

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 2
September 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 S Nazir
Councillor A Tucker

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

Employees (by Directorate):

R Back, Planning and Regulation
S Bennett, Law and Governance
M Bharaj, Planning and Highways
R Hall, Highways and Transportation
A LeMarinel, Highways and Transportation
A Lynch, Planning and Regulation
U Patel, Law and Governance
J Seddon, Highways and Transportation
C Sinclair, Law and Governance
E Spandley, Planning and Regulation
R Thomas, Highways and Transportation
C Thomson, Law and Governance

Apologies: Councillor C Miks and D Skinner

Public Business

41. Declarations of Interest

Councillor R Bailey declared an interest in the items referred to in Minutes 45, 46 and 47 below (Applications OUT/2020/2521 (Whitley Pumping Station), OUT/2020/2665 (Land at Allard Way) and OUT/2020/2882 (401 London Road)) as he was supporting petitions on each application. Councillor Bailey spoke in respect of the petitions and did not take part in the discussions or voting for the above-mentioned applications.

Councillor R Auluck declared an interest, due to professional commitments, in the item referred to in Minute 46 below (Application OUT/2020/2521, Whitley Pumping

Station). She withdrew from the meeting during the consideration and voting on this item.

Councillor A Tucker declared an interest, due to professional commitments, in the item referred to in Minute 49 below (Proposed diversion of Public Footpath, M241 (part), Parish of Allesley). He withdrew from the meeting during the consideration and voting on this item.

42. Members Declarations of Contact on Planning Applications

Application No.	Councillor	From
OUT/2020/2521 – Whitley Pumping Station	All members of Committee	Objectors
OUT/2020/2665 – Land at Allard Way	All members of Committee	Objectors
OUT/2020/2882 – 401 London Road	All members of Committee	Objectors
OUT/2020/2521 – Whitley Pumping Station OUT/2020/2665 – Land at Allard Way OUT/2020/2882 – 401 London Road	Councillor N Akhtar (as Chair of the Scrutiny Co-ordination Committee)	Objector

43. Minutes of the Meeting held on 5 August 2021

The minutes of the meeting held on 5 August 2021 were agreed as a true record.

44. Late Representations

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

Application	Site	Minute
OUT/2020/2521	Whitley Pumping Station	45
OUT/2020/2665	Land at Allard Way	46
OUT/2020/2882	401 London Road	47
FUL/2021/1925	39 Beech Tree Avenue	48

45. Application OUT/2020/2521 - Whitley Pumping Station, London Road, Coventry

The Committee considered a report of the Strategic Lead for Planning, detailing the above hybrid application comprising:

- 1) Outline planning for erection of up to 195 dwellings (Use Class C3), new vehicular access onto London Road with associated access works, parking, landscaping and ancillary works. All matters reserved except access.
- 2) Full planning for the renovation of the existing Lodge Building to provide one dwellinghouse (Use Class C3); Change of use of the existing Pump House to

provide four flats (Use Class C3), associated access works, parking, landscaping and ancillary works.

The application was recommended for approval.

The Late Representation report detailed an additional amendment to the existing London Road access and internal road alignment.

The Committee also considered two petitions, the first was objecting to this application and also Applications OUT/2020/2665 (detailed in Minute 46) and OUT/2020/2882 (detailed in Minute 47). The petition, bearing 188 signatures, was supported by both Councillors Bailey and Brown, Cheylesmore Ward Councillors.

The second petition, bearing 293 signatures, was also supported by both Councillors Bailey and Brown. Councillors Bailey, Brown, the petition organiser and four registered speakers attended the meeting and spoke in support of the petitions and their objections to the application(s). The applicant's representative spoke in support of the application.

Following consideration of the report, the presentation and representations made at the meeting, Members were concerned about the increase in the number of dwellings over that stated in the Local Plan 2016 and wanted to ensure that these can be accommodated on site with a well-designed layout and housing mix. Members therefore requested that the Reserved Matters applications go before Planning Committee for consideration.

RESOLVED:

- (a) That the grant of planning permission in respect of Application OUT/2020/2521 be delegated to the Strategic Lead for Planning, subject to conditions listed in the report, the amendment outlined above and the completion of a S106 agreement.**
- (b) That the application for Reserved Matters on this site (in respect of the outline planning permission element) be brought to this Committee in due course.**

46. Application OUT/2020/2665 - Land at Allard Way, Coventry

The Committee considered a report of the Strategic Lead for Planning, detailing the above outline application for erection of up to 125 dwellings (Use Class C3), new vehicular access onto Allard Way with associated access works, parking, landscaping and ancillary works. All matters reserved except access. The application was recommended for approval.

