

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 4
March 2021

Present:

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

Other Members Present: Councillor J Birdi
Councillor J Blundell
Councillor T Jandu
Councillor D Welsh, Cabinet Member for Housing and
Communities
Councillor G Williams

Employees Present:

L Albrighton, Highways and Transportation
R Back, Planning and Regulation
S Bennett, Law and Governance
M Bharaj, Planning and Regulation
S Evans, Law and Governance
R Hall, Highways and Transportation
A Lynch, Planning and Regulation
U Patel, Law and Governance
C Sinclair, Law and Governance
N Smith, Planning and Regulation
E Spandley, Planning and Regulation
R Thomas, Highways and Transportation
J Veeranna, Planning and Regulation

Apologies: Councillor P Akhtar, L Kelly and C Miks

Public Business

132. Declarations of Interest

Councillors N Akhtar, R Auluck, L Harvard and G Lloyd declared an "Other Relevant Interest" in the item referred to in Minute 139 below (Application FUL/2020/2761- Land to the South of Cemetery Lodge, Canley Crematorium Cannon Hill Road). The interest arose as they knew one of the registered speakers who was present at the meeting and as the acquaintance was casual, they remained in the meeting for the consideration and voting on the item.

133. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
OUT/2019/0022 – Land at Fivefield Road and Tamworth Road	All members of Committee	Councillor G Williams Objectors
FUL/2020/3165 – Land at the corner of Queens Road, York Street and Butts	All members of Committee	Objectors
FUL/2020/2761 – Land to the South of Cemetery Lodge, Canley Crematorium Cannon Hill Road	All members of Committee	Councillor J Blundell

134. Minutes of Previous Meeting held on 11 February 2021

The minutes of the meeting held on 11 February 2021 were agreed as a true record.

135. Exclusion of Press and Public

RESOLVED that, under 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the item of business referred to in Minute 143 below relating to “Enforcement Issue” on the grounds that the item involves the likely disclosure of exempt information as defined in Paragraphs 2, 6(a) and 7 of Part 1 of Schedule 12A of that Act.

136. Late Representations

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

Application	Site	Minute
OUT/2019/0022	Land at Fivefield Road and Tamworth Road	137
FUL/2020/3165	Land at the corner of Queens Road, York Street and Butts	138
FUL/2020/2671	Land to the South of Cemetery Lodge, Canley Crematorium Cannon Hill Lodge	139
FUL/2020/0617	The Old Police Station, 519 Tile Hill Lane	140

137. Application OUT/2019/0022 - Land at Fivefield Road and Tamworth Road

The Committee considered a report of the Strategic Lead for Planning detailing the above outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site (in part). The outline application was recommended for approval subject to conditions and the completion of the S106 legal agreement.

The late representations document tabled at the meeting referenced and appraised further representations that had been received since the publication of the report and outlined additional/amended conditions.

Councillors J Birdi, T Jandu, and G Williams, Bablake Ward Councillors, together with a number of members of the public spoke or had statements read in respect of their objections to the application. The applicant's representative spoke in support of the application.

RESOLVED that:

- 1. Planning permission be granted in respect of Application OUT/2019/0022, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report: and**

- 2. Authority be delegated to the Strategic Lead for Planning (following consultation with the Chair of Planning Committee) to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.**

138. Application FUL/2020/3165 - Land at the corner of Queens Road, York Street and Butts

The Committee considered a report of the Strategic Lead for Planning detailing the above application for redevelopment of the existing car park to provide a new student accommodation building and stopping up of a section of public highway on York Street. The application was recommended for approval subject to conditions and the completion of the S106 legal agreement to secure contributions.

The late representations document tabled at the meeting detailed an amendment to the conditions listed in the report with the removal of Condition 16 requiring monitoring. It was considered that as the southern part of the site was 2.5m below ground and was unlikely to have any surviving archaeology, there would be no requirement for monitoring that part of the site works.

RESOLVED that the grant of planning permission in respect of Application FUL/2020/3165 be delegated to the Strategic Lead for Planning, subject to the conditions listed in the report (Condition 16 to be removed) and the completion of the S106 legal agreement to secure the contributions listed within the report.

139. Application FUL/2020/2761 - Land to the South of Cemetery Lodge, Canley Crematorium Cannon Hill Road

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of a sound screen to the land south of Cemetery Lodge, within Canley Crematorium. The application was recommended for approval subject to conditions.

The Late Representation document tabled at the meeting detailed amendments to Conditions 3 and 4 listed in the report.

Councillor J Blundell, a Wainbody Ward Councillor, together with a number of registered speakers spoke or had their statements read in respect of their objections to the application. The applicant's representative spoke in support of the application.

RESOLVED that, the grant of planning permission be delegated to the Strategic Lead for Planning, subject to conditions listed in the report.

140. Application FUL/2020/0617 - The Old Police Station, 519 Tile Hill Lane

Further to Minute 42/20, the Committee considered a report of the Strategic Lead for Planning which sought approval to a change to the S106 contributions listed within the report, with the removal of the affordable housing contribution requested in respect of Application FUL/2020/0617.

Planning permission was delegated by Planning Committee on 16 July 2020 for the redevelopment of the existing site, a former Police Station, 519 Tile Hill Lane, with the erection of two, three storey buildings and two detached houses; one building containing five, one bedroom flats and one building containing six, two bedrooomed flats and two, two bedrooomed dwelling houses; subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report.

At that meeting, it was reported that the site would attract an affordable housing contribution due to Paragraph 64 of the NPPF. However, Policy H6 of the Coventry Local Plan (CLP) states new residential schemes of 25 dwellings or more, or more than 1ha, would be expected to provide 25% of all dwellings as affordable homes.

As the site in question, is less than one hectare and there are fewer than 25 units, the 25% affordable housing was not required in accordance with Policy H6 of the CLP. Consequently, the requirement of the affordable housing element listed under the S106 agreement would have to be removed.

**RESOLVED that, further to the recommendations approved on 16 July, 2020,
the Committee approves the removal of the affordable housing contribution.**

141. Outstanding Issues

**142. 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 further public items of business.

PRIVATE BUSINESS

143. Urgent Item of Private Business: Enforcement Issue

The Committee considered whether or not, the City Council as local planning authority should issue a Temporary Stop Notice on the developers operating at the Tamworth Road site in respect of the breach of conditions by the repeated failure to prevent debris and soil from dirtying the roads in the area resulting in highway safety and community concerns.

This was in accordance with the Constitution which required that all planning enforcement prosecutions be authorised by Planning Committee.

RESOLVED that Planning Committee approves the issuing of a Temporary Stop Notice on the developers operating at the Tamworth Road site.

(Note: This item was taken as an urgent item of private business to expedite the issuing of the Temporary Stop Notice to stop any further works on site until the matter has been rectified.)

(Meeting closed at 5.40 pm)