

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 25
November 2021

Present:

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

Other Members: Councillor L Bigham (for Minute 78 below)
Councillor M Lapsa (for Minute 82 below)

Employees Present:

O Aremu, Law and Governance
S Bennett, Law and Governance
H Bungre, Planning and Regulation
R Campbell, Planning and Regulation
R Hall, Highways and Drainage
D Henry, Planning and Regulation
D Leadon, Planning and Regulation
A Lynch, Planning and Regulation
U Patel, Law and Governance
A Saleem, Planning and Regulation
C Sinclair, Law and Governance
D Taylor, Planning and Regulation
R Thomas, Highways and Drainage

Apologies: Councillor C Miks and D Skinner

Public Business

73. Declarations of Interest

Councillor A Tucker declared an interest in the matter referred to in Minute 77 below (Application RMM/2020/2399 – Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road). He withdrew from the meeting during the consideration of this item.

74. Members Declarations of Contact on Planning Applications

There were no declarations of contact.

75. **Minutes of Previous Meeting held on 28 October 2021**

The minutes of the meeting held on 28 October 2021 were agreed and signed as a true record.

76. **Late Representations**

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

Application	Site	Minute
RMM/2020/2399	Land Bounded by Hall Brook, Bennetts Road South, Sandpits Lane, Tamworth Road	77
FUL/2021/0987	22 Rowleys Gren Lane	78
HH/2021/2501	4 Pomeroy Close	79
FUL/2021/2143	54 Jobs Lane	82

77. **Application RMM/2020/2399 - Land Bounded by Hall Brook, Bennetts Road South, Sandpits Land and Tamworth Road**

Further to minute 64 of the meeting held on 28 October 2021, 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 subject to conditions.

The late representations document provided an update on, and appraised any further objections received and outlined amendments to Conditions 1 and 7. The document also detailed an additional condition, Condition 9 in relation to the protection of trees which are of significant amenity value to the area.

RESOLVED that planning permission be granted in respect of Application RMM/2020/2399 subject to conditions listed in the report and the additional condition in relation to the protection of trees which are of significant amenity value to the area.

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

78. **Application FUL/2021/0987 - 22 Rowleys Green Lane**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of existing bungalow and construction of a two storey dwelling house which was recommended for approval.

The Late Representation document table at the meeting appraised a further objection that had been received.

The Committee considered a petition objecting to the application bearing 53 signatures sponsored by Councillor L Bigham, a Longford Ward Councillor. Councillor Bigham spoke in respect of the petition. The petition spokesperson was unable to attend the meeting. The applicant's representative submitted a statement in support of the application which was read on his behalf.

Following consideration of the report, the presentation and representations made at the meeting, Members considered that the obscured glazed windows to the bathrooms could be changed at any time resulting in loss of privacy to neighbouring properties and a breach of conditions. In response to this, if the application is approved, officers undertook to circulate a copy of the decision to the neighbours who had objected, so that they were aware of the conditions imposed on the application.

RESOLVED that planning permission be granted in respect of Application FUL/20201/0987 subject to conditions listed in the report.

(Note: Councillor A Tucker did not vote on this application as he was not present for the entire discussion.)

79. **Application HH/2021/2501 - 4 Pomeroy Close**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of a two storey side and rear extension and replacement windows and insulated render to external walls. The application was recommended for approval.

The Late Representations document provided an update on amended plans received, an amendment to Condition 2 and a new Condition in relation to the permitted ground and first floor bathroom windows to the side and front facing elevations to be glazed or re-glazed with obscure glass.

The Committee considered a petition objecting to the application bearing 10 signatures sponsored by Councillor J O'Boyle, a St Michaels ward Councillor. Councillor O'Boyle was unable to attend the meeting and had submitted a statement to be read on his behalf. The petition spokesperson and the applicant's representative were not present at the meeting and did not submit a statement to be read on their behalf.

Following consideration of the report, the presentation and representations made at the meeting, the Committee expressed concerns that the property could be converted into a house of multiple occupation in future and that the parking on site should be retained to reduce the impact on on street parking in the area. Consequently, the Committee considered that conditions should be imposed to remove permitted development rights and to retain parking spaces on site to ensure that the property remains a residential dwelling.

RESOLVED that planning permission be granted in respect of Application HH/2021/2501 subject to conditions listed in the report, the additional condition listed in the Late Representations document and the following additional conditions imposed by the Committee:

1. That permitted development rights be removed.
2. The two parking spaces on site be retained.

80. **Application FUL/2021/0974 - 34 Belvedere Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the change of use from residential care home to 4 self-contained flats, associated internal and fenestration alterations and demolition of garage. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of Application FUL/2021/0974 subject to conditions listed in the report.

81. **Application PA/2021/2400 - 85 Cecily Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application under Prior approval for rear extension. The extension will be 4.00 metres away from the original rear wall of the building with a height of 3.60 metres at the highest point and 2.40 metres to the eaves. The application was recommended for refusal.

RESOLVED that planning permission be refused in respect of Application PA/2021/2400 for the reasons set out in the report.

82. **Application FUL/2021/2143 - 54 Jobs Lane**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of bungalow and outbuildings and erection of seven 4-bedroom dwellinghouses with associated vehicular access, parking and landscaping (4no. houses previously approved under: FUL/2020/0502). The application was recommended for approval subject to conditions.

The Committee considered a petition objecting to the application bearing 7 signatures sponsored by Councillor M Lapsa, a Westwood Ward Councillor. Councillor Lapsa attended the meeting and spoke in respect of the petition and he spoke on behalf of the petition spokesperson who was unable to attend. The applicant's representative also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2021/2143 subject to conditions listed in the report.

83. **Outstanding Issues**

There were no outstanding issues.

84. **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 5.40 pm)