

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 21**  
**July 2022**

Present:

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

Other Members: Councillor R Lancaster (for Minute 18 below)  
Councillor P Male (for Minutes 17 and 19 below)  
Councillor D Welsh (Cabinet Member for Housing and  
Communities) (by invitation)

Employees Present:

L Albrighton, Transportation and Highways  
R Back, Planning and Regulation  
G Goodman, Planning and Regulation  
S Harriott, Law and Governance  
L D'Onofrio, Planning and Regulation  
U Patel, Law and Governance  
C Sinclair, Law and Governance  
N Smith, Planning and Regulation  
E Spandley, Planning and Regulation  
D Taylor, Planning and Regulation  
A Tew, Planning and Regulation  
C Thomson, Law and Governance

Apologies: Councillor M Heaven

**Public Business**

**12. Declarations of Interest**

There were no declarations of interest.

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

There were no declarations of contacts.

**14. Minutes of Previous Meeting held on 26 May 2022**

The minutes of the meeting held on 26 May 2022 were agreed and signed as a true record.

15. **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/2022/0561	Former Woodlands School Broad Lane	17
FUL/2021/3395	Land at Meadow Road	18
OUT/2022/0548	Woodfield School Hawthorn Lane	19
OUT/2022/0552	Woodfield Primary School Stoneleigh Road	20
FUL/2022/0613	60 Somerset Road	22
FUL/2022/1351	241 Walsgrave Road	23

16. **Application OUT/2020/1505 - A444 Land at Wilsons Lane**

The consideration of Application OUT/2020/1505 (A444 Land at Wilsons Lane) was deferred to a future meeting.

17. **Applications FUL/2022/0561 & LBC/2022/0544 - Former Woodlands School Broad Lane**

The Committee considered a report of the Strategic Lead for Planning, detailing the above planning and listed building consent applications for the reconfiguration and refurbishment including partial demolition of the former Woodlands Academy School site to provide a new Special Educational Needs and Disability (SEND) School, together with associated hard and soft landscaping, artificial playing pitch and engineering works. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting provided further information on consultation and assessment and detailed additional conditions. In addition, Recommendation 1 within the report was amended verbally during the officer presentation, as a S106 agreement is not required as part of this application.

Councillor P Male, a Woodlands Ward Councillor, attended the meeting and spoke in respect of his objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

**RESOLVED that:**

- 1. The grant of planning permission in respect of Application FUL/2022/0561 be delegated to the Strategic Lead for Planning subject to the Secretary of State not wishing to intervene and subject to conditions.**
- 2. The grant of planning permission in respect of Application LBC/2022/0544 be delegated to the Strategic Lead for Planning subject**

**to the Secretary of State not wishing to intervene and subject to conditions.**

(Note: Councillor R Auluck did not vote on the application as she was not present at the meeting.)

**18. Application FUL/2021/3395 - Land at Meadow Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for the demolition of No. 79 and No. 81 Meadow Road and erection of 54no. dwellings with associated landscaping, car parking and new access. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting provided information on the consultation and outlined additional/amended S106 clauses.

The Committee considered a petition objecting to the application, bearing 214 signatures sponsored by Councillor R Lancaster, a Holbrooks Ward Councillor. Councillor Lancaster attended the meeting and spoke in respect of the petition. The applicant's representative attended the meeting and spoke in support of the application.

**RESOLVED that the grant of planning permission in respect of Application FUL/2021/3395 be delegated to the Strategic Lead for Planning subject to conditions and subject to the completion of a S106 Agreement to secure the site as 100% affordable housing.**

(Note: Councillor R Auluck did not vote on this application as she was present at the meeting.)

**19. Application OUT/2022/0548 - Woodfield School Hawthorne Lane**

The Committee considered a report of the Strategic Lead for Planning, detailing the above outline application with all matters reserved except for access for the demolition of all school buildings and construction of up to 129 residential dwellings, together with associated landscaping and infrastructure works. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting outlined an amended recommendation and provided information on consultation, appraisal, developer contributions, and detailed additional and amended conditions.

