

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 14
June 2018

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor R Auluck
Councillor G Crookes
Councillor J McNicholas
Councillor D Skinner
Councillor T Skipper
Councillor H Sweet (Deputy Chair)

Other Members: Councillors M Lapsa, T Sawdon, G Williams

Employees (by Directorate):

Place: L Albrighton, O Aremu, L D’Onofrio, C Dowell, C Horton, MA
Jones, A Lynch, U Patel, C Whitehouse,

Apologies: Councillor N Akhtar, R Bailey and S Bains

Public Business

1. Declarations of Interest

Councillor Skinner declared an “Other Interest” in the matter referred to in Minute 13 (Application FUL/2018/0800 – 429 Fletchamstead Highway). The interest arose as he attended Warwick University and was a minor benefactor of the University.

2. Members Declarations of Contact on Planning Applications

The Members named declared a contact on the following applications as indicated:

Application No.	Councillor	From
OUT/2018/0756 – 56 Craven Street	Councillor P Akhtar	Attended a meeting with a residents’ group, met with planning officers and highway officers
PA/2018/1215 – Leamington house 2 Brindle Avenue	Councillor McNicholas	Objector
FUL/2018/0800 – 429 Fletchamstead Highway	All Members of Committee	Email from objector

FUL/2018/0800 – 429 Fletchamstead Highway	Councillor Skinner	Ward Councillor
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3. **Minutes of Previous Meeting held on 10 May 2018**

The minutes of the meeting held on 10 May, 2018 were agreed and signed as a true record.

4. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application No.	Site	Minute No.
S73/2018/0583	8 Station Avenue	6
OUT/2018/0756	56 Craven Street	8
RMM/2018/0316	Land at Scots Lane	9
PA/2018/1215	Leamington House 2 Brindle Avenue	11
FUL/2018/0618	Land adjacent to 66-72 Greendale Road	12
FUL/2018/0800	429 Fletchamstead Highway	13

5. **Outstanding Issues**

There were no outstanding issues.

6. **Application S73 2018 0583 - 8 Station Avenue**

The Committee considered a report of the Head of Planning and Regulation which outlined the above application which sought to extend the opening hours which was recommended for refusal.

Councillor Lapsa, a Westwood Ward Councillor and a registered speaker attended the meeting and spoke in respect of his objections to the application. The applicant's representative attended the meeting and spoke in support of the application.

Following consideration of the report and matters raised at the meeting, Members considered that the original application for change of use was granted on the basis of daytime operational hours and not evening hours on the grounds that the site is a terraced property and the proposal would have a detrimental impact on the amenity of the adjoining property.

RESOLVED that planning permission be refused in respect of application S73/2018/0583.

7. **Application HH 2018 0542 - 143 De Montfort Way**

The Committee considered a report of the Head of Planning and Regulation which outlined the above application which sought retrospective planning permission for window alterations to the front and rear elevations of the residential bungalow. The application was recommended for approval.

Councillor Sawdon, a Wainbody Ward Councillor attended the meeting and spoke in respect of his objections to the application. The Applicant also attended the meeting and spoke in support of his application.

RESOVLED that planning permission be granted in respect of Application HH/2018/0542.

8. **Application OUT 2018 0756 - 56 Craven Street**

The Committee considered a report of the Head of Planning and Regulation which outlined the above application which sought outline planning permission (matters relating to access and scale only) for the erection of a two-bedroomed dwelling house (two storey in height). All other matters reserved. The application was recommended for approval.

Councillor Innes, a Whoberely Ward Councillor and two registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant's agent also attended the meeting and spoke in support of the application.

The late representation document detailed two additional representations received and outlined the parking survey methodology.

Following consideration of the report and matters raised at the meeting, Members considered that the proposal failed to demonstrate that there is sufficient parking provision in the vicinity of the site to accommodate the parking requirements of the proposed dwelling, in an area that already experiences severe parking problems. In addition, the proposal fails to demonstrate adequate access can be provided to the existing dwelling No. 56 Craven Street.

