

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 11**  
**April 2019**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor P Akhtar  
Councillor R Auluck  
Councillor R Bailey  
Councillor G Crookes  
Councillor J McNicholas  
Councillor D Skinner  
Councillor H Sweet

Employees (by Directorate):

Place: L Albrighton, M Andrews, L D'Onofrio, S Evans, M Fothergill,  
C Sinclair, A Saleem, E Spandley, C Whitehouse

Apologies: Councillor S Bains and T Skipper

**Public Business**

**132. Declarations of Interest**

Councillor P Akhtar declared an 'Other' Interest in the matter referred to at minute 144 (Application TP/2019/0470 – 191 Oldfield Road). He left the meeting during the consideration and voting on this item.

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

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

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
S73/2019/0078 – 9 North Avenue	Councillor J McNicholas	Applicant
TP/2019/0470 – 191 Oldfield Road	Councillor P Akhtar	Applicant

**134. Minutes of the Meeting held on 14 March 2019**

The minutes of the meeting held on 14 March 2019 were signed as a true record.

**135. Late Representations**

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

<b>Application</b>	<b>Site</b>	<b>Minute</b>
FUL/2019/0442	Old Crown Inn, 89 Windmill Road	137
FUL/2019/0524	55 Yelverton Road	138
FUL/2019/0266	1 Stanier Avenue	140
TP/2019/0470	191 Oldfield Road	144

136. **Outstanding Issues**

There were no outstanding issues.

137. **Application FUL/2019/0442 - Old Crown Inn, 89 Windmill Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a change of use of former public house to 12 Bedroom House in Multiple Occupation (sui generis) and associated extensions/alterations. The application was recommended for approval.

The Committee also considered a petition and an e-petition objecting to the application, bearing 261 signatures in total, which was sponsored by Councillor Bigham, a Longford Ward Councillor. Councillor Bigham attended the meeting and spoke in respect of the petition. The Petition Spokesperson was unable to attend the meeting. The applicant's representative spoke in support of the application.

Following consideration of the report and representations made at the meeting, the Committee expressed concerns that the Community Use Report as submitted by the applicant contained a number of errors and, on that basis, they asked that the matter be deferred to a future meeting to enable the applicant to re-submit the document.

**RESOLVED that planning application FUL/2019/0442 be deferred to a future meeting in order to enable the Applicant to re-submit the Community Use Report.**

(Note: Councillor R Auluck did not participate in the discussion or vote on his application as she was not present for the full presentation)

138. **Application FUL/2019/0524 - 55 Yelverton Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of single storey rear extension and use of existing dwelling as 3 flats which was recommended for approval.

The Committee also considered a petition objecting to the application, bearing 23 signatures, which was sponsored by Councillor M Mutton, a Radford Ward Councillor. Councillor Mutton and the petition spokesperson attended the meeting together with registered speakers and they spoke in respect of their objections. The applicant's representative attended the meeting and spoke in support of the application.

Following consideration of the report and matters raised at the meeting, the Committee considered that the proposed application would represent

overdevelopment and an over-intensification of use and, in addition, was not in keeping with the character in the area.

**RESOLVED that planning permission be refused in respect of application FUL/2019/0542 for reasons of overdevelopment, over intensification and not in keeping with the character of the area.**

**139. Application S73/2019/0078 - 9 North Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for variation of Condition 2 - plan numbers to allow minor alterations/changes to extension, imposed upon FUL/2018/2294 for the proposed alterations and extensions to 9 North Avenue, comprising 5 one bedroom apartments and 9 two bedroom apartments with associated works and parking which was granted 13/12/18. The application was recommended for approval.

**RESOLVED that planning permission be granted in respect of application S73/2019/0078, subject to conditions.**

**140. Application FUL/2019/0266 - 1 Stanier Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for conversion of dwelling house into 2 flats which was recommended for approval.

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, it was agreed that a condition be added to require that, before occupation of the flats, all party walls and floors be insulated to minimise noise.

**RESOLVED that planning permission be granted in respect of application FUL/2019/0266, subject to conditions including the additional referred to above.**

**141. Application FUL/2019/0255 - The Scout Hut, Kenthurst Close**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for demolition of the existing Scout Hut and erection of a replacement structure for the Scouts; erection of detached outbuilding and associated works which was recommended for approval.

A registered speaker attended the meeting and spoke in respect of his 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, the Committee sought assurances about the long term management of on-site landscaping and appropriate boundary treatments.

**RESOLVED that planning permission be granted in respect of application FUL/2019/0255, subject to conditions including an additional condition to require a landscaping plan.**

**142. Application S73/2019/0278 - 429 Fletchamstead Highway**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for variation of condition No.2 (drawing numbers) & condition No.7 (finished floor levels) imposed on planning permission FUL/2018/0800 for demolition of existing buildings on site and erection of new building to provide 28 student accommodation units (210 bedrooms) granted on 14th June 2018. The application was recommended for approval.

**RESOLVED that planning permission be granted in respect of application S73/2019/0278, subject to conditions.**

**143. Application TP/2019/0068 - 10 Baxter Close**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for pollard of Common Ash – TPO/46. The application was recommended for approval.

**RESOLVED that consent for works be granted in respect of application TP/2019/0068, subject to conditions.**

**144. Application TP/2019/0470 - 191 Oldfield Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a Sycamore (T1) Crown reduction to 15.0m height and 12.0m spread and removal of Oak (T2). A split decision was recommended: to refuse works to T1 sycamore and grant works to fell the T2 oak tree.

**RESOLVED that, in respect of application TP/2019/0470, works to T1 Sycamore be refused and the felling of T2 Oak tree be granted.**

**145. Appeals Progress Report**

The Committee noted a report of the Head of Planning and Regulation which provided information on appeals lodged and determined in the period 1 January to 28 February 2019. The report set out the main issues of the appeals and summarised the decisions, together with details of any costs which were made and/or awarded, either for or against the Council.

**146. 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 5.30 pm)