

Coventry City Council
Minutes of the Meeting of Cabinet Member for Housing and Communities held at
11.00 am on Friday, 17 March 2023

Present:

Members: Councillor D Welsh (Chair)
Councillor R Bailey (Shadow Cabinet Member)
Councillor M Lapsa (Shadow Cabinet Member)
Councillor S Nazir (Deputy Cabinet Member)

Other Members: Councillor L Bigham (Chair of Communities and Neighbourhoods Scrutiny Board (4))
Councillors J Birdi, T Jandu and S Keough (Bablake Ward Councillors) – for Minute 21 below

Employees Present:

Law and Governance: O Aremu, U Patel

Streetscene and Regulatory Services: C Stranks, A Walster (Director)

Public Business

18. Declarations of Interest

It was noted that Councillor R Bailey and Councillor S Nazir had a standing 'Other Interest' as they are both Members of the Planning Committee. As they were present at the meeting in a non-decision making capacity as Shadow Cabinet Member and Deputy Cabinet Member respectively, they remained in the meeting.

19. Minutes

The minutes of the meeting held on 5 December 2022 were agreed and signed as a true record. There were no matters arising.

20. Local Listing Nominations - Process Review

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the outcome of the Local Listing process review.

The City Council has an established nomination process for the nomination of additions to the local List of Heritage Assets which is available on the Council's website. This established process was reviewed to ensure that the route to, and assessment of, nominations may be best managed in line with available Council resource and planning policy.

Locally listed buildings are buildings and sites within the local planning authority's area which make a positive contribution to its local character and sense of place because of their heritage value.

Whilst these buildings or sites may not be nationally designated, the Local List identification of these sites and their significance then merits consideration in future planning decisions.

The City Council have maintained a Local List of Buildings of Special Architectural and Historic Interest since (at least) June 1974. The list has evolved over time as nominations have been considered and if endorsed, places onto the register.

The creation and maintenance of a Local List is a way to identify and celebrate historic buildings and sites which enrich an area, which also contributes to the promotion of Coventry as a visitor destination and centre for the arts and culture.

The nomination process establishes key criteria for the consideration of inclusion to the Local List and applicants must demonstrate how the nomination meets the prescribed criteria. If the criteria is met, the nominations would be considered by officers alongside views being sought from the public. The final stage in the process would be a recommendation to the Cabinet Member for determination.

The process presents a robust assessment criteria for nominations, however, it also currently presents challenges in respect of the allocation of specialist resource, in that every nominations that meets the criteria would proceed to public consultation stage, which may impact wider organisational priorities.

The report proposed that in order to maintain a deliverable process, the Urban Design and Heritage Manager be required to review and approve the appropriateness of undertaking the consultation process, prior to views being sought and decision making phases being enacted. As a result of the revision, nominations may be considered in line with available resource requirements and alongside planning policy and strategic considerations, ahead of public consultation.

RESOLVED that the Cabinet Member:

- 1) Endorses the revision to the Local Listing process.**
- 2) Delegates authority to the Head of Planning Policy and Environment, to finalise the details and publication of the updated Local Listing nomination process.**

21. Local Listing Nomination - Allesley Hotel, Birmingham Road, Allesley

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the Local Listing Nomination in respect of the Allesley Hotel, Birmingham Road, Allesley.

Further to the receipt of a nomination for the addition to the local list of the former Allesley Hotel, public consultation was undertaken between 2 August and 14 September 2022. Five responses were received, two were supportive of the listing and three were objecting. The report provided further information on the responses received.

The report indicated that whilst the nomination received referred to the entirety of the Allesley Hotel, the assessment undertaken found that only the more historic element of the property which immediately fronts the Birmingham Road is worthy of consideration for local listing. Internal works undertaken at the point of its conversion to a hotel use were understood to have further eroded some of the internal historic interest, notwithstanding this, some features of historic interest still remained.

The report concluded that it was accepted that the building's evolution had eroded some of its historic interest, however, the frontage and form of the property is nevertheless seen to make its own distinctive contribution to the character of the wider Conservation Area, alongside which, further research in establishing the architectural history and family connections of the property may yield a further richness to the story of the site and property, and indeed therefore to the understanding and appreciation of the wider Conservation Area.

In recognition of this, the element of the former hotel fronting the Birmingham Road is seen as a worthy addition to the local list of heritage assets, however later extension elements to the site's interior are not considered to meet the necessary criteria for local listing. It was therefore suggested that a local listing designation be limited to the elements of built form contained within the red line as identified in plan area at paragraph 1.15 of the report.

Councillors J Birdi, T Jandu and S Keough, Bablake Ward Councillors attended the meeting and spoke in respect of the nomination. They raised the following matters:

- Anti social behaviour and vandalism at the site
- Residents' concerns over the safety of children accessing the building
- Lack of consultation with residents and Ward Councillors
- Residents feel unsafe due to comings and goings at the site, often late at night

The Chair of the Allesley and Coundon Wedge Conservation Society attended the meeting and was given an opportunity to speak by the Cabinet Member. He stated that the site was not secure as the steel bollards blocking the entrance could easily be removed. The building was derelict with part of the roof missing and is a danger to the children who go in there. He questioned the value of the mock Tudor frontage commented that the residents considered it to be an eyesore. He referred to the lack of consultation and engagement in relation to the local listing as none of the residents were aware of it. He summed up by stating that the residents will do everything they could to ensure that the replacement building fits in with the conservation area.

Members present at the meeting questioned the consultation undertaken and whether the Ward Members were informed. They accepted that the building was derelict and that it was a safety risk to anyone who accesses it. They noted that there was no planning application for the site as yet, however, when one is submitted and consulted on, the residents would have an opportunity to comment.