RESOLVED that planning permission be refused in respect of Application OUT/2018/0756 as the proposal failed to demonstrate that there is sufficient parking provision in the vicinity of the site to accommodate the parking requirements of the proposed dwelling, in an area where there is an existing high demand for on-street parking spaces, particularly during the late evening and weekend periods. Furthermore, the proposal failed to demonstrate adequate access can be provided to the existing dwelling, No. 56 Craven Street.

(Note: Councillor Sweet did not vote on this matter as she had temporarily left the meeting during the consideration of this application).

9. **Application RMM 2018 0316 - Land at Scots Lane**

The Committee considered a report of the Head of Planning and Regulation which outlined the above reserved matters application for the erection of 69 houses, landscaping, associated public open space and car parking served by new access onto Scots Lane (serving plots 4-69) and upgrade/improvements to existing access (serving plots 1-3). Submission of details pursuant to outline planning permission OUT/2016/2918; which was recommended for approval subject to conditions.

Councillor Williams, a Bablake Ward Councillor attended the meeting and spoke in respect of his objections to the application. The applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application RMM/2018/0316 subject to conditions and amended conditions 1, 2 and 6 as detailed in the late representations document.

10. **Application S73 2018 0812 - Land at Scots Lane**

The Committee considered a report of the Head of Planning and Regulation which outlined the above application for the removal/variation of condition No. 6 (in part, 6(i) only) to exclude pedestrians/cycle link between the northern part of the site and the bus stop on Holloway Field: imposed upon planning permission OUT/2016/2918 for 'Outline application with all matters reserved except for means of access, for residential development of up to 70 dwellings and landscaping with associated public open space and car parking'. The application was recommended for approval subject to conditions and subject to the completion of the amended S106 Agreement to exclude the pedestrians/cycle link from the proposed development together with relevant contribution.

RESOLVED that planning permission be granted in respect of Application S73/2018/0812 subject to conditions and subject to the completion of the amended S106 Agreement to exclude the pedestrian/cycle link from the proposed development together with relevant contribution. All other contributions in relation to education, affordable housing, to enhance and secure long term management of biodiversity, and to fund emergency admission to NHS remain as agreed in the original S106 Agreement.

11. **Application PA 2018 1215 - Leamington House 2 Brindle Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for Prior Approval for a proposed change of use of a building from office use (Class B1(a)) to 49 self-contained apartments (Class C3). The Committee were recommended to indicate that prior approval is not required.

The change of use is permitted under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part3, Class O subject to the applicant giving prior notification to the local planning authority. Officers have delegated authority to consider such applications, unless 5 or more objections are received.

Following consideration of the report and matters raised at the meeting, Members considered that the process of notification of prior approval required further discussion and requested that it be covered during a future training session.

RESOLVED that the Planning Committee indicate that prior approval is not required.

(Note: Councillor Crookes did not vote on this matter as he was not present for the entire discussion on this application).

12. **Application FUL 2018 0618 - Land Adjacent to 66 to 72 Greendale Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of two flats with associated parking which was recommended for approval subject to conditions.

RESOLVED that planning permission be granted in respect of Application FUL/2018/0618 subject to conditions.

13. **Application FUL 2018 0800 - 429 Fletchamstead Highway**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing buildings on site and erection of new building to provide 29 student accommodation units (210 bedrooms). The Committee were recommended to delegate the grant of planning permission to the Head of Planning and Regulatory Services subject to conditions and subject to the completion of a S106 Agreement.

Councillor Lapsa, a Westwood Ward Councillor attended the meeting and spoke in respect of his objections to the application. The applicant's agents also attended the meeting and spoke in support of the application.

RESOLVED that Planning Committee delegate the grant of planning permission to the Head of Planning and Regulatory Services subject to conditions and subject to the completion of a S106 Agreement to secure the contributions and obligations listed within the report.

14. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of public business.

(Meeting closed at 6.00 pm)