The Committee considered two petitions objecting to the application, one bearing 78 signatures from both Councillors Bailey and Brown, Cheylesmore Ward Councillors and one bearing 315 signatures from Councillor Thomas, a Binley and Willenhall Ward Councillor. The Councillors and both petition organisers attended the meeting and spoke in respect of the petitions together with two registered

speakers who spoke in respect of their objections to the application. The applicant's representative spoke in support of the application.

Following consideration of the report, the presentation and representations made at the meeting, Members were concerned about the increase in the number of dwellings over that stated in the Local Plan 2016 and wanted to ensure that these can be accommodated on site with a well-designed layout and housing mix. Members therefore requested that the Reserved Matters applications go before Planning Committee for consideration.

RESOLVED:

- (a) That the grant of planning permission in respect of Application OUT/2020/2665 be delegated to the Strategic Lead for Planning, subject to conditions listed in the report and the completion of a S106 agreement.**
- (b) That the application for Reserved Matters on this site be brought to this Committee in due course.**

47. Application OUT/2020/2882 - 401 London Road, Coventry

The Committee considered a report of the Strategic Lead for Planning, detailing the above outline application for erection of up to 24 dwellings (Use Class C3) with associated access works, parking, landscaping and ancillary works. All matters reserved except access. The application was recommended for approval.

The Committee considered a petition objecting to the application bearing 32 signatures sponsored by both Councillor Bailey and Councillor Brown, Cheylesmore Ward Councillors. Councillors Bailey and Brown spoke in support of the petition. A statement from the applicant in support of the application was read out at the meeting.

Following consideration of the report, the presentation and representations made at the meeting, Members were concerned about the increase in the number of dwellings over that stated in the Local Plan 2016 and wanted to ensure that these can be accommodated on site with a well-designed layout and housing mix. Members therefore requested that the Reserved Matters applications go before Planning Committee for consideration.

RESOLVED:

- (a) That planning permission be granted in respect of Application OUT/2020/2882 subject to conditions.**
- (b) That the application for Reserved Matters on this site be brought to this Committee in due course.**

48. Application FUL/2021/1925 - 39 Beech Tree Avenue, Coventry

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for the erection of a shelter to allow social distancing

queueing (reduced in size from previous refusal) (retrospective). The application was recommended for refusal.

The Committee considered a petition supporting the application bearing 153 signatures supported by Councillor Lapsa, a Westwood Ward Councillor, Councillor Lapsa and the petition organiser spoke in support of the application.

Following consideration of the report, representations made at the meeting and discussion, the Committee agreed that the application be deferred to a future meeting so it can be considered further once the outcome of a current appeal on this site is known.

RESOLVED that Application FUL/2021/1925 be deferred.

49. Proposed Diversion of Public Footpath, M241 (part), Parish of Allesley City of Coventry Formally in the County of Warwickshire

The Committee considered a report of the Director of Transport and Highways which outlined the investigations to divert part of a public footpath at Pickford Green, Allesley, City of Coventry. This included a discussion of consultations carried out in respect of the proposal and the legal tests to be considered for a diversion order to be made. The proposal had been put forward following an application that has been submitted by Countryside Access Management Ltd, on behalf of Piper Homes, the owner of the land crossed by the path.

The report made a recommendation based on that information, for a decision by Members as to whether or not an Order should be made to divert the section of footpath concerned.

The Applicant has agreed to defray all expenses associated with the Order.

RESOLVED that the Planning Committee:

- (1) Authorise the City Solicitor to make the necessary Diversion Order for all of the Public Footpath defined in this report, at Pickford Green, Allesley, City of Coventry pursuant to Section 257 of the Town and Country Planning Act 1990 on the grounds that the City Council is satisfied that it is necessary to do so to enable development to go ahead.**
- (2) Authorise the Public Notice of the making of the Order and in the event of there being no objections within the period specified, the Order be confirmed in the exercise of the powers conferred on the Council by the said Acts.**
- (3) Endorse that, in the event that objections be received to the making of the Order that cannot be resolved, then the matter be forwarded to the Secretary of State for determination and Coventry City Council be responsible for the conduct of any hearing or public inquiry.**

50. Outstanding Issues

There were no outstanding issues.

51. 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 6.45 pm)