

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 2**  
**November 2023**

Present:

Members: Councillor L Harvard (Chair)  
Councillor P Akhtar  
Councillor J Gardiner  
Councillor G Lloyd  
Councillor K Maton  
Councillor R Simpson

Other Members: Councillors G Duggins, T Jandu and S Keough  
Councillor D Welsh (Cabinet Member for Housing and  
Communities)

Employees (by Service  
Area):

Planning and Regulation: H Bungre  
T Cox  
A Lynch  
A Saleem  
E Spandley

Highways and  
Transportation: R Hall

Law and Governance: O Aremu  
U Patel  
T Robinson

Apologies: Councillor N Akhtar, R Bailey, A Kaur, T Khan and C Miks

## **Public Business**

### **47. Declarations of Interest**

Councillor G Lloyd declared a pecuniary interest in the matter referred to in Minute 51 below (Application PL/2023/0001033/FUL - 16-18 Henley Road). He withdrew from the meeting during the consideration of this item.

### **48. Members Declarations of Contact on Planning Applications**

There were no declarations of contacts.

### **49. Minutes of Previous Meeting held on 5 October 2023**

The Minutes of the meeting held on 5 October 2023 were agreed and signed as a true record.

50. **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>
PL/2023/0001118/FUL	19 Camelia Road Coventry, CV2 1LG	52
FUL/2020/0748	Land At Bennetts Road, Street Record, Bennetts Road, Coventry	53

51. **Application PL/2023/0001033/FUL - 16-18 Henley Road**

The Committee considered a report of the Strategic Lead for Planning for the above application for the change of use from Doctors Surgery (Use Class E (e)) to provide 7 bed residential care home (Use Class C2). The proposal also included alterations to the existing building and proposed landscaping. The Committee were recommended to approve planning permission subject to conditions.

The application had been called in by Councillors Bigham and Duggins, Longford Ward Councillors. Councillor Bigham could not attend the meeting but sent in a statement in respect of her objections to the application. 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 PL/2023/0001033/FUL subject to conditions.**

Note: Councillor G Lloyd, having declared an interest, did not take part in the consideration of this item.

52. **Application PL/2023/0001118/FUL - 19 Camelia Road, Coventry, CV2 1LG**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the change of use from a 3-bedroom dwellinghouse to a small Children's care home for up to 2 children, with no physical additions or alterations to the property. The Committee were recommended to grant planning permission subject to conditions.

The Late Representations document tabled at the meeting highlighted that the applicant had been in contact with the Council's Children's Services team and had been through the Council's procurement process. Resultantly, they had been awarded a contract to provide the appropriate type of care needed by a number of Coventry children who fall within the Council's responsibility, and in a cost-effective way – subject to them obtaining planning permission and Ofsted approval.

A registered speaker attended the meeting and spoke in respect of their objection to the application. 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 PL/2023/0001118/FUL subject to conditions.**

**53. Application FUL/2020/0748 - Land at Bennetts Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application relating to a parcel of land that is contained within the housing allocation H2:1, called Keresley SUE. The allocation is for a minimum of 3,100 dwellings including retail space within local centres (policy R1), a distributor link road connecting Long Lane and Winding House Lane to be fully operational prior to the full completion of the SUE, surrounding junction improvements as appropriate and identified through a robust TA, the provision of 1 x 2FE primary school and contributions towards a 8FE secondary school, the retention of medieval fishponds, ancient woodlands, important (ancient) hedgerows, the creation of a publicly accessible green corridor along the Hall Brook and enhanced connectivity between the ancient woodlands, the protection of Jubilee Woodland, and inclusion of appropriate screening to existing residential areas. The Committee were recommended to grant planning permission, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report; and Delegate authority to the Strategic Lead Planning to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.

The Late Representations document tabled at the meeting detailed various amendments to the report regarding planning history, density, ecology, biodiversity, and trees alongside a number of updated drawings and conditions.

Councillors T Jandu and S Keough, Bablake Ward Councillors, attended the meeting and spoke in respect of their objections to the application. Councillor J Birdi, a Bablake Ward Councillor, could not attend the meeting but sent in a statement in respect of his objections to the application. A registered speaker also could not attend the meeting but sent in a statement in respect of their objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report, the late representations document and the matters raised at the meeting, the Committee considered that the recommendation be amended to "following consultation with the Chair of Planning Committee".

**RESOLVED that the grant of planning permission in respect of Application FUL/2020/0748 be delegated to the Strategic Lead for Planning, following consultation with the Chair of the Committee in respect of the matters raised above, and subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in the report.**

**54. Application PL/2023/0001646/PAEC - Blenheim Avenue Sports Ground**

This application was withdrawn from the agenda.

**55. Application PL/2023/0000175/RVC - 85 Gleneagles Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for an amendment to the original permission granted under application reference HH/2020/1513. This application was approved on the 21.07.2020 in accordance with the relevant conditions. There is no other relevant planning history specific to this site. The application had not previously been considered by planning committee and was being considered as more than 5no. objections had been received raising issues which constitute a material planning consideration. In view of the existing works, the development is not considered to have a significant or detrimental impact upon neighbouring amenity, particularly when viewed in the context of the small amount of existing brickwork present. The proposed development would therefore accord with Policy DE1 and H5 of the local plan, and the Householder Design Guide SPD. The Committee was recommended to grant the variation of Condition 2 to amend the plan numbers as the proposed works are not considered to result in a significant harm to visual amenity. As such, the works would accord with Policy DE1 and H5 of the local plan. In considering this recommendation, it is noted that the only matter being considered is the use of materials on the side wall - the applicant has an extant planning permission for the extension, and as such the principle of the extension is not being assessed as part of this application.

The Late Representations document tabled at the meeting brought forward more material planning considerations alongside clarity over matters not material considerations.

Two registered speakers could not attend the meeting but sent statements in respect of their objections to the application. The applicant also attended the meeting and spoke in support of the application.

**RESOLVED that the variation of Condition 2 be granted in respect of Application PL/2023/0000175/RVC.**

**56. Outstanding Issues**

There were no outstanding issues.

**57. 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 4.15 pm)