

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 13**  
**April 2017**

Present:

Members: Councillor R Brown (Chair)  
(Shadow Cabinet Member)

Councillor P Akhtar  
Councillor A Andrews  
Councillor R Bailey  
Councillor G Crookes  
Councillor J McNicholas  
Councillor K Mulhall  
Councillor P Seaman  
Councillor H Sweet

Non-Voting Opposition  
Members:

Co-Opted Members:

Other Members: Councillors

Employees (by Directorate):

Apologies: Councillor L Bigham, R Lancaster and C Miks

**Public Business**

**117. Declarations of Interest**

In respect of Minute 124 (FUL/2017/0121 – Unit 10, Bishopgate Business Park, Widdrington Road), Councillor Mulhall reiterated the statement in the report that the email from the Radford Ward Councillors expressing support for the proposal had included his name in error as he had neither expressed an opinion on the matter nor seen the email.

**118. Members Declarations of Contact on Planning Applications**

The Members named declared contacts on the following applications as indicated:

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
FUL/2017/0623 – 34 Cannon Hill Road	Councillors Crookes, Mulhall and Akhtar	Objectors
FUL/2016/2785 – Land at corner of ST Patricks Road and Friars Road	Councillor Crookes	Objectors

FUL/2017/0121 – Unit 10, Bishopgate Business Park, Widdrington Road	Councillor McNicholas	Applicant
FUL/2017/0518 – 1 Aldrin Way	Councillor Crookes	Objectors

119. **Minutes of the meeting held on 16 March 2017**

The minutes of the meeting held on 16 March 2017 were signed as a true record.

120. **Late Representations**

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

<b>Application No.</b>	<b>Site</b>	<b>Minute No.</b>
FUL/2017/0623	34 Cannon Hill Road	122
FUL/2016/2785	Land corner of St Patricks Rd and Friars Rd	123
FUL/2017/0207	16 Naseby Close	127

121. **Outstanding Issues**

There were no outstanding issues.

122. **Application FUL/2017/0623 - 34 Cannon Hill Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of a two storey side extension and change of use from Use Class C3 (domestic dwellinghouse) to a house in multiple occupation (HMO) and a detached single storey storage building. The application was recommended for approval.

The Committee also considered a petition objecting to the application, bearing 45 signatures, which had been submitted by Councillor Sawdon, a Wainbody Ward Councillor. Councillor Sawdon attended the meeting together with two registered speakers and all spoke in respect of their objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report and matters referred to at the meeting, the Committee considered that the proposal would adversely impact on the amenities of neighbouring properties and the street scene. In addition, the Committee considered that the close proximity to a school would cause unsafe highway conditions at school start and finish times.

**RESOLVED that planning permission be refused in respect of application FUL/2017/0623 for reasons that it would adversely impact the amenities of adjoining properties and character of the surrounding area and would lead to unsafe highway conditions particularly at school start and finish times.**

**123. Application FUL/2016/2785 - Land at corner of St Patricks Road and Friars Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of a building to provide 583 student rooms in a combination of study bedrooms with shared kitchens and studio rooms, internal amenity/social space and a landscaped courtyard. The application was recommended for approval.

The Late Representation report included a request from University Hospital Coventry and Warwickshire Trust (UHCW) in respect of contributions and a statement from UHCW was read out by the Planning Officer. **An additional condition was recommended to require a Section 106 requirement.**

The Committee also considered a petition objecting to the application, bearing 59 signatures, which had been submitted by Councillor Welsh, a St Michaels Ward Councillor. Councillor Welsh attended the meeting together with the Petition Organiser 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 the grant of planning permission be delegated to the Head of Planning and Regulation respect of Application FUL/2016/2785 to resolve matters of CIL compliancy, or if not compliant, then secured by a S106 agreement subject to conditions.**

**124. Application FUL/2017/0121 - Unit 10, Bishopgate Business Park, Widdrington Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for change of use to Use Class D2 (Gymnastics facility) which was recommended for refusal.

The Committee also considered a petition supporting the application, bearing 721 signatures, which had been submitted by Councillor Male, a Woodlands Ward Councillor. Councillor Male attended the meeting together with the Petition Organiser and spoke in support of the application. The applicant's representative also attended the meeting and also spoke in support of the application.

Following consideration of the application and matters referred to at the meeting, the Committee considered that the change of use was suitable for the site and would have a positive impact on service users.

**RESOLVED that planning permission be granted in respect of Application FUL/2017/0121 subject to conditions, to be delegated to the Head of Planning and Regulation.**

**125. Application FUL/2017/0518 - 1 Aldrin Way**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for change of use to house in multiple occupation with eight rooms (sui generis) and erection of single storey rear and side extension

and proposed new roof over garage. The application was recommended for approval.

Councillor Sawdon, a Wainbody Ward Councillor attended the meeting together with two registered speakers and all spoke in respect of their objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report and matters referred to at the meeting, the Committee expressed concern in respect of the size of the proposal and considered that it would adversely impact on the amenities of adjoining neighbouring properties.

**RESOLVED that planning permission be refused in respect of application FUL/2017/0518 for reasons of overdevelopment of the plot resulting in a detrimental impact on the amenities of adjoining neighbours.**

**126. Application FUL/2016/3022 - 50 Kenpas Highway**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for change of use to mixed use of restaurant (A3) and takeaway (A5) which was recommended for approval.

**RESOLVED that planning permission be granted in respect of Application FUL/2016/3022 subject to conditions.**

**127. Application FUL/2017/0270 - 16 Naseby Close**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for use of an existing shed/summerhouse for dog grooming business, which was recommended for approval.

Arising from consideration of the application, the Committee asked that an additional condition be required in respect of adequate drainage from the site.

**RESOLVED that planning permission be granted in respect of Application FUL/2017/0270 subject to conditions including an additional condition in respect of drainage.**

**128. Application HH/2017/0122 - 25 North Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of side/rear extension and conversion of kitchen diner into bedroom and wetroom, which was recommended for approval.

**RESOLVED that planning permission be granted in respect of Application HH/2017/0122 subject to conditions.**

**129. 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 5.05 pm)