

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 17
January 2019

Present:

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

Employees (by Directorate):

Place: L Albrighton, M Andrews, C Dowell, S Evans, C Horton,
U Patel, C Thomson

Apologies: Councillors S Bains and T Skipper

Public Business

98. Declarations of Interest

Councillor Bailey declared an interest in the matter referred to in Minute 105 (Application FUL/2018/2118 – 14 Glover Street). The interest arose as he was sponsoring a petition that was objecting to the application. Councillor Bailey spoke in relation to the petition and did not take part in the discussions or the decision making thereafter.

99. Exclusion of Press and Public

RESOLVED that, under 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the items of business referred to in Minute 108 below relating to “Enforcement Report” on the grounds that the item involves the likely disclosure of exempt information as defined in Paragraphs 2, 6(a) and 7 of Part 1 of Schedule 12A of that Act.

100. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
OUT/2018/3099 – Land adjacent to The Brindles Pickford Green Lane	Councillor Harvard	Residents

101. **Minutes of Previous Meeting held on 13th December, 2018**

The minutes of the meeting held on 13th December, 2018 were signed as a true record.

102. **Late Representations**

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

Application No.	Site	Minute No.
OUT/2018/3099	Land adjacent to The Brindles Pickford Green Lane	104
FUL/2018/2118	14 Glover Street	105

103. **Outstanding Issues**

There were no outstanding issues.

104. **Application OUT/2018/3099 - Land adjacent to The Brindles Pickford Green Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application for the erection of up to three dwellings (all matters except access reserved). The application was recommended for refusal.

A registered speaker attended the meeting and spoke in support of the application.

RESOLVED that planning permission be refused in respect of application OUT/2018/3099 as the principle of development is considered to be unacceptable, the proposal is considered to have detrimental impact on the openness and character of the Green Belt.

105. **Application FUL/2018/2118 - 14 Glover Street**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use from single dwelling to two flats and two storey and single storey side and rear extensions and rear dormer. The application was recommended for approval.

The Committee also considered a petition objecting to the application, bearing 30 signatures, which was being sponsored by Councillor Bailey, a Cheylesmore Ward Councillor. Councillor Bailey and the petition spokesperson attended the meeting and spoke in respect of the petition. Following his submission, Councillor Bailey did not participate in the discussion or voting on this application. The applicant or the agent were not present at the meeting.

The late representations document stated that an amended site plan had been received, which indicated more accurately the proposed two off road parking spaces at the site. Consequently, Condition 2 within the report was amended to

the following “The development hereby permitted shall be carried out in accordance with the following approved documents: A.01 revision 05”.

RESOLVED that planning permission be granted in respect of application FUL/2018/2118, subject to conditions and the amended condition detailed above.

(Note: Councillor Bailey did not participate in the discussion or vote on this application).

106. **Planning Validation Checklist - Local List**

The Committee considered a report of the Head of Planning and Regulation which provided information on the local validation checklist document that would support the submission of planning applications.

The local validation checklist is specific to Coventry City Council and is intended to provide advice to applicants and agents on the submission requirements for planning applications. It would support the National List of requirements for planning applications.

A planning application must be accompanied by certain information in order to be made valid. National requirements are set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015 with further information in the Ministry of Housing, Communities & Local Government Guidance – Making an application. As well as the national requirements, local planning authorities may also request supporting information that is set out on a formally adopted ‘local list’. The local list is prepared by the local planning authority to clarify what information is usually required for application of a particular type, scale or location.

The creation of a ‘local list’ of validation requirements was originally introduced through the Department for Communities and Local Government Best Practice Guidance in 2006. It was intended to provide clarity on the nature and extent of information required to accompany a planning application. Coventry City Council adopted a local validation list in 2008 following a consultation exercise. This document was out of date and was no longer useful as it has not been reviewed or updated.

The Government’s policy on local information requirements are contained within the National Planning Policy Framework. It advises that Local planning authorities should take a proportionate approach to the information requested in support of planning applications. Paragraph 44 of the NPPF states that “Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every 2 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question”.

The Committee requested that a copy of the document once approved, be emailed to members of the Planning Committee and consideration be given to covering this in a member's seminar.

RESOLVED that Planning Committee:

- 1. Approves a public consultation exercise for 8 weeks on the draft validation checklist for planning applications; and**
- 2. Delegates authority to the Head of Planning and Regulation, in consultation with the Chair of the Planning Committee, to publish the final validation checklist taking account of representations received during public consultation.**

107. 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.

108. Enforcement Report

The Committee considered a joint report which requested the Committee to consider whether or not the City Council as local planning authority should instigate the appropriate enforcement action in respect of the breaches of planning control as identified within Table 1 of the report.

The report was in accordance with the Constitution which required that all planning enforcement actions and prosecutions be authorised by Planning Committee.

RESOLVED that Planning Committee delegate to the Head of Planning and the Director of Finance and Corporate Services the formal prosecution of the case set out in Table 1 (Notices and Prosecutions): (a) 87 De Montford Way.

109. Any other items of private business which the Chair decides to take as matters of urgency because of the special circumstances involved

There were no other items of private business.

(Meeting closed at 3.45 pm)