

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 14
December 2017

Present:

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

Other Members: Councillors R Lancaster, M Lapsa

Employees (by Directorate):

Place: M Fothergill, C Horton
U Patel, Resources Directorate
C Thomson, Resources Directorate
C Whitehouse, Place Directorate

Apologies: Councillor R Auluck

Public Business

77. Declarations of Interest

There were no declarations of interest.

78. 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 90 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 1 of Schedule 12A of that Act.

79. Members Declarations of Contact on Planning Applications

There were no declarations of contact.

80. Minutes of Previous Meeting held on 16 November 2017

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

81. **Late Representations**

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

Application No.	Site	Minute No.
FUL/2017/2485	Land at 5-11 and 21-23 St Columbas Close	83
FUL/2017/1989	84 Dawlish Drive	85
HH/2017/1954	25 St Pauls Road	86
HH/2017/2580	22 Wood Hill Rise	87
FUL/2017/1681	327 Tile Hill Lane	88
FUL/2017/2958	105 Far Gosford Street	89

82. **Outstanding Issues**

There were no outstanding issues.

83. **Application FUL 2017 2485 - Land at 5-11 and 21-23 St Columbas Close**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing buildings at 5-23 St Columbas Close and erection of a 3 to 6 storey building to provide student rooms with ancillary facilities. The application was recommended for approval subject to conditions.

A registered speaker attended the meeting and spoke in respect of their objection to the application. The applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2017/2485 in accordance with the Local Plan 2016 to 2031 and the amended conditions/reasons outlined below and the completion of a unilateral undertaking by the applicant to provide contributions to the NHS of £7,073 to provide additional health care services to meet patient demand; and control over occupancy in accordance with Policy H10 of the Local Plan.

84. **Application FUL 2017 2239 - The Old Dairy Crest Site Harper Road**

The application was withdrawn from the agenda to allow further negotiations to take place.

85. **Application FUL 2017 1989 - 84 Dawlish Drive**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use to restaurant (Use Class A3) which was recommended for approval subject to conditions.

RESOLVED that planning permission be granted in respect of Application FUL/2017/1989 in accordance with the Local Plan 2016 to 2031 and the amended conditions/reasons outlined in the late representations document.

(Note: Councillor N Akhtar did not take part in the consideration of this item as he had left the meeting.)

86. Application HH 2017 1954 - 25 St Pauls Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a single storey rear extension and conversion of garage to study (revision to FUL/2014/0984, retrospective application). The application was recommended for approval subject to conditions.

A registered speaker attended the meeting and spoke in respect of their objection to the application. The applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application HH/2017/1954 be approved in accordance to the Local Plan 2016 to 2031 and amended conditions/reasons as detailed in the late representations document.

87. Application HH 2017 2580 - 22 Wood Hill Rise

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a single storey extension at the front and rear, two storey extension at the rear and detached garden store. The application was recommended for approval subject to conditions.

Councillor Lancaster, a Holbrooks Ward Councillor and a registered speaker 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 considered that the large garden store may be used for commercial purposes and were minded to impose a condition to restrict commercial use.

RESOLVED that the planning permission be granted in respect of Application HH/2017/2580 in accordance with the Local Plan 2016 to 2031 and amended conditions/reasons as detailed in the late representations document and a further condition prohibiting the use of the garden store for commercial use, such wording to be delegated to officers.

88. Application FUL 2017 1681 - 327 Tile Hill Lane

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of two storey side rear extension and conversion of existing house to form 4 flats. The application was recommended for approval subject to conditions.

Councillor Lapsa, a Westwood Ward Councillor attended the meeting and spoke in respect of his objections to the application. The applicant's agent 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 plans used in the presentation were the correct version.

RESOLVED that the planning permission be granted in respect of Application FUL/2017/1681 in accordance with the Local Plan 2016 to 2031 and amended conditions/reasons as detailed in the late representations document.

89. Application FUL 2017 2958 - 105 Far Gosford Street

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the installation of ATM (retrospective) which was recommended for refusal.

RESOLVED that planning permission be refused in respect of Application FUL/2017/2958, and this be delegated to the Head of Planning and Regulation, subject to no further representations being received raising material planning considerations that had not already been considered by Planning Committee.

Notes: 1. This item was considered as urgent public business, the reason for urgency being to enable a decision to be taken within the timescales required. The full report was contained in the late representations report.

2. Councillor N Akhtar did not take part in the consideration of this item as he had left the meeting.)

90. Enforcement Report

The Committee considered a report of the Director of Finance and Corporate Services and Head of Planning and Regulation, 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.

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

RESOLVED that Planning Committee:

(1) Delegate authority to the Head of Planning and Regulation and the Director of Finance and Corporate Services to serve the appropriate enforcement and other statutory notices in respect of the following properties as identified within Table 1 (Notices and Prosecutions):

(a) Cornerways Farm Washbrook Lane

(b) 6 Grapes Close

(c) 220-222 Binley Road

(d) 5 Roundhouse Road (Enforcement Notice for use and Section 215 Notice, two months for compliance, rear garden and front elevation)

- (e) 7 Roundhouse Road (Enforcement Notice for use and Section 215 Notice, two months for compliance, rear garden and front elevation)
 - (f) 38 Stoke Row
 - (g) 83 Colchester Street
 - (h) 130 Whoberley Avenue
 - (i) 2 Bilberry Road (Enforcement Notice for fence, also to include motor sales/repairs if evidenced)
 - (j) 89 Caludon Road
 - (k) 28 The Burges
 - (l) 170-172 Shakespear Street
 - (m) Land at Abbots Lane/Upper Hill Street (Enforcement Notice for use and prosecution for advertisements)
 - (n) 215 Bell Green Road
 - (o) 99 Wyken Avenue
 - (p) 97 Wyken Avenue
 - (q) 95 Purcell Road
 - (r) 105 Far Gosford Street (Enforcement Notice and prosecution for advertisements)
 - (s) Berwick Croft
 - (t) 30 The Burges
 - (u) Unit 7 and 8 Priory Place (Enforcement Notice, two months for compliance)
 - (v) 27 Melville Road
- (2) Delegate authority to the Head of Planning and Regulation and the Director of Finance and Corporate Services, the formal prosecutions of the cases set out in Table 1 (Notices and Prosecutions) should negotiations fail.
- (3) Delegate authority to the Head of Planning and Regulation and the Director of Finance and Corporate Services, the formal prosecution of cases whereby enforcement and other statutory notices as identified within Table 1 (Notices and Prosecutions) have not been complied with, and the undertaking of works in default to secure compliance where appropriate.
- (4) Note the content of Table 2 (Update of Outstanding Actions).

(Note: Councillors Miks and McNicholas declared contacts on item 'C' listed above.)

91. **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 urgent private business.

(Meeting closed at 5.25 pm)