

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 14**  
**December 2023**

Present:

Members: Councillor L Harvard (Chair)  
Councillor R Bailey  
Councillor J Gardiner  
Councillor G Lloyd  
Councillor K Maton  
Councillor C Miks

Employees (by Service Area):

Planning and Regulation: R Back  
T Cox  
L D'Onofrio  
R Edgington  
A Lynch

Highways and  
Transportation: L Albrighton  
R Hall  
B Malin

Law and Governance O Aremu  
U Patel  
T Robinson  
C Sinclair

Apologies: Councillor N Akhtar, P Akhtar, A Kaur and T Khan

**Public Business**

**58. Declarations of Interest**

Councillor R Bailey declared an interest in the matter referred to in Minute 62 below (Application PL/2023/0001225/RESM – Land at Allard Way) as he was sponsoring a petition on this application. He did not participate in the consideration and voting on this item.

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

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

Item	Application No/Site	Councillor	From
6	PL/2023/0001225/RESM - Land at Allard Way	All Committee Members	Objector Agent
7	PL/2023/0000936/RESM - The Sphinx Club, Sphinx Drive	All Committee Members	Agent

8	PL/2023/0001191/FULM - 2 The Oaks, Westwood Way	All Committee Members	Objector
9	PL/2023/0002134/FUL - 8 Station Avenue	All Committee Members	Cllr Lapsa Agent

60. **Minutes of the Meeting held on 2 November 2023**

The Minutes of the Meeting held on 2 November 2023 were agreed and signed as a true record.

61. **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/2023/0001225/RESM	Land at Allard Way	62
PL/2023/0000936/RESM	The Sphinx Club, Sphinx Drive	63
PL/2023/0001191/FULM	2 The Oaks, Westwood Way	64
PL/2023/0002134/FUL	8 Station Avenue	65
PL/2023/0001089/FUL	Texaco, 143 Hinckley Road	66

62. **Application PL/2023/0001225/RESM - Land at Allard Way**

The Committee considered a report of the Strategic Lead for Planning detailing the above Reserved Matters application for the development of 125 dwellings, including appearance, landscaping, layout and scale.

The Officer presentation included two additional recommendations for the Committee to consider:

1. That, due to the presence of a veteran oak tree and mature sycamore tree, that there be a no-dig construction around the cycleway of the oak tree and the root protection area of the sycamore tree.
2. That the substation be re-positioned away from the root protection area of the veteran oak tree.

A petition entitled 'Protect the trees on Allard Way' had been submitted to the Council separately to the planning application. The petition details and Officer response were set out in the Late Representation report with an associated amended recommendation. The petition, containing 167 signatures was sponsored by Councillor R Bailey. Councillor Bailey and the petition spokesperson, spoke in support of the petition. The Applicant's representative spoke in support of the application.

**RESOLVED that:**

1. **Planning Permission be granted in respect of Application PL/2023/0001225/RESM subject to the conditions summarised in the report and the additional two conditions detailed above in respect of no-dig construction in the vicinity of the named trees' root protection area and the re-location of the sub-station away from the veteran oak tree root protection area.**

2. **Concerns raised within the petition be noted in so far as it relates to the application site and support the Officer response in respect of the petition.**

63. **Application PL/2023/0000936/RESM - The Sphinx Club, Sphinx Drive**

The Committee considered a report of the Strategic Lead for Planning detailing the above Reserved Matters application for appearance, landscaping, layout, scale for (up to) 196 dwellings, plus associated infrastructure pursuant to planning permission APP/U4610/W/21/3288560 (OUT/2021/0104) granted on 21/12/2022 and the discharge of associated conditions 6 (access details Siddeley Ave), 7 (access details Sphinx Dr), 8 (Affordable Housing), 10 (materials), 12 (noise), 16 (lighting), 17 (cycle parking), 18 (bin storage), 19 (EV charging), 23 (construction management), 24 (Secured by Design), and 25 (Sustainability). The application was recommended for approval.

A registered speaker spoke in respect of their objections to the proposal, and a further speaker sent a statement which was read at the meeting. The applicant's representative spoke in support of the application.

The Committee noted and agreed a proposed change to the wording for trigger points for Condition 7, which was set out in the Late Representation report.

**RESOLVED that planning permission be granted for Application PL/2023/0000936/RESM, subject to the conditions set out in the report and the alteration to Condition 7 as indicated above.**

64. **Application PL/2023/0001191/FULM - 2 The Oaks, Westwood Way**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for demolition of existing college building (Use Class F1) and erection of an education building (Use Class F1) together with Purpose-Built Student Accommodation (Sui Generis) and associated works including amenity spaces, car parking and landscaping. The application was recommended for approval.

The Late Representation report set out some minor revisions to the wording of conditions and minor updates to reflect more recent legislation and to incorporate the approved Student Management Plan as an approved document as submitted.

Councillor M Lapsa, a Westwood Ward Councillor spoke in respect of objections to the proposal. The agent spoke in support of the application.

Following discussion, it was requested by Committee, and agreed by the applicant to include disabled parking spaces on the site.

**RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in the report.**

65. **Application PL/2023/0002134/FUL - 8 Station Avenue**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use from hot food to retail and increase in opening hours to 23:00 hours. The application was recommended for approval.

The Late Representation report included an objection from Ward Councillor, Councillor A Masih and a recommended condition from Environmental Protection that the hours of operation be restricted to 07:00 – 20:00 hours.

The Committee considered a petition objecting to the application bearing nine signatures, bearing eight signatures sponsored by Councillor M Lapsa, a Westwood Ward Councillor. Councillor Lapsa spoke in respect of the objections to the application. The petition spokesperson, a registered speaker and the Agent for the application sent statements which were read out at the meeting.

Following consideration of the report and matters raised at the meeting, the Committee agreed with the recommendation relating to the hours of operation in the Late Representation report.

**RESOLVED:**

- 1. That planning permission be granted for a Change of Use from hot food to retail.**
- 2. That the hours of operation be from 07:00 to 20:00 hours.**

**66. Application PL/2023/0001089/FUL - Texaco, 143 Hinckley Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the existing canopy to be raised from 3.6m to 4.5m (to soffit), which was recommended for approval.

The Late Representation report included an additional neighbour response and an amendment to Condition 3.

Councillor Seaman, a Henley Ward Councillor, sent a statement in respect of her objections which was read out at the meeting and a registered speaker spoke in respect of their objections.

**67. Outstanding Issues**

There were no outstanding issues.

**68. 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 items of urgent public business.

(Meeting closed at 5.20 pm)