

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 25**  
**January 2024**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor P Akhtar  
Councillor J Gardiner  
Councillor G Lloyd  
Councillor K Maton  
Councillor C Miks

Employees (by Service Area):

Planning and Regulation: R Campbell  
R Edgington  
G Goodman  
A Lynch

Highways and Transportation: N Benison  
B Malin

Law and Governance: O Aremu  
U Patel  
T Robinson

Apologies: Councillor R Bailey, A Kaur, T Khan and D Welsh (Cabinet Member for Housing and Communities)

## **Public Business**

### **78. Declarations of Interest**

There were no declarations of interest.

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

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

Item	Application No/Site	Councillor	From
9	PL/2023/0001437/HHA – 2 Gibbet Hill Road	All Committee Members	Resident

### **80. Minutes of the Previous Meetings held on 14 and 20 December 2023**

The minutes of the meetings held on 14 and 20 December 2023 were agreed and signed as a true record.

### **81. 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/2023/0000283/FUL	189 Baginton Road	83
PL/2023/0001437/HHA	2 Gibbet Hill	85

**82. Application: PL/2023/0001062/FULM - Land South East Of Shilton Lane And South And South East Of Lentons Lane - THIS ITEM HAS BEEN DEFERRED TO A FUTURE MEETING**

This application was withdrawn from the agenda.

**83. Application PL/2023/0000283/FUL - 189 Baginton Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for retrospective permission for demolition of detached garage to rear and erection of detached residential annexe. The Committee were recommended to grant retrospective permission.

The late representations document tabled at the meeting reported on a further neighbour comment that had been received since the publication of the report.

**RESOLVED that planning permission be granted in respect of Application PL/2023/0000283/FUL subject to conditions.**

**84. Application PL/2023/0001648/RVC - 35 & 37 Stanley Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of single storey detached structure (Variation of condition 2 – approved plans imposed on planning permission FUL/2019/2617). The application was recommended for approval subject to conditions.

A registered speaker attended the meeting and spoke in respect of his objections. The Applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report and matters raised at the meeting, the Committee agreed to amended wording to condition 2 in relation to the use to the following "*the building hereby permitted shall be used solely for the purposes of incidental storage in connection with the premises at 35 – 37 Stanley Road and shall at no time be used for habitable living accommodation or for the purpose of any trade or business*".

**RESOLVED that planning permission be granted in respect of Application PL/2023/0001648/RVC subject to conditions listed in the report and amended condition 2 as listed below:**

**Condition 2: The building hereby permitted shall be used solely for the purposes of incidental storage in connection with the premises at 35 – 37**

**Stanley Road and shall at no time be used for habitable living accommodation or for the purpose of any trade or business.**

**85. Application - PL/2023/0001437/HHA - 2 Gibbet Hill Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for extensions and alterations to existing dwelling including proposed new access. Proposed new garden outbuilding and landscaping works. Resubmission of application reference HH/2022/2894 to allow additional extensions to the main dwelling including second floor and enlarged outbuilding. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting provided information on further comments received since the publication of the report and informed of photos that had been submitted by registered speakers showing various aspects of the application site.

Two registered speakers attended the meeting and spoke in respect of their objections to the application.

Following consideration of the report and the matters raised at the meeting, the Committee considered that further information was needed to enable them to make an informed decision, especially in relation to size of the extension to the existing building, the size and height of the outbuilding and requested that officers take photographs that would add some context to the photographs submitted by the speakers. In addition, the tree preservation office be requested to report on the tree protection measures on site following a site visit.

**RESOLVED that consideration of this Application PL/2023/000143/HHA be deferred to the February meeting to allow for the further information requested above, to be provided to the Committee to enable them to make an informed decision.**

**86. Outstanding Issues**

There were no outstanding issues.

**87. 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 3.25 pm)