finish of the house. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)

3. The external elevations shall be constructed in facing bricks to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)

4. The detached single storey building to the rear hereby approved shall used only as ancillary accommodation to the main dwelling and not be sold, leased in its entirety or otherwise disposed of as a separate and independent unit of the original residential accommodation known as 208 London Road, Leicester at any time unless planning permission has been granted by the City Council as the local planning authority. (In the interests of residential amenity in accordance with Policies PS10 and AM11 of the City of Leicester Local Plan.)
5. This consent shall relate solely to the submitted plans ref. no. 201120b-A1 received by the City Council as local planning authority on 27/4/2017, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

39. **20171088 53 BARBARA AVENUE**

Ward: Thurncourt

Proposal: DEMOLITION OF GARAGE AND OUTBUILDING; ALTERATIONS AND CONSTRUCTION OF TWO STOREY SIDE TO REAR EXTENSION, REAR DORMER AND ROOFLIGHT AT SIDE OF HOUSE (CLASS C3) (AMENDED PLANS RECEIVED 24/07/2017)

Applicant: MR & MRS DESAI

The planning officer presented the application.

Members considered the application and officers responded to the comments and queries raised.

The Chair moved that the application be approved subject to the conditions recommended in the report. This was seconded by Councillor Chohan and upon being put to the vote, the motion was CARRIED.

**RESOLVED:** That the application be approved subject to the conditions as set out below:

**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. Other than the works to demolish the existing garage and outbuilding, the development hereby approved shall not commence until details of the retaining wall adjacent to the boundary with 55 Barbara Avenue (as shown on the approved drawing 006 GFP - Land Levels) have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved and thereafter retained. (To ensure that the retaining wall does not detrimentally affect the amenity of the neighbouring occupiers and in the interests of the character and appearance of the area, in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006). To ensure that the details are submitted and approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. The development hereby approved shall not progress beyond damp proof course level until a sample and specification details of the tiles to be used on the roof and first floor front elevation of the two storey side extension have first been submitted to, and approved in writing by, the local planning authority. The roof and first floor front elevation shall be finished in accordance with the sample and details so approved, and the new walls and roof of the rest of the development shall be constructed in materials to match those of the existing dwelling. (In the interests of visual amenity and the character and appearance of the area, and in accordance with Policy CS03 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006)).

4. This consent shall relate to the drawings numbered: 001 Loc, 007 FFP and 010 RP received 23rd June 2017; 005 REE and 009 LP received 4th July 2017; and 004 EEF, 006 GFP - Land Levels, and 008 SE received 24th July 2017, unless otherwise submitted to and approved in writing by the City Council as the local planning authority. (For the avoidance of doubt.)

40. 20178024A 36 GRANGE LANE

Ward: Castle

Proposal: CONSTRUCTION OF TWO STOREY EXTENSION TO CREATE SIXTEEN STUDENT FLATS WITH FORTY BED SPACES (4 X 1BED; 4 X 2BED; 4 X 3BED; 4 X 4BED)(SUI GENERIS) RESULTING IN A SEVEN STOREY BUILDING; ALTERATIONS

Appellant: OXFORD GRANGE LIMITED

Appeal decision: Allowed

RESOLVED: That the decision of the Planning Inspectorate be noted.

41. CLOSE OF MEETING

The meeting closed at 7.02pm.