

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 11
September 2025

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor T Jandu
Councillor R Lakha
Councillor K Maton
Councillor J McNicholas
Councillor M Mutton

Employees (by Directorate):

Planning and Regulation R Back, T Cox, G Goodman, A Lynch, A Saleem, E Spandley

Highways and Transport B Malin, A Sutherland

Law and Governance O Aremu, C Sinclair, S Teli

Apologies: Councillor R Bailey and G Lloyd

Public Business

23. Declarations of Interest

There were no declarations of interest.

24. Members Declarations of Contact on Planning Applications

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

| Application No. | Councillor | From |
|---|---------------------|--|
| PL/2024/0002053/RESM – Land off Old Farm Lane | Councillor L Havard | Councillor L Bigham (Petition Sponsor) |

25. Minutes of the meeting held on 31 July 2025

The Minutes of the meeting held on 31 July 2025 were agreed and signed as a true record.

26. Late Representations

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

| Application | Site | Minute |
|---------------------|--|---------------|
| PL/202500000917/FUL | 249 Green Lane | 30 |
| PL/2025/0000931/FUL | Land at Walsgrave Club, 146 Woodway Lane | 31 |

27. Application PL/2024/0002053/RESM - Land off Old Farm Lane

The Committee considered a report of the Strategic Lead for Planning for the approval of Reserved Matters including appearance, layout, scale and landscaping; for the erection of 73 dwellings and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023. The application was recommended for approval.

The Committee also considered a petition objecting to the application bearing 44 signatures sponsored by Councillor L Bigham, a Longford Ward Councillor. Councillor Bigham spoke in respect of the petition. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2024/0002053/RESM subject to conditions.

28. Application PL/2025/0001369/FUL - 48 Dawlish Drive

The Committee considered a report of the Strategic Lead for Planning for a change of use of from a 4 bed dwellinghouse to a 3-bed residential institution (small children's care home). The application was recommended for approval.

The Committee also considered a petition objecting to the application bearing 64 signatures sponsored by Councillor Sandhu. Councillor Sandhu and the petition spokesperson spoke in respect of the petition. In addition, two registered speakers spoke in respect of their objections to the proposal. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0001369/FUL subject to conditions.

29. Application PL/2025/0001249/PAEC - Grass Verge, Beake Avenue

The Committee considered a report of the Strategic Lead for Planning for Prior Approval for proposed installation of a 20m monopole accommodating 6no. antennas and 1no. transmission dish; 2no. equipment cabinets, 1no. meter cabinet and ancillary development thereto. The report recommended the grant of Prior Approval.

Two registered speakers attended the meeting and spoke in respect of their objections to the proposal. The representative for the application had been invited to the meeting but was not in attendance.

RESOLVED that Prior Approval be granted in respect of Application PL/2025/0001249/PAEC subject to conditions.

30. **Application PL/2025/0000917/FUL - 249 Green Lane**

The Committee considered a report of the Strategic Lead for Planning for a two-storey rear extension and change of use from residential property to day nursery [20 children], which was recommended for approval.

The Late Representation report included an update to Condition 8 – that no development commence unless and until the car parking at Leasowes Nursery had been secured to serve the children's nursery at 249 Green Lane and a new condition to require a travel management plan with incentive to park within Leasowes Nursery Car Park.

RESOLVED:

- (a) That the grant of permission be delegated to the Strategic Lead for Planning subject to conditions and the completion of a Unilateral Undertaking to secure the parking provision as summarised in the report, and, for the Strategic Lead for Planning to agree any necessary amendments to the Legal Agreement and Planning Conditions following consultation with the Chair.**
- (b) That, should the Unilateral Undertaking not be completed within six months, the refusal of the application be delegated to the Strategic Lead for Planning.**

31. **Application PL/2025/0000931/FUL - Land at Walsgrave Club, Woodway Lane**

The Committee considered a report of the Strategic Lead for Planning for a change of use to car wash, erection of canopies and associated external works including container (retrospective). The application was recommended for refusal.

Two registered speakers attended the meeting, one in support of the application and one objecting to it. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be refused in respect of Application PL/2025/0000/FUL for the reasons set out in the report.

32. **Outstanding Issues**

There were no outstanding issues.

33. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

Rob Back, Strategic Lead for Planning

The Chair noted that this was Rob's last meeting of the Planning Committee. The Chair and Committee thanked him for his contribution and wished him well for the future.

(Meeting closed at 4.25 pm)