

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 8**  
**July 2021**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor P Akhtar  
Councillor R Auluck  
Councillor R Bailey  
Councillor M Heaven  
Councillor G Lloyd  
Councillor C Miks  
Councillor S Nazir

Other Members: Councillor D Welsh, Cabinet Member for Housing and Communities

Employees (by Directorate):

R Back, Planning and Regulation  
M Bharaj, Planning and Regulation  
N Coleman, Highways and Transportation  
R Hall, Highways and Transportation  
D Leadon, Planning and Regulation  
A Lynch, Planning and Regulation  
U Patel, Law and Governance  
J Shaw, Planning and Regulation  
C Sinclair, Law and Governance  
R Thomas, Highways and Transportation  
C Thomson, Law and Governance

Apologies: Councillor D Skinner and A Tucker

**Public Business**

**22. Declarations of Interest**

There were no declarations of interest.

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

There were no declarations of contacts.

**24. Minutes of the meetings held on 27 May 2021**

The minutes of the meeting held on 27 May 2021 were agreed as a true record.

**25. 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/2020/1992	Land at Pickford Green Lane	26
RMM/2021/0314	Rookery Farm (Land adjacent to Pumping Station), Watery Lane	27

**26. Application FUL/2020/1992 - Land at Pickford Green Lane**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for construction of 60 dwellings (including 25% affordable), internal roads, public open space, pumping station, landscaping and other ancillary works, including creation of a new vehicular and pedestrian access from Pickford Green Lane. The application was recommended for approval.

The Late Representation document detailed amendments to Conditions 1 and 19 and a new Condition, No 33, regarding submission and approval of floor levels of the proposed dwellings.

Councillors Lepoidevin and Male, Woodlands Ward Councillors, spoke at the meeting and a member of the public submitted a statement to read in respect of their objections to the application. The applicant's representative spoke in support of the application.

**RESOLVED:**

- (a) That planning permission be granted in respect of Application FUL/2020/1992 subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report.**
- (b) That authority be delegated to the Strategic Lead 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 were considered necessary.**

**27. Application RMM/2021/0314 - Rookery Farm (Land adjacent to Pumping Station), Watery Lane**

The Committee considered a report of the Strategic Lead for Planning, detailing the above submission of reserved matters under condition 1 for details of appearance, landscaping, layout and scale for 40 dwellings together with associated landscaping/open space, drainage and highway infrastructure and temporary construction access from land to the north west pursuant to planning permission OUT/2019/2277 granted on 6th March 2020 for outline permission with access. The application was recommended for approval.

The Late Representation document reported on additional written objections received which were appraised in the document and an additional condition, No11, regarding submission and approval of floor levels of the proposed dwellings.

**RESOLVED that planning permission be granted in respect of Application RMM/2021/0314 subject to the conditions listed in the report.**

**28. Application S73/2021/0776 - Land to the south of Westwood Heath Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for a variation of Condition 2 to allow amendment to highways access arrangements that were imposed on planning permission OUT/2017/3203 for Hybrid application comprising: full details for 129 dwellings, vehicular and pedestrian access via Westwood Heath Road and associated public open space; and outline application with all matters reserved except access (but not including internal circulation) for the remainder of the proposed development comprising: up to 296 additional dwellings (amounting to a total of up to 425 dwellings); a convenience store (Use Class A1) comprising 400 sqm gross; public open space; vehicular and pedestrian access via Westwood Heath Road and agricultural access via Bockendon Lane; internal vehicular and pedestrian routes; and drainage and utilities infrastructure granted on 06/11/2018. The application was recommended for approval.

**RESOLVED that planning permission be granted in respect of Application S73/2021/0776 subject to the conditions listed in the report.**

**29. Outstanding Issues**

There were no outstanding issues.

**30. 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 4.05 pm)