

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 15
June 2017

Present:

Members: Councillor P Seaman (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor S Bains
Councillor G Crookes
Councillor J McNicholas
Councillor D Skinner

Employees (by
Directorate):

Place: O. Aremu, L Albrighton, L D'Onofrio, C Horton, C Sinclair, C
Whitehouse

Apologies: Councillor C Miks and K Mulhall

Public Business

1. Declarations of Interest

- (1) Councillor Crookes declared a disclosable pecuniary interest in the matter referred to in Minute 6 (Application OUT/2017/0260 – Car Park 16, University of Warwick, Gibbet Hill Road/Kirby Corner Road. He withdrew from the meeting during consideration of this item.
- (2) Councillor Skinner declared a disclosable pecuniary interest in the matter referred to in Minute 6 (Application OUT/2017/0260 – Car Park 16, University of Warwick, Gibbet Hill Road/Kirby Corner Road. He also declared an “Other Interest” in the matter referred to in Minute 12 (Application HH/2017/0607 – 19 Coleby Close). He withdrew from the meeting during consideration of both items.

2. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
OUT/2017/0260 – Car Park 16, University of Warwick	Councillor Skinner	Local residents
HH/2017/0991 – 1 Aldrin Way	Councillor Crookes	Local residents
FUL/2017/0560 – 12 Brill Close	Councillor Crookes	Local residents

HH/2017/0607 – 19 Coleby Close	Councillor Crookes	Local residents
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3. **Minutes of the meeting held 11 May 2017**

The minutes of the meeting held on 11 May 2017 were 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.
FUL/2017/0933	31 Warwick Row	9
HH/2017/0607	19 Coleby Close	12

5. **Outstanding Issues**

There were no outstanding issues.

6. **Application OUT/2017/0260 - Car Park 16, University of Warwick, Gibbet Hill Road/Kirby Corner Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved). The application was recommended for approval.

The Committee noted that one further written representation had been received which referred to concerns in respect of movement of traffic.

Councillor Sawdon, a Wainbody Ward Councillor, attended the meeting together with a registered public speaker and both spoke in respect of their objections to the application. The applicant's agent attended the meeting and spoke in support of the application.

RESOLVED that outline planning permission be granted in respect of Application OUT/2017/0260 subject to conditions.

7. **Application HH/2017/0991 - 1 Aldrin Way**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a single storey rear extension which 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's agent attended the meeting and spoke in support of the application.

Following discussion, the Committee agreed that an additional condition be imposed that no windows or openings (apart from any shown on the approved

drawings) shall be formed in the extension hereby approved without the written approval of the local planning authority.

RESOLVED that planning permission be granted in respect of Application HH/2017/0991 subject to conditions including the additional condition detailed above.

8. **Application HH/2017/1022 - 1 Aldrin Way**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a single storey rear extension and garage conversion with pitch roof over, which was recommended for approval.

Councillor Sawdon, a Wainbody Ward Councillor, attended the meeting together with a registered public speaker and both spoke in respect of their 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 HH/2017/1022 subject to conditions.

9. **Application FUL/2017/0933 - 31 Warwick Row**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a three storey rear extension, reinstatement of front dwarf wall, metal fence with gate to front and side and change of use from a day nursery (Use Class D1) to 11 self-contained residential units. The application was recommended for approval.

The Late Representation document set out an amendment to Condition 2 in respect of updated drawing numbers

RESOLVED that the grant of planning permission in respect of Application FUL/2017/0933 be delegated to the Head of Planning and Regulation following the expiry of the consultation period, subject to conditions and subject to receiving no further comments raising new material planning objections to the application.

10. **Application HH/2017/0706 - 24 Portwrinkle Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a two storey front and rear extension, raised roof ridge height and installation of dormer windows on the rear elevation, which was recommended for approval.

RESOLVED that planning permission be granted in respect of Application HH/2017/0706 subject to conditions.

11. **Application FUL/2017/0560 - 12 Brill Close**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for extensions and alterations to dwelling house

and formation of two self-contained studio flats which was recommended for approval.

The Committee noted that the plans had been amended to include a back door, roofed over for a loft area.

Councillor Sawdon, Wainbody Ward Councillor, attended the meeting together with a registered public speaker and spoke in respect of their objections to the application. The applicant's agent attended the meeting and spoke in support of the application.

Arising from the discussion, the Committee raised concerns regarding the proposed off-street parking arrangements and agreed an additional condition for the submission of a scheme for off-street parking and re-positioning of the dropped kerb, to be approved by the local planning authority, prior to occupation of the development.

RESOLVED that planning permission be granted in respect of Application FUL/2017/0560 subject to conditions including the pre-commencement condition in respect of parking indicated above.

(Note: Councillor N Akhtar did not take place in the discussions and voting on this application as he was not present at the meeting for the presentation)

12. **Application HH/2017/0607 - 19 Coleby Close**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for Retention of tree house which was recommended for approval.

In addition a further condition (3) would be required stating : The existing hedge and trees indicated on drawing number 2/3/17 Revision B to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height is reduced. Any hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the date of this permission shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

In the interest of residential amenity in accordance with Policy H4 and BE2 of the Coventry Development Plan 2001.

RESOLVED that planning permission be granted in respect of Application HH/2017/0607 subject to conditions.

13. **Report to consider the addition of the Albany public house to the Local List of Heritage Assets**

The Committee considered a report of the Director of Streetscene and Regulatory Services which asked the Committee to consider whether or not to add the Albany public house to the City of Coventry Local List of Heritage Assets.

A Locally Listed heritage asset was a building, structure or feature, which was not listed by the Government, but that the Council believed was an important part of the city's heritage. The conservation and contribution of locally listed heritage assets were a material consideration in planning decisions that directly affect them or their setting.

Coventry City Council had received a nomination to assess the Albany public house at 24 Albany Road, Coventry CV5 6JU for local listing. The nomination form and Local Listing Report were appended to the report.

The report recommended local listing for the following reasons:

- Artistic interest: as a good surviving example of an early 20th century public house, with good detailing;
- Historic interest: for its association with the development of the Victorian and Edwardian suburb of Coventry;
- Community interest: for its importance to the identity and cohesion for the community for the last 110 years.

Following consideration of the report, the committee agreed to regularly review locally listed buildings at risk, in collaboration with officers. Members of the Planning Committee and officers would make suggestions for historic buildings that are at risk, and action will be taken, by first liaising with building owners, then enforcement action if necessary.

RESOLVED that the Committee approve the addition of the Albany Public House to the City of Coventry Local List of Heritage Assets.

14. **Appeal Progress Report**

The Committee noted a report of the Head of Planning informing Members of appeals lodged and determined for the period 30 January to 31 December 2016.

The report set out the main issues of the appeals and summarised the decisions. Where claims for costs are made or awarded, either for or against the Council, the decisions have been included within the report.

15. **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 5.45 pm)

