

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 13
November 2014

Present:

Members: Councillor R Bailey
 Councillor R Brown
 Councillor K Caan
 Councillor G Crookes
 Councillor J Innes
 Councillor L Kelly (Deputy Chair)
 Councillor J McNicholas
 Councillor C Miks
 Councillor S Thomas

Other Members: Councillor Maton

Employees (by Directorate):

Place Directorate J Archer, M Fothergill, G Horsman, C Knight, A Lynch and T Miller

Resources Directorate U Patel and T Sidhu

Apologies: Councillors R Sandy and H Sweet

Public Business

65. Declarations of Interest

There were no Disclosable Pecuniary Interests.

Other Interests:

- (a) Councillors Bailey and Brown declared an interest in the matter referred to in minute 71 below (Application RM/2014/3122 – Land forming part of the Friargate redevelopment area within and adjacent to Eaton Road and Station Square). The interest arose as they had both attended meetings where the Friargate development was discussed. As they had had no involvement in the meeting, other than as attendees, they remained in the meeting for consideration of the item.

66. Members Declarations of Contact on Planning Applications

There were no contacts.

67. 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 item of business referred to

in Minute 78 below relating to “Enforcement Report” on the grounds that this item involves the likely disclosure of exempt information as defined in Paragraphs 2, 6(a) and 7 of Part I of Schedule 12A of that Act.

68. Minutes of Previous Meetings 11th September and 9th October 2014

The Minutes of the meetings held on 11th September and 9th October 2014 were signed as true records.

69. Late Representations

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

Application No.	Site	Minute
RM/2014/ 3122	Land forming part of the Friargate redevelopment area within and adjacent to Eaton Road and Station Square	71
TP/2014/3154	47 Ashfield Avenue	72
FUL/2014/3112	Fir Tree House New Road	73
FUL/2014/3356	Land to the rear of 65-67 Wheelwright Lane Parkville Close	75
OUT/2014/2934	Land between 14-22 Fairlands Park	76

70. Outstanding Issues

There were no outstanding issues.

71. Application RM 2014 3122 - Land forming part of the Friargate redevelopment area within and adjacent to Eaton Road and Station Square

The Committee considered a report of the Group Manager, Planning and Building Control, detailing reserved matters relating to access, appearance, landscaping, layout and scale for Phase 3 of the Friargate Scheme comprising pedestrianisation of Station Square (including permanent landscaping), demolition of Station Tower and Starley House and associated interim works to include revised vehicular access to Coventry Station, facilities for buses and taxis and station car parking, pursuant to outline planning permission reference OUT/2011/0036 granted on the 27th July 2011 (EIA Development – an Environmental Statement was submitted at outline stage). The application was recommended for approval.

The Committee noted that condition 5 in the report was not necessary as the modelling had shown the link to be unnecessary. However Committee were advised that the Council can ensure its provision through its highway powers.

Four registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant’s representative also attended the meeting and spoke in support of the application.

RESOLVED that reserved matters approval be granted in respect of application RM/2014/3122 subject to conditions 1 to 4 as detailed in the report.

72. Application TP 2014 3154 - 47 Ashfield Avenue

The Committee considered a report of the Group Manager, Planning and Building Control, detailing the above application to fell an Ash tree which was recommended for refusal.

Councillor Skinner and a registered speaker 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, the Committee were minded to refuse the application on the grounds that the loss of a prominent tree would be to the serious detriment of the character and appearance of the locality. However, the Committee noted that there was scope to reduce the size of the tree further and that this could be discussed in greater detail outside of this meeting.

RESOLVED that planning permission be refused in respect of application TP/2014/3154.

73. Application FUL 2014 3112 - Fir Tree House New Road

This application was withdrawn from the agenda.

74. Application S73 2014 2696 - Site of Former Cheylesmore Public House Daventry Road

The Committee considered a report of the Group Manager, Planning and Building Control, detailing the above application for the variation of condition 3 – to allow delivery hours between 0700-2200 hours Monday to Saturday and 0800-2200 hours on Sundays for 12 months (after which permitted delivery hours would revert back to 0900-2200 hours every day) – imposed upon application reference S73/3014/1584 (which in turn allowed a variation of condition 8 of application FUL/2011/2170) for the erection of a retail store. The application was recommended for approval subject to conditions.

Following consideration of the report and matters raised at the meeting, the Committee expressed concern over the impact of the extended delivery hours for residents on Cecily Road and the impact on the traffic network at peak hours.

RESOLVED that planning permission be refused in respect of application S73/2014/2696 for the reasons now stated.

75. Application FUL 2014 3356 - Land to the rear of 65-67 Wheelwright Lane Parkville Close

The Committee considered a report of the Group Manager, Planning and Building Control detailing the above application for the erection of 1 detached 2 bed bungalow with detached garage which was recommended for approval.

RESOLVED that the planning permission be granted in respect of application FUL/2014/3356 subject to conditions.

76. Application OUT 2014 2934 - Land between 14-22 Fairlands Park

The Committee considered a report of the Group Manager, Planning and Building Control outlining the planning application for three dwellings with access and layout details provided and all other matters reserved, which was recommended for approval.

RESOLVED that the planning permission be granted in respect of application OUT/2014/2934 subject to conditions.

77. Any Other Business

There were no other items of public business.

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

79. Enforcement Report

The Committee considered a report of the Executive Director Resources and Group Manager, Planning and Building Control, which requested the Committee to consider whether or not the City Council as local planning authority should instigate Enforcement Action with regard to the breaches of planning control as identified within Table 1 of the report.

RESOLVED that Planning Committee delegate authority to the Head of Planning to serve the appropriate enforcement and other statutory notices in respect of 207 Masser Road.

NOTE: This item was considered as urgent private business, the reason for urgency being to enable the Committee to consider this matter at the earliest opportunity.

(NOTE: The conditions imposed on permissions, consents and other approvals may vary from those proposed in the written reports because of changes made by the Committee at the meeting or because of minor improvements, corrections or clarifications made by the Group Manager, Planning and Building Control when finalising the drafting)

(Meeting closed at 4.50 pm)