Councillor P Male, a Woodlands Ward Councillor, attended the meeting and spoke in respect of his objections. The applicant's representative spoke in support of the applicant.

**RESOLVED that, the grant of planning permission in respect of Application OUT/2022/0548 be delegated to the Strategic Lead for Planning subject to the Secretary of State not wishing to intervene and subject to Natural England removing their objection and subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in the report.**

(Note: Councillor R Auluck did not vote on this application as she was not present at the meeting.)

20. **Application OUT/2022/0552 - Woodfield Primary School Stoneleigh Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above outline planning application with all matters reserved except for access for the demolition of all school buildings and construction of up to 24 residential dwellings, together with associated landscaping and infrastructure works. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting detailed an appraisal to a couple of sections of the report, an amendment to Condition 7 and outlined an additional condition.

Following consideration of the application and matters raised at the meeting, the Committee considered that Condition 15 should be broadened to ensure that a landscape plan is submitted at the reserved matters stage to minimise the loss of trees on site and to minimise any potential impact on the ancient woodland. An additional S106 contribution that was not included in the late representations was reported verbally by officers during the discussion around condition 15 to confirm a biodiversity off set contribution would be secured as part of the S106 agreement.

**RESOLVED that, the grant of planning permission in respect of Application OUT/2022/0552 be delegated to the Strategic Lead for Planning subject to the Secretary of State not wishing to intervene and subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in the report and verbally reported at the meeting.**

(Note: Councillor R Auluck did not vote on this application as she was not present at the meeting.)

21. **Application HH/2022/1331 - 56 Woodland Avenue**

**RESOLVED that the consideration of Application HH/2022/1331 (56 Woodland Avenue) be deferred to a future meeting to allow for further consultation on the revised plans.**

22. **Application FUL/2022/0613 - 60 Somerset Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for change of use of No.60 from single dwelling to religious education centre (Use Class F1) in connection with use of No.62 Somerset Road. The application was recommended for refusal.

The Late Representations document tabled at the meeting summarised a further letter of support received since the publication of the report.

Two registered speakers attended the meeting and spoke in support of the application. The applicant's representative attended the meeting and also spoke in support of the application.

Following consideration of the application and matters raised at the meeting, the Committee considered that the premises could operate with minimum disruption to the neighbourhood, subject to suitable conditions.

**RESOLVED that, the grant of planning permission in respect of Application FUL/2022/0613 be delegated to the Strategic Lead for Planning and subject to the addition of suitable conditions to minimise the impact on neighbourhood amenity.**

**23. Application FUL/2022/1351 - 241 Walsgrave Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for the change of use from E class to adult gaming centre (sui generis) which was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting outlined objections submitted by Councillor K Caan and Councillor G Hayre.

**RESOLVED that, planning permission be granted in respect of Application FUL/2022/1351 subject to conditions.**

(Note: Councillor R Auluck did not vote on the application as she was not present at the meeting.)

**24. Amendments/Updates to the Planning Committee Procedure Rules**

The Committee considered a report of the Director of Law and Governance which sought approval to adopt a revised version of the Planning Committee Procedure Rules ("Revised Planning Procedure Rules"), amendments to which have been made in tandem with the proposed revisions to the Code of Good Planning Practice for Members ("Planning Code") currently at Part 4C of the Constitution, which have been detailed in a separate report. A copy of the proposed Revised Planning Procedure Rules, one with tracked changes, and the other a clean version, were attached to the report as Appendix A and B respectively.

The current Planning Committee Procedure Rules ("Current Planning Procedure Rules") are "appended" to the Constitution. The Planning Committee had delegated authority to adopt updates/amendments to the Current Planning Procedure Rules.

The Late Representations document tabled at the meeting outlined further amendments proposed to revised planning procedure rules.

**RESOLVED that, the Committee:**

- 1. Considered the Revised Planning Procedure Rules; and**
- 2. Approves the Revised Planning Procedure Rules subject to any agreed additions, comments and alterations.**

25. **Outstanding Issues**

There were no outstanding issues.

26. **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 5.20 pm)