

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 31
July 2025

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor R Bailey
Councillor T Jandu
Councillor R Lakha
Councillor G Lewis
Councillor G Lloyd
Councillor J McNicholas

Other Members: Councillor N Akhtar (Cabinet Member for Housing and Communities)

Employees (by Service Area):

Planning and Regulation R Back, T Cox, R Edgington, G Goodman, A Lynch, O Williams

Highways and Transport L Albrighton, N Benison, B Malin

Law and Governance O Aremu, T Robinson, C Sinclair

Apologies: Councillor K Maton

Public Business

11. Declarations of Interest

Councillor G Lewis declared an interest in the item referred to in Minute 17, below (PL/2025/0000722/FULM - Mercia Business Village, Torwood Close) as she was a ward member who had previously made representations on behalf of residents.

Councillor G Lloyd declared an interest in the item referred to in Minute 18, below (PL/2024/0001921/RVC - Land Off Abbots Lane And Upper Hill Street) as he was pre-determined by his previous decision.

12. Members Declarations of Contact on Planning Applications

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

Item	Application No/Site	Councillor	From
11	PL/2025/0000689/PAEC - Corpus Christi Church, Langbank Avenue	R Lakha	Objectors

13. **Minutes of Previous Meeting held on 29 May 2025**

The Minutes of the meeting held on 29 May 2025 were agreed and signed as a true record.

14. **Late Representations**

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

Application	Site	Minute

15. **Application PL/2025/0000864/FUL - School House, Briton Road**

The Committee considered a report of the Strategic Lead for Planning for Change of use from residential dwelling (Use Class C3) to children's nursery (Use Class E(f)), which was recommended for approval.

The Late Representation document provided an update on consultee responses, the applicant's response including an amended proposed site plan and confirmation of school opening times, management arrangements for the site, and 2 additional conditions.

The Committee considered a petition objecting to the application bearing 32 signatures sponsored by Councillor K Caan; an Upper Stoke Ward Councillor. Councillor Caan and the petition spokesperson spoke in respect of the petition and their objections to the application. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000864/FUL subject to conditions including the additional conditions as set out in the Late Representation document.

16. **Application PL/2025/0000251/FUL - Dental Surgery, 92 Leamington Road**

The Committee considered a report of the Strategic Lead for Planning for a two storey side extension, new entrance door and access ramp, which was recommended for approval.

Two registered speakers, one of which was supported by Councillor K Sandhu – an Earlsdon Ward Councillor - spoke in respect of their objections to the proposal. The applicant's representative also attended and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000251/FUL subject to conditions.

17. Application PL/2025/0000722/FULM - Mercia Business Village, Torwood Close

The Committee considered a report of the Strategic Lead for Planning for the demolition of existing buildings and erection of purpose-built student accommodation (1,006 units) with access, car parking, landscaping and amenity space, plant, cycle storage and associated works, which was recommended for approval.

The Late Representation document provided further representations from Councillor J Blundell and another third party, additional information submitted by the applicants with regards to trees and ecology, and the amendment of the bat survey condition by the Council's ecologist.

One registered speaker spoke at the meeting, and another sent a statement in respect of their objections to the application. The agent spoke in support of the application.

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 this report including the amended conditions (17 and 18) as set out in the Late Representation document and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

18. Application PL/2024/0001921/RVC - Land Off Abbotts Lane And Upper Hill Street

The Committee considered a report of the Strategic Lead for Planning for Full planning application of 212 dwellings (Class C3) served via access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works. Outline planning application for new residential development up to 478 units (Class C3); ancillary Class E development of up to 950 sqm of floorspace; strategic landscaping and earthworks; surface water drainage; and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbotts Lane and Upper Hill Street (part of the full application) for consideration; all other matters (layout, appearance, scale, and landscaping) reserved for subsequent approval. (Variation of condition No. 5 (approved drawings) imposed on planning permission reference OUT/2021/3576 granted on 16/10/2023). It was recommended for approval.

The Late Representation document summarised the previous reasons for refusal of the outline application (OUT/2021/3576) and provided additional supporting information including a road safety audit for the egress out onto Upper Hill Street.

Two registered speakers sent statements in respect of their objections to the proposal. The agent attended and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2024/0001921/RVC subject to conditions.

19. Application PL/2025/0000263/OUTM - Wisteria Lodge, Earlsdon Avenue South

The Committee considered a report of the Strategic Lead for Planning for outline application with all matters reserved except for access for: redevelopment of land to form C2 or C3 accommodation - residential care home or independent/assisted living flats of the over 55's; comprising of up to 24no. units up to a maximum of 3 storey, along with associated resident and staff facilities, private and shared amenity space and parking, which was recommended for approval.

Three registered speakers spoke in respect of their objections to the proposal. A representative on behalf of the applicant attended and spoke in support of the application.

RESOLVED that the grant of planning permission for Application PL/2025/0000263/OUTM 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 this report and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

20. Application PL/2025/0000689/PAEC - Corpus Christi Church, Langbank Avenue

The Committee considered a report of the Strategic Lead for Planning for Erection of: 22.5m lattice mast with headframe (galvanised grey steel), 12No. antennas (RAL7035 grey), 4No. dishes (2No. 300mm; 2No 600mm) (RAL7035 grey) and 7No. cabinets (RAL7035 grey) and ancillary development, which was recommended for approval.

The Late Representation document provided the applicant's response to the removal of any equipment the mast would replace, 2 additional responses from neighbours, and further explanation of how the proposal complied with Policy DE1 and C2 of the Coventry Local Plan 2017.

Two registered speakers sent a statement in respect of their objections to the proposal. The agent attended the meeting and spoke in support in support of the application.

RESOLVED that prior approval be granted in respect of Application PL/2025/0000689/PAEC subject to conditions.

21. Outstanding Issues

There were no outstanding issues.

22. 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 6.50 pm)