

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 2
April 2026

Present:

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

Employees (by Service Area):

Highways and Transport L Forward, B Malin, A Sutherland

Law and Governance O Aremu, T Robinson

Planning and Regulation L D'Onofrio, R Edgington, G Goodman, A Lynch

Apologies: Councillor G Lloyd

Public Business

63. Declarations of Interest

There were no declarations of interest.

64. Members Declarations of Contact on Planning Applications

There were no declarations of contact.

65. Minutes of Previous Meeting on 5 March 2026

The Minutes of the meeting held on 5 March 2026 were agreed and signed as a true record.

66. Late Representations

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

Application	Site	Minute
PL/2025/0001730/OUTM	FH Roofing, South of Westwood Heath Road	67
PL/2025/0001475/FUL	1a The Riddings	68
PL/2025/0002350/FUL	11 Riverside Close	69

67. Application PL/2025/0001730/OUTM - County Scaffolding, 27a Westwood Heath Road

The Committee considered a report of the Strategic Lead for Planning for outline planning permission with all matters reserved for future determination, save for the means of access via Westwood Heath Road, for: the demolition of existing buildings and the erection of Purpose-Built Student Accommodation (PBSA) of up to 400 bedspaces, site access and highway works, car and cycle parking, green infrastructure and public realm, site drainage and ancillary works. The application was recommended for approval.

The Late Representation Report included updates to consultee and neighbour responses, clarifications to highway matters including traffic calming measures and footway / cycleway facilities. Furthermore, following the removal of the objection from the Local Highway Authority, 6 additional conditions were outlined and an updated list of contributions were set out.

One registered speaker spoke in respect of their objections. The agent attended the meeting and spoke in support of the application.

Following discussion, Members agreed that, in light of a Member's question about the future development of the site, the application should return to the Committee at the reserved matters stage.

RESOLVED:

- 1) That the grant of planning permission in respect of Application PL/2025/0001730/OUTM be delegated to the Strategic Lead for Planning subject to conditions; including the additional conditions as set out in the Late Representations report; and the completion of a S106 Legal Agreement to secure the contributions summarised in the 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.**
- 2) That the application returns to the Planning Committee for consideration at the reserved matters stage.**

68. Application PL/2025/0001475/FUL - 1a The Riddings

The Committee considered a report of the Strategic Lead for Planning for the erection of a replacement dwelling (self-build) and outbuilding. The application was recommended for approval.

The Late Representation report referred to an additional neighbour response, updates to design elements, sustainable drainage and flood risk features. The sustainable urban drainage system (SuDS) was protected by a condition.

Three registered speakers, including Councillor K Sandhu, a Earlsdon Ward Councillor, spoke in respect of their objections. The applicant attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of PL/2025/0001475/FUL subject to conditions; including the additional condition as set out in the Late Representations report.

69. Application PL/2025/0002350/FUL - 11 Riverside Close

The Committee considered a report of the Strategic Lead for Planning for alteration and conversion (change of use) of existing garage to create extra beauty rooms as part of the main salon services within the main building. The application was recommended for approval.

The Late Representation report included an update to Highway's consultee response where they presented no objection to the proposal and a proposed cycle storage scheme supported by an additional condition.

RESOLVED that planning permission be granted in respect of Application PL/2025/0002350/FUL subject to conditions; including the additional condition as set out in the Late Representations report.

70. Outstanding Issues

There were no outstanding issues.

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

(Meeting closed at 3.35 pm)