

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 15
February 2018

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
 Councillor D Skinner

Employees (by Directorate):

Place: M Andrews, L D'Onofrio, M Fothergill, C Horton, M Jones, C
 Sinclair, C Thomson, C Whitehouse

Apologies: Councillor N Akhtar

Public Business

102. Declarations of Interest

- (a) Councillor Skinner declared a “Diclosable Pecuniary Interest” in the matter referred to in Minute 108 (Application FUL/2016/1874 – Land to the west of Cromwell Lane). He had registered to speak in respect of his objections to the application and after he (and a number of other objectors) had addressed the Committee, Councillor Skinner withdrew from the meeting during consideration of and voting on the application.
- (b) Councillor Bailey declared an “Other Interest” in the matter referred to in Minute 112(m) (Enforcement Report), the interest arose as he had previously publically commented on the matter. He did not take part in the consideration or voting on this site.

103. 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 items of business referred to in Minute 112 (Enforcement Report and 113 (Making of an Immediate Article 4(1) Direction on The Albany public house, Albany Road) on the grounds that these items involved the likely disclosure of exempt information as defined in Paragraphs 2, 6(a) and 7 of Part 1 of Schedule 12A of that Act.

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

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

Application No.	Councillor	From
OUT/2016/1874 – Land to the West of Cromwell Lane	Councillor Seaman	Objectors
FUL/2017/2239 – Old Dairy Crest Site, Harper Road	Councillor McNicholas Councillor Crookes	The Historic Coventry Trust Objectors

105. **Minutes of Meeting held on 18 January 2018**

The minutes of the meeting held on 18 January 2018 were signed as a true record.

106. **Late Representations**

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

Application No.	Site	Minute No.
OUT/2016/1874	Land to the West of Cromwell Lane	108
OUT/2017/2879	Land north of 2 Union Place	109
FUL/2017/2239	Old Dairy Crest Site, Harper Road	110

107. **Outstanding Issues**

There were no outstanding issues.

108. **Application OUT 2016 1874 - Land to the west of Cromwell Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application for the erection of up to 240 residential dwellings (class C3) and associated open space and accesses, with all matters reserved except access. The application was recommended for approval.

Councillor Skinner, a Westwood Ward Councillor and 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 the grant of planning permission be delegated to the Head of Planning and Regulation in respect of Application OUT/2016/1874 subject to conditions and subject to the completion of a satisfactory Section 106 Agreement to secure the contributions and obligations listed within the report and the Late Representation document.

(Note: After all speakers had addressed the Committee, Councillor Skinner withdrew from the meeting for consideration and voting on this application)

109. **Application OUT 2017 2879 - Land north of 2 Union Place**

Application OUT/20172879 was withdrawn from the agenda.

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

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of the existing Dairy Crest Distribution Depot with the erection of a three to six-storey student residential building containing 50 cluster flats totalling 266 student bedrooms with associated amenity space, communal facilities, cycle parking and landscaping. The application was recommended for approval.

The Planning Officer reported that the Late Representation document stated that condition 24 had been amended to remove the words "including demolition" and read out additional emails from the History Coventry Trust, which had been received after the Late Representation document had been circulated.

RESOLVED that planning permission be granted in respect of Application FUL/2017/2239 subject to conditions and the completion of a Unilateral Undertaking seeking the contribution towards NHS Trust and securing the tenure for students only.

111. **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.

PRIVATE BUSINESS

112. **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 required 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) 18 Clara Street**
- (b) 14 High Street**

- (c) 14 Wren Street
- (d) Land at Winsford Avenue
- (e) 29 Brays Lane
- (f) 25 Northumberland Road
- (g) 34 Heath Road
- (h) 5 Coundon Road
- (i) 268 Hawkes Mill Lane
- (j) 11 Nightingale Lane
- (k) Former Coventry and Warwickshire Hospital building, Stoney Stanton Road
- (l) 29 Middleborough Road
- (m) 9 George Eliot Road
- (n) 6 Craven Street
- (o) Unit 10 and 11 Bishopgate Business Park, Widdrington Road
- (p) Cedar Bungalow, Silverdale Close
- (q) 27 Coventry Street

(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).

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

113.1 Making of an Immediate Article 4(1) Direction on The Albany public house, Albany Road

The Committee considered a report of the Director Streetscene and Regulatory Services which proposed to make an Immediate Article 4(1) direction to remove the permitted development rights so that exterior painting would, in future, require an application for planning permission.

RESOLVED that Planning committee:

- a) Authorise the making of the Immediate Article 4(1) Direction
- b) Delegate powers to the Head of Planning and Regulation in consultation with the Chair and Deputy Chair of Planning Committee to consider any representations made in relation to the making of the Immediate Article 4 Direction and to subsequently decide whether or not to confirm the Immediate Article 4 Direction within the 6 month timeframe

- c) Authorise officers to carry out all administrative procedures in relation to the making of the Immediate Article 4 Direction and confirmation of the Immediate Article 4 Direction.**

Note: This item was considered as urgent private business, the reason for urgency being to enable a decision to be taken within the timescales required.

(Meeting closed at 5.35 pm)