

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 28**  
**October 2021**

Present:

Members: Councillor L Harvard (Chair)  
Councillor P Akhtar  
Councillor R Auluck  
Councillor R Bailey  
Councillor M Heaven  
Councillor C Miks  
Councillor S Nazir  
Councillor D Skinner

Employees (by Directorate):

L Allbrighton, Highways and Transportation  
O Aremu, Law and Governance  
R Back, Planning and Regulation  
S Bennett, Law and Governance  
M Bharaj, Planning and Regulation  
R Campbell, Planning and Regulation  
Law and Governance  
N Smith, Planning and Regulation  
E Spandley, Planning and Regulation  
R Thomas, Highways and Transportation

Apologies: Councillor N Akhtar, G Lloyd and A Tucker

**Public Business**

**60. Declarations of Interest**

Councillor C Miks declared that in respect of Application OUT/2021/0104 (Siddeley Avenue) as a Lower Stoke Ward Councillor, she had not engaged with residents or the developer on this matter and remained in the meeting for consideration of the item.

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

The Members named declared contacts on the following application as indicated:

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
OUT/2021/0104- Siddeley Ave	All members of the Committee	Objectors The developer

**62. Minutes of Previous Meeting held on 30 September 2021**

The minutes of the meeting held on 30 September 2021 were agreed as a true record.

63. **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>
RMM/2020/2399	Land Bounded by Hall Brook, Bennetts Road South, Sandpits Lane, Tamworth Road	64
OUT/2021/0104	Siddeley Avenue	65
FUL/2021/2347	12 Parrotts Grove	67
FUL/2021/1925	39 Beech Tree Avenue	68
HH/2021/1658	27 Malmsbury Road	69

64. **Application RMM/2020/2399 - Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above submission of reserved matters (layout, internal access arrangements, scale, appearance and landscaping) for Phases 2A and 2B comprising 394 dwellings, pursuant to outline permission OUT/2014/2282. The outline application was accompanied by an Environmental Statement. The application was recommended for approval.

Following consideration of the application and questions put to the Officers at the meeting, the Committee were not satisfied that they had received sufficient detail within the report to be able to make an informed decision and agreed that the application be deferred.

**RESOLVED that Application RMM/2020/2399 be deferred to allow Officers to submit a comprehensive and detailed report to a future meeting.**

65. **Application OUT/2021/0104 - Siddeley Avenue**

The Committee considered a report of the Strategic Lead for Planning, detailing the above outline planning application for the demolition of 69 Siddeley Avenue and two-storey former party venue building, and erection of residential development (Use Class C3), including affordable retirement units (Use Class C3), open space provision and associated infrastructure, with all matters reserved except access. The application was recommended for approval.

Councillor R Singh, a Lower Stoke Councillor, and a number of members of the public 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, the recommendation as set out in the report was not approved. A proposal was moved, seconded and agreed that the application be deferred to a

future meeting in order that Officers could address a number of concerns raised by the Committee.

**RESOLVED that Application OUT/2021/0104 be deferred to a future meeting in order to allow Officers to address the Committee's concerns in respect of ecology, biodiversity, air quality, density, access to the site and impact on traffic.**

66. **Application FUL/2020/3049 - The Farmhouse, Beechwood Avenue, CV5 6HB**

Application FUL/2020/3049 (The Farmhouse, Beechwood Avenue) was withdrawn.

67. **Application FUL/2021/2347 - 12 Parrotts Grove**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for a Change of Use from dwelling house (Class C3) to Children's Home (Class C2 – maximum 4 children) which was recommended for approval.

The Late Representation report included an additional condition that prior to the development, a scheme to improve security of the property including external CCTV and access control systems be submitted to and approved by the Local Authority.

Councillor G Duggins, a Longford Ward Councillor and two members of the public 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, the applicant's representative offered the possibility of implementing a management scheme which would provide a channel of communication between the applicant, neighbours and local councillors. It was subsequently agreed by the Committee that this be added as an advisory to the proposal. The Committee also accepted an additional proposed condition that the trees on site be retained.

**RESOLVED that planning permission be granted in respect of Application FUL/2021/2347 subject to conditions listed in the report, an additional condition for the retention of trees and an advisory note in respect of implementation of a management scheme.**

68. **Application FUL/2021/1925 - 39 Beech Tree Ave**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for an erection of a shelter to allow social distancing queueing (reduced in size from previous refusal) (retrospective). The application was recommended for refusal.

The Late Representation report clarified the measurements of the proposal.

The Committee considered a petition supporting the application bearing 56 signatures sponsored by Councillor Lapsa, a Westwood Ward Councillor. Councillor Lapsa and the petition spokesperson (who was also the applicant) spoke in respect of the petition.

**RESOLVED that planning permission be refused in respect of Application FUL/2021/1925.**

69. **Application HH/2021/1658 - 27 Malsbury Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for a replacement of a detached garage, which was recommended for approval.

The Committee considered a petition objecting to the application bearing 56 signatures sponsored by Councillor Clifford, a Holbrooks Ward Councillor. Councillor Clifford and the petition spokesperson spoke in respect of the petition. The applicant's representative sent a statement in support of the application which was read out at the meeting.

**RESOLVED that planning permission be granted in respect of Application HH/2021/1658 subject to conditions listed in the report.**

70. **S106 Agreement in respect of Application Reference OUT/2018/3225**

The Committee considered a report of the Strategic Lead for Planning seeking permission to enter into a s106 Legal Agreement in respect of OUT/2018/3225, granted on 3<sup>rd</sup> June 2021 for residential led development of up to 2400 dwellings, including 'extra-care' accommodation; new vehicular access from the A45 and via Pickford Green Lane, with other non-vehicular access points; 15ha of employment land (B1, B2 and B8); a District Centre of approximately 10,000 sq.m. retail space; a Local Centre of approx. 1000 sq.m. local convenience retail plus other community facilities; provision of a Primary School; open spaces, substantial landscaping, green infrastructure and sports provision; earthworks including the provision of new drainage features; and associated demolition and groundworks.

**RESOLVED that Planning Committee:**

- **Approve the entering into of a further s106 Agreement with the Landowners which secures a mechanism for the submission of the housing mix for the residential development in respect of this application; and**
- **Delegate authority to the Strategic Lead for Planning (following consultation with the Chair of Planning Committee) to agree any amendments to the s106 Agreement, which are considered necessary.**

71. **Outstanding Issues**

There were no outstanding issues.

**72. 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 6.20 pm)