

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 4
July 2019

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor L Kelly
Councillor T Khan
Councillor J McNicholas
Councillor C Miks
Councillor D Skinner

Other Members: Councillors T Khan (Cabinet Member for Housing and Communities (by invitation)), M Mutton and G Williams

Employees (by Directorate):

Place: L Albrighton, M Andrews, Place Directorate
U Patel, Resources Directorate
A Saleem, N Smith, E Spandley

Apologies: Councillor P Akhtar and S Walsh

Public Business

12. Declarations of Interest

Councillor Bailey declared an interest in the matter referred to in Minute 12 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as he was sponsoring a petition that objected to the application. Councillor Bailey spoke in relation to the petition and did not take part in the discussions or the decision making thereafter.

Councillor L Kelly declared an interest in the matter referred to in Minute 12 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as she had had previous involvement with the objectors. Councillor Kelly removed herself from the meeting during the consideration of this application.

13. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
FUL/2019/824 – Club House Gaveston Road	All Members of Committee	Objectors

14. **Minutes of Previous Meeting held on 13 June, 2019**

The minutes of the meeting held on 13 June 2019 were signed as a true record.

15. **Late Representations**

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

Application	Site	Minute
FUL/2019/0824	Club House Gaveston Road	17
FUL/2019/1190	55 Yelverton Road	18
FUL/2018/1713	Kebrell Nuts & Bolts Ltd Harper Road	19
FUL/2019/1352	Cannon Park Centre Lynchgate Road	20

16. **Outstanding Issues**

There were no outstanding issues.

17. **Application FUL/2019/0824 - Club House Gaveston Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of new indoor bowls facility and maintenance store and reconfiguration of car park. The application was recommended for approval.

The late representations document provided responses to further representations that were received in respect of the amended plans. The document also outlined a further condition in relation to emergency access.

The Committee also considered two petitions objecting to the application, the first bearing 228 signatures, which had been submitted by Councillor R Bailey, a Cheylesmore Ward Councillor. Councillor Bailey and the petition spokesperson attended the meeting and spoke in respect of the petition. With the agreement of the Chair, additional information containing photographs and a copy of the planning decision made in 1969 was tabled at the meeting. The photographs were displayed as part of the residents' representations.

The Committee were informed that the detail of the second petition that was read out at the meeting was incorrect and should have read as per the following:

"We the undersigned ask Coventry City Council to take positive action by consulting with the current Indoor Bowls players at the current Sports Centre facility on Fairfax Street, Coventry. The aim being to establish a more suitable affordable venue within the City Centre boundary, to allow players to continue to benefit from a single transport link, instead of the proposed development at Avenue Bowls Club site on Gaveston Road, Coundon, based on the fact there was no consultation with members of possible alternative venues".

The petition bearing 118 signatures was located and read to the Committee. The petition was sponsored by Councillor G Williams, a Bablake Ward Councillor. Councillor Williams and the petition spokesperson attended the meeting and spoke in respect of the petition.

Five registered speakers, including one in support of the application, attended the meeting and spoke in respect of their objections and support to the application. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report, the late representation document and matters raised at the meeting, Committee considered that some of the reasons for refusal in 1969 were still of some relevance and had not been adequately overcome. Committee therefore requested that further work be undertaken to respond to the numerous questions raised at the meeting in respect of the suitability of the site, particularly the availability of alternative sites and how these were considered through the sequential test. In addition, Committee requested further clarification regarding the clubs plans for expansion and how this could impact upon residential amenity and parking.

RESOLVED that the consideration of Application FUL/2019/0824 be deferred to a future meeting to allow officers to determine the suitability of the site as well as ensuring the sequential test has been met.

(Note: Councillors R Bailey and L Kelly did not take part in the consideration or voting on this application as they had declared an interest.)

18. **Application FUL/2019/1190 - 55 Yelverton Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use from dwelling to 2 flats and demolition of rear W/C. The application was recommended for approval.

The Committee also considered a petition objecting to the application, bearing 24 signatures, which was sponsored by Councillor M Mutton, a Radford Ward Councillor. Councillor Mutton and the petition organiser's representative attended the meeting, together with a registered speaker and they spoke in respect of their objections. The applicant's representative attended the meeting and spoke in support of the application.

The late representations document tabled at the meeting responded to further representation and photographs submitted by a neighbour.

RESOLVED that, planning permission be granted in respect of Application FUL/2019/1190, subject to conditions.

19. **Application FUL/2018/1713 - Kebrell Nuts & Bolts Ltd Harper Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of vacant industrial unit and erection of 5 storey building comprising 67 flats totalling 87 student bedrooms with

associated communal facilities, car parking, cycle parking and landscaping. The application was recommended for approval.

The late representation document tabled at the meeting responded to further representations received and detailed an amendment to Condition 20 to ensure the public use of the riverside walk in perpetuity.

RESOLVED that planning permission be granted in respect of Application FUL/2018/1713 subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

20. Application FUL/2019/1352 - Cannon Park Centre Lynchgate Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a single storey extension to the western side, fronting onto Lynchgate Road to provide 2no. commercial units (Use Class A3) (Resubmission FUL/2019/0458). The application was recommended for approval.

A registered speaker 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. Councillor T Sawdon had called the application in to Committee for consideration but was unable to attend meeting.

RESOLVED that planning permission be granted in respect of Application FUL/2019/1352 subject to conditions listed in the report.

21. 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 business.

(Meeting closed at 5.00 pm)