

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

Present:

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

Employees (by Directorate):

Place: L D'Onofrio, C Dowell, S Evans, C Horton
U Patel, Resources Directorate
C Whitehouse, Place Directorate

Apologies: Councillor S Bains and L Bigham

Public Business

114. Declarations of Interest

There were no declarations of interest.

115. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
FUL 2017 3169 - Allesley Park Walled Garden Allesley Hall Drive	1. Councillor Crookes	Alderman Gazey
	2. Councillor Bailey	Email from a resident
	3. Councillor Skinner	Councillor Male
	4. Councillor McNicholas	Alderman Gazey

116. Minutes of the meeting held on 15 February 2018

The minutes of the meeting held on 15 February 2018 were signed as a true record.

117. **Late Representations**

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

Application No.	Site	Minute No.
FUL/2017/2704	Land and buildings on the North Side of Whitefriars Lane	119
FUL/2017/3169	Allesley Park Walled Garden Allesley Hall Drive	120

118. **Outstanding Issues**

There were no outstanding issues.

119. **Application FUL/2017/2704 - Land and Buildings on the North Side of Whitefriars Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing buildings including clearance of site and erection of new purpose built facility for the Coventry Boys and Girls Club (Use Class D2) and two Buildings up to a maximum height of 16 storeys and 18 storeys providing student accommodation (up to 778 beds) (Use class Sui Generis), with associated cycle parking, bin stores, amenity space, landscaping and other associated works. The application was recommended for approval subject to conditions and the completion of a Section 106 legal agreement.

Three 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.

The Late Representations document tabled at the meeting stated that the Section 106 legal agreement would not be completed in advance of the Committee meeting and the recommendation to Committee was therefore updated to read:

"Planning Committee are recommended to delegate authority to the Head of Planning and Regulation to grant planning permission subject to conditions and subject to the completion of a satisfactory Section 106 Agreement to secure the contributions and obligations listed within the report.

In addition, the late representations report provided further clarification on the proposal, detailed additional correspondence received and set out additional conditions proposed in relation the phasing of the development.

Following consideration of the report and matters raised at the meeting, Members considered that the boys and girls club should be for perpetuity and noted that this could be secured through the 106 Agreement that had yet to be drafted.

RESOLVED that authority be delegated to the Head of Planning and Regulation to grant planning permission subject to conditions and subject to the completion of a satisfactory Section 106 Agreement to secure the contributions and obligations listed within the report.

(NOTE: Councillor Mulhall did not participate in the consideration or voting on this application as he was not present for the entire presentation or discussion).

120. Application FUL/2017/3169 - Allesley Park Walled Garden Allesley Hall Drive

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the proposed erection of garden pavilion which was recommended for approval.

One registered speaker 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.

The Late Representations document tabled at the meeting detailed additional consultation received from Councillor Male in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2017/3169 subject to conditions.

121. Application OUT/2017/3015 - 108a Station Street East

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application for the erection of 1 dwelling with associated works; with access only to be considered. The application was recommended for approval subject to conditions.

RESOLVED that planning permission be granted in respect of Application OUT/2017/3015 subject to conditions outlined in the report and subject to the following additional condition:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- i) The parking of vehicles of site operatives and visitors;**
- ii) Loading and unloading of plant and materials;**
- iii) Storage of plant and materials used in constructing the development;**
- iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v) Wheel washing facilities;**
- vi) Measures to control the emission of dust and dirt during construction;**
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.**

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

122. 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 1st November 2017 to 31st January 2018.

RESOLVED that the Planning Committee notes the report.

123. 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 4.15 pm)