

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 30**  
**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 D Skinner  
Councillor A Tucker

Other Members: Councillor K Maton

Employees Present:

S Bennett, Law and Governance  
M Bharaj, Planning and Regulation  
R Edgington, Planning and Regulation  
S Evans, Law and Governance  
R Hall, Highways and Drainage  
A Lynch, Planning and Regulation  
U Patel, Law and Governance  
K Russell, Planning and Regulation  
C Sinclair, Law and Governance  
O Williams, Planning and Regulation

Apologies: Councillor C Miks

**Public Business**

**52. Declarations of Interest**

Councillor A Tucker declared an interest in the matter referred to in Minute 57 below (Application S73/2021/2108 – Land North and South of A45). He withdrew from the meeting during the consideration of this item.

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

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

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
OUT/2021/0012 – Elm Fields Farm Wigston Road	All members of Committee	Objector

54. **Minutes of Previous Meeting held on 2 September 2021**

The amended minutes of the meeting held on 2 September 2021 as circulated at the meeting, were agreed as a true record.

55. **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>
OUT/2021/0012	Elm Fields Farm Wigston Road	56

56. **Application OUT/2021/0012 - Elm Fields Farm Wigston Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for outline consent with all matters reserved, except for access, for the erection of up to 150 residential dwellings (Use Class C3) and associated works including the demolition of the existing buildings (Amended Plans to reduce no. of units from 156 and access). The application was recommended for approval.

The late representations document tabled at the meeting outlined and appraised a petition and a multi-signature letter that were received, both objecting to the application.

The Committee considered the above mentioned petition, objecting to the application bearing 516 signatures sponsored by Councillor K Maton, a Henley Ward Councillor. Councillor Maton and the petition organiser attended the meeting and spoke in respect of the petition. The Applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report, the presentation and the representations made at the meeting, Members were concerned over a number of matters such as layout, car parking spaces, mix and size of affordable housing for rent, all of which would be considered at the reserved matters stage and consequently requested that the Reserved Matters application be submitted to Committee for consideration in due course.

**RESOLVED:**

**(a) That the grant of planning permission in respect of Application OUT/2021/0012 be delegated to the Strategic Lead for Planning, subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.**

**(b) That the application for Reserved Matters on this site be submitted to Committee for consideration in due course.**

57. **Application S73/2021/2108 - Land North and South of A45**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the variation of Conditions 3 – Archaeological WSI and Condition 14 – Water Crossing Details: imposed upon permission S73/2021/0337 dated 27/04/21 (construction of grade separated junction) to enable more flexibility regarding the nature of each crossing; and to reflect the agreed WSI for archaeological works imposed upon planning permission S73/2021/0337, which in turn varied conditions imposed on planning permission FUL/2019/2671 for construction of grade separated junction with associated access roads, landscaping, drainage and engineering works. The application was recommended for approval.

**RESOLVED that planning permission be granted in respect of Application S73/2021/2108 subject to conditions.**

(Note: Councillor A Tucker, having declared an interest, did not participate in the consideration or voting on this application).

**58. Outstanding Issues**

There were no outstanding issues.

**59. 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 3.15 pm)