The Cabinet Member, having considered the report and the representations made at the meeting was mindful of the residents' concerns, but was also mindful not to

allow the state of the building to cloud his judgement. He understood the situation at the hotel and that it was an integral part of the village, however he questioned whether local listing was the right course of action. The Cabinet Member accepted that the site was going to prove to be a challenge to the developer regardless of the decision. The Cabinet Member indicated that he would welcome a meeting with the developer to discuss future plans for the site.

RESOLVED that the Cabinet Member, having considered the report and the representations made at the meeting, decided not to part-endorse the nomination for Allesley Hotel, Birmingham Road, to be added to the local list.

22. Local Listing Nomination - Former Coronet Cycle Works, Far Gosford Street

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of the former Coronet Cycle Works, Far Gosford Street.

Further to the receipt of a nomination for the addition to the local list of No 84-88 Far Gosford Street, public consultation was undertaken between 3 August and 14 September 2022. Two responses in support of the nomination were received, with the Coventry Society citing the buildings link to the City's motoring heritage as being worthy of recognition.

RESOLVED that the Cabinet Member:

- 1) Endorses the nomination for the Former Coronet Works, Far Gosford Street to be added to the local list, for the reasons set out in the report.**
- 2) Delegates authority to the Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of the designation.**

23. Local Listing Nomination - St Columba's Church

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of St Columba's Church.

Further to the receipt of a nomination for the addition to the local list of St Columba's Church, public consultation was undertaken from 3 August to 14 September 2022. Two responses in support of the nomination were received.

RESOLVED that the Cabinet Member:

- 1) Endorses the nominations for St Columba's Church to be added to the local list, for the reasons set out in the report.**
- 2) Delegates authority to the Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of the designation.**

24. **Local Listing Nomination Report - 42 Britannia Street**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of 42 Britannia Street.

Further to receipt of a nomination for the addition to the local list of No 42 Britannia Street, public consultation was undertaken between 3 August and 14 September 2022. Two responses were received, one in support and one objecting to the nomination. The Coventry Society wrote in support of the nomination and noted the properties links to the Co-operative Society and the Society's importance in the city's social and economic history. The response that objected stated that the site should be repurposed or demolished to make way for residential development.

RESOLVED that the Cabinet member declines the nomination for 42 Britannia Street to be added to the local list, for the reasons set out in the report.

25. **Local Listing Nomination Report - Former Paris Cinema, Far Gosford Street**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of the former Paris Cinema, Far Gosford Street.

Further to the receipt of a nomination for the addition to the local list, a public consultation was undertaken between 3 August and 14 September 2022. Three responses were received, two in support noting the contribution to local identity and therefore advocating its retention/rescue; whilst the objection stated the site should undergo redevelopment.

RESOLVED that the Cabinet Member declines the nomination for the reasons set out in the report.

26. **Local Listing Nomination Report - Charles Ward and George Eliot Building**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of the Charles Ward and George Eliot Buildings.

Further to the receipt of a nomination for the addition to the local list, public consultation was undertaken from 3 August to 14 September 2022. Three responses were received, one stating that the site should be utilised for educational use, alongside another, whilst supportive of local listing noting the recent decision against the national listing of the properties.

RESOLVED that the Cabinet Member declines the nominations for the Charles Ward and George Eliot Building to be added to the local list, for the reasons set out in the report.

27. **Local Listing Nomination Report - No. 1 New Union Street**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of No. 1 New Union Street.

Further to the receipt of a nomination for the addition to the local list of No.1 New Union Street, public consultation was undertaken from 3 August to 14 September 2022. Two responses were received, both in support of the nomination. The Coventry Society suggested that as No.1 forms part of a terrace, the whole of the terrace should be listed. However, only what is mentioned within the nomination can be considered.

RESOLVED that the Cabinet Member declines the nomination for No.1 Union Street to be added to the local list for the reasons set out in the report.

28. **Local Listing Nomination Report - Optical Art Mural, Bull Yard**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of Optical Art Mural, Bull Yard.

Further to the receipt of a nomination for the addition to the local list of an optical art mural, public consultation was undertaken between 3 August and 14 September 2022. Two responses in support of the nomination and one against were received.

Whilst the members present acknowledged that the mural did not have any historic or cultural significance, they requested that it be saved and accommodated within the City Centre South development, if possible. The Director of Streetscene and Regulatory Services indicated that he would pass on members comments.

RESOLVED that the Cabinet Member declines the nomination for the Optical Art Mural, Bull Yard, to be added to the local list, for the reasons set out in the report.

29. **Local Listing Nomination Report - Sir Guy and the Dun Cow Sculpted Relief**

The Cabinet Member considered a report of the Director of Streetscene and Regulatory Services which provided information on the local listing nomination received in respect of Sir Guy and the Dun Cow sculpted relief.

Further to the receipt of a nomination for the addition to the local list of the Sur Guy and Dun Cow sculpted relief, a public consultation was undertaken between 3 August and 14 September 2022. Three responses were received in total, two in favour and one opposing.

The nomination met a number of criteria for local listing as it demonstrated distinct links to the city's history, whilst stylistically and in its initial commission it is closely linked to an important period of development in the city. It was accepted that the piece would be required to be relocated in the delivery of consented

redevelopment schemes, however, this also offered an opportunity to deliver an improved situation for the relief.

It was noted that the relief was already considered as being worthy of relocation within the city centre south development.

RESOLVED that the Cabinet Member declines for the nomination for Sir Guy and the Dun Cow sculpted relief to be added to the local list for the reasons set out in the report.

30. **Outstanding Issues**

There were no outstanding issues.

31. **Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

There were no other items of business.

(Meeting closed at 12.05 pm)