

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 3
August 2017

Present:

Members: Councillor P Seaman (Chair)
 Councillor P Akhtar
 Councillor R Auluck
 Councillor R Bailey
 Councillor S Bains
 Councillor G Crookes
 Councillor J McNicholas
 Councillor C Miks
 Councillor K Mulhall (Deputy Chair)
 Councillor D Skinner

Other Members: Councillors J Birdi, M Mutton, G Williams

Employees (by Directorate):

Place: O Aremu, R Grant, C Horton, T Miller, U Patel, C Whitehouse

Apologies: Councillor N Akhtar and L Bigham

Public Business

28. Declarations of Interest

Councillor Bains declared an “Other Interest” in the matter referred to in Minute 35 (Application OUT/2015/3601 – Land to Rear of 42-68 Wyken Way) in so far as he was involved with the previous application but not the current one. He remained in the meeting for the consideration of this item.

Councillor Mulhall declared an “Other Interest” in the matter referred to in Minute 35 (Application OUT/2015/3601 – Land to Rear of 42-68 Wyken Way). He withdrew from the meeting during the consideration of this item.

29. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
S73/2017/0902 – Land at Plots 1, 2 and 3 and part of Plot 4 Lyons Park, Coundon Wedge Drive	All members of the Committee	Councillor Williams and the Head of Planning and Regulation
FUL/2017/0661 – Land to the east of The Old Fire Station, Chetton	Councillor Crookes	Objector

Avenue		
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30. **Minutes of the Meeting held on 13 July 2017**

The minutes of the meeting held on 13 July 2017 were signed as a true record.

31. **Late Representations**

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

Application No.	Site	Minute No.
S73/2017/0902	Land at Plots 1, 2 and 3 and part of Plot 4 Lyons Park, Coundon Wedge Drive	33
FUL/2017/0661	Land to the east of The Old Fire Station Chetton Avenue	34
OUT/2015/3601	Land to Rear of 42-68 Wyken Way	35

32. **Outstanding Issues**

There were no outstanding issues.

33. **Application S73/2017/0902 - Land at Plots 1, 2 and 3, and part of Plot 4 Lyons Park, Coundon Wedge Drive**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for variation of Condition 2 (drawing numbers) and Condition 16 (updated noise report) imposed on planning permission reference FUL/2016/2397 granted planning approval on 19 December 2016 for the erection of a storage and distribution unit (use class B8) with ancillary offices, mezzanine floor, gatehouse, plant and associated infrastructure. The application was recommended for approval subject to conditions.

The Committee also considered a petition objecting to the application, bearing 443 signatures, which had been submitted by Councillor Williams, a Bablake Ward Councillor. Councillor Williams attended the meeting and spoke in respect of the petition. The petition spokesperson was unable to attend the meeting. In addition, Councillor Birdi, also a Bablake Ward Councillor and two registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant also attended the meeting and spoke in support of the application.

Following consideration of the report and matters raised at the meeting, Members noted that the application before them did not seek to change the approved no tonal reversing alarms at night. For clarification, the current application proposed the following amendments:

1. The introduction of second floor plant level/mezzanine alongside external building alteration;

2. Alterations to the northern car park and internal highway arrangement including:
 - Bus stops to be moved to the south west end to ensure safe movement of the staff within the site;
 - Car park layout to be re-planned to allow bus route to run around the perimeter roadway of car park and to create safer pedestrian routes; and
 - Island design revised to allow for better circulation of HGV's and
3. Updated Noise Assessment to take into account the alterations to the northern car park, introduction of mezzanine floor area and planning approval at Highfield House.

In addition, the late representations document detailed an amendment to the table on page 15 included within the appraisal section of the report in relation to the site plan which should now read 'Revised car park layout *including amendment to the position of the bus stop and taxi drop off area*'.

RESOLVED that planning permission be granted in respect of Application S73/2017/0902 subject to conditions and the amendment detailed above.

34. Application FUL/2017/0661 - Land to the east of The Old Fire Station, Chetton Avenue

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of 8 dwellings (6 two storey dwellings and 2 bungalows) with associated landscaping, parking and access. The application was recommended for approval subject to conditions.

The Committee also considered a petition objecting to the application, bearing 216 signatures, which had been submitted by Councillor M Mutton, a Radford Ward Councillor. Councillor Mutton attended the meeting together with the petition spokesperson and spoke in respect of the petition. The applicant's agent also attended the meeting and spoke in support of the application.

The Late representations report tabled at the meeting outlined amended and additional conditions.

RESOLVED that planning permission be granted in respect of Application FUL/2017/0661 subject to the conditions outlined in the report and the late representations report and the completion of a Section 106 agreement requiring £4,000 as a compensatory measure for the loss of urban greenspace towards general infrastructure improvements to the nearest Public Open Space, Radford Recreation Ground, which may include new benches, bins and trees. Failure to complete the agreement by 7 August 2017 may result in the application being refused.

35. Application OUT/2015/3601 - Land to Rear of 42-68 Wyken Way

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of 58 Wyken Way and erection of 5 houses (outline with access and layout submitted). The application was recommended for approval subject to conditions.

RESOLVED that planning permission be granted in respect of Application OUT/2015/3601 subject to conditions outlined in the report.

(Notes: 1. Councillor Mulhall left the meeting for the consideration of this item and did not take part in the decision making.

2. Councillor Auluck had left the meeting during the consideration of this item and did not take part in the decision making.)

36. Neighbourhood Plan Submission Draft - Willenhall

The Committee considered a report of the Head of Planning and Regulation which requested the Committee to note the submission of the Willenhall Neighbourhood Plan and agree the statutory requirement to publicise and invite comment.

The 2011 Localism Act introduced a right for communities to draw up a Neighbourhood Plan which was supported through national regulatory control. This provided an opportunity for local communities to get more actively involved in planning in their areas. Local Planning Authorities were expected to play a positive role in facilitating and supporting this process.

On 3 July 2017, Willenhall Neighbourhood Forum submitted their Neighbourhood Plan to Coventry City Council. Alongside the draft Neighbourhood Plan itself, they also submitted supporting documents which included the Basic Conditions Statement, Consultation Statement and Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening. There was now a regulatory requirement for the Council to formally publicise and invite comments for a period of time in line with Regulation 16. In this case, a period of 6 weeks was proposed and was due to commence on 4 August 2017 and end on 15 September 2017.

Neighbourhood Development Plans must also be examined by a suitably qualified independent person, appointed by the Council and agreed by the qualifying body (Neighbourhood Forum). Neighbourhood Plans must also pass a referendum of local voters by a simple majority. If a Plan passes the referendum, the Council must adopt it, unless it breaches EU obligations or human rights legislation. Discussions were currently underway with the Elections Team to organise the referendum, however the timetable for this would largely be dictated by the outcome of the Examination.

RESOLVED that the Planning Committee:

- 1. Notes the formal submission draft of the Willenhall Neighbourhood Plan made by the Willenhall Neighbourhood Forum as attached at Appendix 1 of the report.**
- 2. Agrees to publicity and invite comments for a period of six weeks in line with Regulation 16 of the Neighbourhood Planning Regulations.**
- 3. Delegates authority to the Head of Planning and Regulation to submit all representations and documentation to the examiner following the completion of the period of publicity.**

37. Appeals Progress Report

The Committee considered a report of the Head of Planning and Regulation which provided information on appeals lodged and determined in the period 1 April 2017 to 30 June 2017.

RESOLVED that the Planning Committee:

- 1. Notes the report.**
- 2. Requests that training on appeals be provided for the Committee at a future planning quarterly seminar.**

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 public business.

(Meeting closed at 4.55 pm)