

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 29
February 2024

Present:

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

Other Members: Councillors L Bigham, S Keough, J O'Boyle (Cabinet Member for Jobs, Regeneration and Climate Change) and T Sawdon
Councillor D Welsh (Cabinet Member for Housing and Communities)

Employees (by Service Area):

Planning and Regulation: R Back
R Edgington
G Goodman
A Lynch
N Smith
E Spandley

Highways and Transportation: N Benison
A Le Marinel
B Malin

Law and Governance: O Aremu
S Bennett
U Patel
T Robinson

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

Public Business

98. Declarations of Interest

Councillor G Lloyd declared an 'Other Interest' (predetermination) in the matter referred to in Minute 101 below (Application PL/2023/0001062/FULM – Land South East of Shilton Lane, South and South East of Lentons Lane Coventry). He withdrew from the meeting during the consideration of this item.

99. Members Declarations of Contact on Planning Applications

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

Item	Application No/Site	Councillor	From
5	PL/2023/0001062/FULM – Land South East of Shilton Lane, South and South East of Lentons Lane Coventry	All Committee Members	Residents
6	PL/2023/0002538/FUL & PL/2023/0002495/LBC – The Stables, Styvechale Manor Courtyard, 28 Leamington Road, Coventry, CV3 6GG	All Committee Members	Residents

100. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application	Site	Minute
PL/2023/0002538/FUL & PL/2023/0002495/LBC	The Stables, Styvechale Manor Courtyard, 28 Leamington Road, Coventry, CV3 6GG	102
PL/2023/0001888/RESM	Land between Bennetts Road and Fivefield Road, Keresley, Coventry	103

101. **Application PL/2023/0001062/FULM - Land South East of Shilton Lane, South and South East of Lentons Lane Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for full planning application for solar farm development, including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping, and associated development. The Committee were recommended to grant planning permission for those matters within their administrative boundary, subject to the Secretary of State not wishing to intervene and the conditions listed in the report; and to delegate authority to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee, to agree any amendments to these conditions, which are considered necessary.

The Committee considered a petition objecting to the application bearing 112 signatures sponsored by Councillor L Bigham, a Longford Ward Councillor. Councillor Bigham, the petition spokesperson and a number of speakers attended the meeting and spoke 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 matters raised at the meeting, the Committee considered that:

- The proposal represents inappropriate development within the Green Belt and no very special circumstances have been provided or are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt;

- The proposed development, by reason of the siting, overall size, proximity of the proposed structures and buildings to existing residential properties, the associated infrastructure and the increased intensity of use would prejudice the openness of the Green Belt and lead to unacceptable loss of residential amenity via loss of outlook for neighbouring residents, resulting in an unacceptable degree of urbanisation; and
- The impact of the proposal will result in significant personal hardship to the existing tenant farmer, who would lose his livelihood as a direct result.

RESOLVED that planning permission be refused in respect of Application PL/2023/0001062/FULM for the reasons stated above.

Note: Councillor G Lloyd having declared an interest did not participate in the consideration of this application.

102. Application PL/2023/0002538/FUL and PL/2023/0002495/LBC - The Stables, Styvechale Manor Courtyard, 28 Leamington Road, Coventry, CV3 6GG

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of existing outbuildings and erection of 4no. new build dwellings and associated works, and Listed building consent for the demolition of existing outbuildings and erection of 4no. new build dwellings and associated works. The Committee were recommended to grant planning permission and to grant Listed Building Consent, subject to conditions.

The late representations document tabled at the meeting provided an update position in respect of trees, it clarified the proposed materiality of the dwellings proposed, it referenced a minor tweak to the wording of the report in respect of Plot 3 and it detailed and appraised a supplementary representation received.

Four registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

RESOLVED that:

- 1. Planning permission be granted in respect of Application PL/2023/0002538/FUL subject to conditions.**
- 2. Listed Building Consent be granted in respect of Application PL/2023/0002495/LBC subject to conditions.**

Note: Councillor P Akhtar did not participate in the consideration of this item as he was not present in the meeting.

103. Application PL/2023/0001888/RESM - Land between Bennetts Road and Fivefield Road, Keresley, Coventry

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the submission of Reserved Matters for 290no. dwellings for

all matters outstanding pursuant to permission OUT/2022/0712 for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure including substation (vehicular access points into the site having been approved at outline stage). (Outline application was accompanied by an Environmental Statement). The application was recommended for approval subject to the conditions listed in the report; and to delegate authority to the Strategic for Lead Planning, following consultation with the chair of Planning Committee, to agree any amendments to these conditions, which are considered necessary.

The late representations document tabled at the meeting appraised an additional neighbour comment received and outlined an amended recommendation in light of concerns raised with regard to the loss of swales and queries raised relating to the impact on the longevity of the retained trees and hedgerows.

Councillor S Keough, a Bablake Ward Councillor and a registered speaker attended the meeting and spoke in respect of their objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

RESOLVED that:

- 1. Planning permission be granted in respect of Application PL/2023/0001888/RESM subject to conditions listed in the report.**
- 2. Authority be delegated to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee, to agree any amendments required to the layout, any additional conditions or any amendments to these conditions, which are considered necessary.**

104. 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 application had been considered by Planning Committee on 22nd February 2024 where they had resolved to defer the application to the scheduled meeting on 29th February 2024 to allow Members of the Committee to undertake a site visit to get a better understanding of application proposals in respect of the size of the extension to the building and the outbuilding.

Councillor T Sawdon, a Wainbody Ward Councillor and 2 registered speakers attended the meeting and spoke in respect of their objections to the application. A statement was read on behalf of the applicant.

Following consideration of the report, the late representations document and the matters raised at the meeting, the Committee considered that the outbuilding be put back to the original approved plans and requested that any damage to existing trees on the boundary to the spinney be investigated and enforcement action taken if appropriate.

RESOLVED that consideration of Application PL/2023/0001437/HHA be deferred to the next Committee meeting and authority be delegated to the Strategic Lead for Planning to refuse the application if amended plans in relation to the outbuilding are not submitted within four weeks of today's meeting.

105. **Outstanding Issues**

There were no outstanding issues.

106. **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 6.45 pm)