

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 18
June 2020

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor A Andrews
Councillor R Auluck (Deputy Chair)
Councillor R Bailey
Councillor G Lloyd
Councillor C Miks
Councillor D Skinner
Councillor S Walsh

Other Members: Councillors R Brown, K Maton, G Williams

Employees (by Directorate):

M Andrews (Planning and Regulation)
S Bennett (Law and Governance)
S Chowdhury (Planning and Regulation)
L D'Onofrio (Planning and Regulation)
T Miller (Planning and Regulation)
U Patel (Law and Governance)
C Sinclair (Law and Governance)
E Spandley (Planning and Regulation)
C Thomson (Law and Governance)
C Whitehouse (Transportation and Highways)

Apologies: Councillor L Kelly

Public Business

12. Declarations of Interest

Councillor Bailey declared an interest in the matter referred to in Minute 18 (Application FUL/2019/2814 – Asda Car Park, Abbey Park, London 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.

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/2018/2063 – Land	Councillor Lloyd	In his role as Deputy

Adjacent to University Hospital, Clifford Bridge Road		Cabinet Member for City Services
FUL/2019/2528 – Land adjacent to No.116 Scots Lane	All members of Committee	Email from Councillor Williams, Bablake Ward Councillor

14. **Minutes of Previous Meeting held on 4 June 2020**

The minutes of the meeting held on 4 June 2020 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/2018/2063	Land adjacent to University Hospital, Clifford Bridge Road	17
FUL/2019/2814	ASDA Car Park, Abbey Park, London Road	18

16. **Outstanding Issues**

There were no outstanding issues.

17. **Application FUL/2018/2063 - Land adjacent to University Hospital, Clifford Bridge Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use from grass farmland to surface car park for hospital staff use, providing 1600 car parking spaces (including 34 active Electric Vehicle Charging spaces and 46 passive charging spaces), 34 motorcycle parking spaces and 160 bicycle parking spaces, with associated landscaping, lighting, car parking equipment and sub-station. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting detailed an amendment to Condition 2 contained within the report.

The Committee considered two petitions objecting to the application bearing 269 and 192 signatures respectively, sponsored by Councillor K Maton, a Henley Ward Councillor. Councillor Maton was present at the meeting and spoke in respect of the petitions. The petition organiser who was unable to attend the meeting had submitted a statement which was read out on her behalf. A registered speaker was present at the meeting spoke and in respect of his objections to the application. In addition, a statement objecting to the application submitted by a further registered speaker was read out on their behalf. The Chief Executive of the application site was present at the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2018/2063 subject to conditions.

(Note: Councillor A Andrews did not vote on this application as he was not present at the meeting for the entire discussion on the application.)

18. **Application FUL/2019/2814 - ASDA Car Park, Abbey Park, London Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a drive-thru McDonalds restaurant with car parking, landscaping and associated works which was recommended for approval subject to conditions.

The Committee considered a petition objecting to the application bearing 325 signatures sponsored jointly by Councillor R Bailey and Councillor R Brown, Cheylesmore Ward Councillors. Both Councillors were present at the meeting and spoke in respect of the petition. The petition spokesperson had submitted a statement which was read out on her behalf. In addition, two registered speakers were present at the meeting and spoke in respect of their objections to the application. The applicant's representative was also present at the meeting and spoke in support of the application.

The late representations document tabled at the meeting summarised and appraised further objections received following the publication of the report.

The Committee considered that the proposed road safety mitigation measures for the roundabout did not alleviate their concerns about the increase in traffic as a result of the development, the traffic flows, speeding cars and the safety of pedestrians in the area. In addition, the close proximity of the local schools to the application site and residents' health and wellbeing remained a major concern for them.

RESOLVED that planning permission be refused in respect of Application FUL/2019/2814 as the Committee were not satisfied by the proposed safety measures for the roundabout, the safety of pedestrians in the area and the proximity of the local schools to the application site and subsequent adverse impact on the health and wellbeing of children and residents.

(Note: Councillor R Bailey, did not take part in the consideration or voting on the application as he had declared an interest.)

19. **Application FUL/2019/2528 - Land adjacent No. 116 Scots Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of four dwellings together with associated parking and landscaping. The application was recommended for approval subject to conditions.

Councillor Williams, a Bablake Ward Councillor and a registered speaker were present at the meeting and spoke in respect of their objections to the application. Statements submitted by three further registered speakers objecting to the application were read out at the meeting. The applicant's representative was

present at the meeting and a statement supporting the application was read out on his behalf.

The Committee having considered the report and oral submissions made at the meeting sought clarification on the percentage of public open space on the application site and whether that calculation included the front gardens of some of the existing houses.

RESOLVED that the consideration of Application FUL/2019/2528 be deferred to a future meeting to allow for clarification to be sought in relation to whether the calculation of public open space included the front gardens of some of the existing houses and if so, how that influenced the overall level of public open space planned for the development.

20. **Application S73/2019/3170 - 8 Station Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a variation to Condition 2 to extend opening hours imposed on application reference FUL/2016/2113, granted on 30 September 2016 for change of use from retail (A1) to café/takeaway (A3 and A5), external extraction flue, alterations to shop front and raised planters. The application was recommended for approval.

Councillor Lapsa, a Westwood Ward Councillor and a registered speaker were present at the meeting and spoke in respect of their objections to the application. A statement submitted by a further registered speaker was read out at the meeting. The applicant's representative was present at the meeting and spoke in support of the application.

Following consideration of the report and matters raised at the meeting, including the Inspectors decision for dismissing the appeal, the Committee considered that 6 months was too long for a trial period due to the potential impact on residential amenity.

RESOLVED that temporary planning permission be granted for 3 months in respect of Application S73/2029/3170, to allow the premises to open until 20.00 hours.

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 8.05 pm)