

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 14
January 2021

Present:

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

Other Members: Councillor R Brown
Councillor P Hetherington, Cabinet Member for City Services
Councillor D Welsh, Cabinet Member for Housing and
Communities
Councillor G Williams

Employees Present:

R Back, Planning and Regulation
N Chaplin, Environmental Protection
S Chowdhury, Planning and Regulation
N Coleman, Highways and Transportation
S Evans, Law and Governance
R Hall, Highways and Transportation
G Holmes, Law and Governance
D Leadon, Planning and Regulation
A Lynch, Planning and Regulation
S Newell, Planning and Regulation
U Patel, Law and Governance
J Seddon, Highways and Transportation
C Sinclair, Law and Governance
C Styles, Planning and Regulation
R Thomas, Highways and Transportation

Apologies: Councillor G Lloyd

Public Business

106. Declarations of Interest

Councillor A Andrews declared an 'Other Relevant Interest' in the item referred to in Minute 110 below (Application OM/2020/0935 – Transco, Abbots Lane). He withdrew from the meeting during the consideration and voting on this item.

Councillor R Bailey declared an interest in the matter referred to in Minute 111 (Application FUL/2020/1327 – Land adjacent to 1-21 Ebbw Vale Terrace). The interest arose as he was sponsoring a petition that objected to the application. Councillor Bailey spoke in respect of the petition and did not take part in the discussions or the decision making thereafter.

Councillor N Akhtar declared an ‘other interest’ in the matter referred to in Minute 111 (Application FUL/202/1327 – Land adjacent to 1-21 Ebbw Vale Terrace). He withdrew from the meeting during the consideration and voting on this application.

107. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
OM/2020/0935 – Transco, Abbots Lane	Councillors N Akhtar, P Akhtar, R Auluck, R Bailey, L Harvard, C Miks, D Skinner and S Walsh	Email from objector
FUL/2020/1327 – Land adjacent to 1-21 Ebbw Vale Terrace	Councillor R Bailey	Attended virtual meetings in his capacity as a Cheylesmore Ward Councillor where this application was discussed, amongst other matters.
FMES/2020/0427 – Former allotments, Land adjacent to 259 London Road	All members of Committee	Representations from MP for Coventry South

108. Minutes of the meetings held on 12 and 26 November 2020

The minutes of the meetings held on 12 and 26 November 2020 were agreed as true records.

109. Late Representations

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

Application	Site	Minute
OM/2020/0935	Transco, Abbots Lane	110
FUL/2020/1327	Land adjacent to 1-21 Ebbw Vale Terrace	111
FMES/2020/0427	Former allotments, Land adjacent to 259 London Road	112

110. **Application OM/2020/0935 - Transco, Abbots Lane**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for up to 731 residential units and up to 711 sqm of retail and commercial space (use class A1/ A2 / A3 / A4 / B1) provided in a series of buildings up to 22 storeys, creation of a water feature utilising the culverted Radford Brook, creation of a green link across the site and provision of parking and landscaping. The outline application sought approval for access only with all other matters reserved. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting provided an update on the application, appraised further objections received since the publication of the report and outlined an additional condition. In addition, a late representation that was received was reported at the meeting.

The Committee considered a petition objecting to the application bearing 45 signatures sponsored by Councillor G Lloyd, a Sherbourne Ward Councillor. Councillor Lloyd was unable to attend the meeting and had submitted a statement which was read out on his behalf. For clarity and noting, Councillor Lloyd had stated that he was supporting aspects of the petition directly in relation to the proposed development of up to 731 residential units and 711sqm of retail and commercial space (use class E). The petition organiser had also submitted a statement which was read out on her behalf.

Councillor G Williams, a Bablake Ward Councillor, and a registered speaker were present at the meeting and spoke in respect of their objections. A further 5 statements were read out on behalf of registered speakers who were also objecting to the application. The applicant attended the meeting and spoke in support of the application.

Following consideration of the report and the representations made at the meeting, the Committee considered that the proposal amounted to an overdevelopment of the site that did not accord with the Coventry Local Plan. Furthermore, the Committee considered that the proposal would have an adverse impact on neighbour amenity, highway safety and would result in displacement parking in the vicinity.

RESOLVED that planning permission be refused in respect of Application OM/2020/0935 as the proposal would result in an over-intensive development of the site that fails to deliver the infrastructure such as affordable housing and fails to demonstrate sufficient parking provision to serve the development which would have an adverse impact on residential amenity.

(Note: Councillor A Andrews, did not take part in the discussions or vote on this application as he had declared an interest.)

111. **Application FUL/2020/1327 - Land adjacent to 1-21 Ebbw Vale Terrace**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the development of 30 1 bed residential retirement

apartments and communal facilities plus associated parking and landscaping which was recommended for approval subject to conditions.

The late representations document tabled at the meeting provided an update on the application.

The Committee considered a petition objecting to the application bearing 179 signatures sponsored by Councillor R Bailey, a Cheylesmore Ward Councillor. Councillor Bailey and the petition organiser attended the meeting and spoke in respect of the petition.

Two registered speakers also attended the meeting and spoke in respect of their objections to the application. The Applicant attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2020/1327 subject to conditions and subject to the completion of s106 and s111 Agreements to secure the contributions listed within the report.

(Notes: 1. There was an error in the report, the recommendation should have included a s111 Agreement, as the Council is the landowner.
2. Councillor N Akhtar did not take part in the discussions or vote on this application as he had declared an interest.
3. Councillor R Bailey did not vote on this application as he had declared an interest.)

112. Application FMES/2020/0427 - Former allotments, Land adjacent to 259 London Road

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the construction of a Materials Recycling Facility (MRF) including process hall, outfeed hall, reception hall, solar PV's, ancillary office, service yard, control room and welfare facilities. Provision of access, including new weighbridge and security cabin and upgrades to existing access, car parking and landscaping. The application was recommended for approval subject to conditions.

The Late Representations document provided information on a petition objecting to the application that had been received since the report had been published. In addition, the document appraised further objections that had been received and outlined a condition in relation to the Traffic Management Plan. Furthermore, officers reported on, and responded to, a late representation that had been received from the MP for Coventry South.

Councillor P Hetheron, Cabinet Member for City Services, was present at the meeting and spoke in support of the application

The Committee considered a petition objecting to the application bearing 38 signatures sponsored by Councillor R Brown, a Cheylesmore Ward Councillor. Councillor Brown and the petition organiser attended the meeting and spoke in respect of the petition.

In addition, three registered speakers were present at the meeting and spoke in respect of their objections. The Applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FMES/2020/0427 subject to conditions.

113. **Outstanding Issues**

There were no outstanding issues.

114. **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 7.15 pm)