

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 2 August 2018

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor S Bains
Councillor G Crookes
Councillor J McNicholas
Councillor T Skipper

Other Members: Councillors K Taylor, D Welsh

Employees (by Directorate):

Place: L Albrighton, S Evans, C Horton, A Millar, T Miller, U Patel, N Smith, G Tait, C Whitehouse

Apologies: Councillor N Akhtar, D Skinner and H Sweet

Public Business

23. Declarations of Interest

Councillor Bains declared an “Other Interest” in the matter referred to in Minute 32 below (Application OUT/2018/1861 – Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road). He withdrew from the meeting during the consideration of and voting on the application.

24. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
HH/2018/1427 – 5 Heritage Court	Councillor Harvard	Residents
FUL/2018/1300 – Elliotts Car Accessories Gulson Road	Councillor McNicholas	Residents

25. Minutes of the Meeting held on 12 July 2018

The Minutes of the meeting held on 12 July 2018 were signed as a true record subject to a clarification to Minute 20 headed “Application OUT/2017/3203 – Land to the South of Westwood Heath Road”. The resolution now to read:

“RESOLVED that planning permission be granted in respect of Application OUT/2017/3203 subject to conditions and subject to the S106 contributions being received prior to the commencement of works”.

26. Late Representations

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

Application No.	Site	Minute No.
HH/2018/1239	50 Armorial Road	28
HH/2018/1427	5 Heritage Court	29
FUL/2018/1300	Elliotts Car Accessories, Gilson Road	30
FUL/2018/1559	19 Forknell Avenue	31
OUT/2018/1861	Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road	32
FUL/2018/1788	Park Hill Primary School Lower Eastern Green Lane	34
HH/2018/1387	18 Crossway Road	33
HH/2018/1770	145 Earlsdon Avenue North	35
TP/2018/1230	21 Thirlmere Close	36
-	Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets	37

27. Outstanding Issues

There were no outstanding issues.

28. Application HH/2018/1239 - 50 Armorial Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for loft conversion resulting in pitched roof dormer to front elevation, flat roof dormer to rear and front first floor bedroom wall brought level with rest of house. The application was recommended for refusal.

Councillor Taylor, an Earlsdon Ward Councillor attended the meeting and spoke in support of the application. The applicant also attended the meeting and spoke in support of his application.

Following consideration of the report and matters raised at the meeting, Members proposed that the consideration of this application be deferred to allow further negotiations to take place between the applicant and the Planning Department. This was seconded and adopted. Members further proposed, seconded and adopted that, if through negotiations an acceptable scheme is designed, then authority be delegated to the Head of Planning and Regulation to approve the scheme subject to conditions.

RESOLVED:

1. That the consideration of planning application HH/2018/1239 be deferred to allow further negotiations on design to achieve a scheme that is acceptable to all parties.
2. That if an acceptable scheme is designed, authority be delegated to the Head of Planning and Regulation to issue the decision notice to approve the scheme subject to conditions.

29. **Application HH/2018/1427 - 5 Heritage Court**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of ground floor rear extension which was recommended for approval.

One registered speaker 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.

RESOLVED that planning permission be granted in respect of Application HH/2018/1427 subject to conditions.

30. **Application FUL/2018/1300 - Elliotts Car Accessories Gulson Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing buildings and erection of two buildings up to 5 storeys and 16 storeys and plant, providing 167 dwellings including retail and/or café use at ground level with associated car parking, cycle parking, highways works, landscaping and other associated works. The application was recommended for approval subject to conditions.

Councillor Welsh, a St Michaels Ward Councillor attended the meeting and spoke in support of the application. The applicant also attended the meeting and also spoke in support of his application.

Following consideration of the report and matters raised at the meeting, Members considered that their concerns about location, design, height, target market and adequate parking had all been reasonably addressed. Members welcomed the scheme and considered it an improvement to a major junction into the City.

RESOLVED that planning permission be granted in respect of Application FUL/2018/1300 subject to conditions outlined in the report and the additional condition outlined in the late representations and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

31. **Application FUL/2018/1559 - 19 Forknell Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use of former shop to dwellinghouse, demolition of detached outbuilding (former bakery) and erection of two new dwellinghouses with associated parking and private gardens. The application was recommended for approval subject to conditions.

Further to the publication of the report, the recommendation was amended to the following:

“Planning Committee are recommended to delegate the grant of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed within the report and the submission of amended floor plans and elevations showing the whole of the proposed semi-detached dwellinghouse, as opposed to a handed plan showing only half of the building and the updating of drawing numbers within condition 2 accordingly”.

Two registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant/agent did not attend the meeting.

The late representation report summarised a further objection received from an adjoining neighbour on Lutterworth Road.

RESOLVED that Committee delegate the grant of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed within the report and the submission of amended floor plans and elevations showing the whole of the proposed semi-detached dwellinghouse, as opposed to a handed plan showing only half of the building and the updating of drawing numbers within condition 2 accordingly.

32. Application OUT/2018/1861 - Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application with all matters reserved for residential development of up to 8 dwellings which was recommended for approval subject to conditions.

The Committee noted the following additional Condition (16):

“The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles and nesting birds (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with policy GE3 of the Coventry local plan”.

One registered speaker attended the meeting and spoke in respect of her objections to the application. The applicant also attended the meeting and spoke in support of his application.

Following consideration of the report and matters raised at the meeting, Members raised concerns about the density of the indicative proposal and a motion was proposed, seconded and adopted to add the word “outline” to the recommendation.

RESOLVED that *outline* planning permission be granted in respect of application OUT/2018/1861 subject to the conditions contained in the report and the additional condition detailed above.

(Note: Councillor Bains having declared an interest, had left the meeting during the consideration of this item.)

33. Application HH/2018/1387 - 18 Crossway Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of rear extension and loft conversion with rear dormer which was recommended for approval.

RESOLVED that planning permission be granted in respect of application HH/2018/1387 subject to conditions.

34. Application FUL/2018/1788 - Park Hill Primary School Lower Eastern Green Lane

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the creation of a Mini Pitch and installation of associated perimeter ball stop barrier and fencing, floodlights, hard standing areas and prefabricated changing rooms. The application was recommended for approval.

One registered speaker attended the meeting and spoke in respect of her objections to the application. The applicant's agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of application FUL/2018/1788 subject to conditions.

35. Application HH/2018/1770 - 145 Earlsdon Avenue North

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of single storey rear extension, alterations and conversion of garage to create annex which was recommended for approval.

RESOLVED that planning permission be granted in respect of application HH/2018/1770 subject to conditions.

36. Application TP/2018/1230 - 21 Thirlmere Close

The Committee considered a report of the Head of Planning and Regulation detailing the above application for works to an oak tree due to excess shading – remove suckers off trunk to a height of approximately 7m from ground level, 5% crown thin and removal of deadwood. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of application TP/2018/1230 subject to conditions.

37. Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets

The Committee considered a report of the Director of Streetscene and Regulatory Services which sought consent to add The Bell Inn public house to the City of Coventry Local List of Heritage Assets.

RESOLVED that Planning Committee approves the addition of The Bell Inn public house to the City of Coventry Local List of Heritage Assets.

38. 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 business.

(Meeting closed at 5.20 pm)