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Coventry City Council

Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 28 September 2017

Present:

Members: Councillor P Seaman (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor S Bains
Councillor G Crookes
Councillor J McNicholas
Councillor C Miks
Councillor K Mulhall
Councillor D Skinner

Employees (by Directorate):

Place: T Miller, C Patrick, C Thomson, C Sinclair, G Tait,
C Whitehouse,

Apologies: None

Public Business

48. Declarations of Interest

Councillor Crookes declared an "Other Interest" in the matter referred to in Minute 53 (Application FUL/2017/1812 – 114 Hawkes Mill Lane). He withdrew from the meeting during consideration of this item.

49. Members Declarations of Contact on Planning Applications

There were no contacts.

50. Minutes of the meeting held on 31 August 2017

The minutes of the meeting held on 31 August 2017 were signed as a true record.

51. Late Representations

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

Application No.	Site	Minute No.
FUL/2017/1812	114 Hawkes Mill Lane	53

52. **Outstanding Issues**

There were no outstanding issues.

53. **Application FUL/2017/1812 - 114 Hawkes Mill Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of a new bungalow and demolition of garage and outbuildings. The application was recommended for refusal.

The Planning Officer reported an additional reason for refusal as follows:

The proposed development would be contrary to Policies BE2 and H12 of the Coventry Development Plan 2001, Policy DE1 of the Emerging Local Plan and the National Planning Policy Framework and Supplementary Planning Guidance as it would:

1. Result in over-development of the site, with a cramped layout that would adversely affect the character and appearance of the area
2. Result in a poor design with an overly prominent front dormer that would be out of scale with the proposed dwelling and create an incongruous feature within the street scene to the detriment of the visual amenities of the locality.

Councillor Kershaw, a Bablake Ward Councillor, attended the meeting and spoke in support of the application. The applicant also spoke in support of the application.

Following consideration of the report and matters raised at the meeting, the Committee considered that the proposed development would not be incongruous in the street scene and was in keeping with the character of the area.

RESOLVED that application FUL/2017/1812 be approved.

54. **Application S73/2017/1903 - Holyhead Fish Salon, 320 Holyhead Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for variation of Condition 2 imposed upon planning permission S/1982/0181 granted on 7 April 1982 for a hot food takeaway/café, to allow Sunday opening. The application was recommended for approval.

RESOLVED that approval for application S73/2017/1903 be granted subject to conditions.

55. **Pre-application charging scheme**

The Committee noted a report of the Director of Transportation and Highways which set out proposals to introduce a pre-application charging scheme for both the Highway Authority and Lead Local Flood Authority. It was also proposed that the charging scheme be reviewed on an annual basis and to make adjustments to those fees, where appropriate, to reflect the quality of the service and resources provided.

The report was before the Committee in order that they could make comments which would be notified to the Cabinet Member for City Services in advance of her consideration of the proposals.

Currently officers had offered a pre-application service in connection with planning applications to be determined by this authority. However, the service provided had been limited and dependent upon resources and capacity.

The increasing pressure on local authorities to be self-financing by 2020, the drive to be more commercially minded and recognition that paid for pre-application advice is now widespread and generally accepted by developers, had led to this proposal and the intention to introduce a pre-application charging scheme for both the Local Highway Authority and Lead Local Floor Authority. The draft charging scheme was appended to the report.

RESOLVED that the pre-application charging scheme be noted.

56. Appeal Progress Report

The Committee noted a report of the Head of Planning and Regulation which provided information on appeals lodged and determined in the period 1 July 2017 to 31 August 2017. The report set out the main issues of the appeals and summarised the decisions, together with details of any costs which were made and/or awarded, either for or against the Council.

RESOLVED that the appeal progress report be noted.

57. Report to consider the addition of six heritage assets to the Local List of Heritage Assets

The Committee received a report of the Director, Streetscene and Regulatory Services which asked them to consider whether or not to add six heritage assets to the City of Coventry Local List of Heritage Assets. The six heritage assets were recommended for local listing for their historic, artistic, community and evidential interest, for their rarity and/or their contribution to Coventry's identity. The local list reports and maps for the sites were appended to the report.

RESOLVED to approve:

- 1) The addition of the water pump on Bayley Lane to the City of Coventry Local List of Heritage Assets.**
- 2) The addition of the Foresters Public House, 6 Raglan Street, to the City of Coventry Local List of Heritage Assets.**
- 3) The addition of the Motor Hotel Public House, 35 Dorset Road, to the City of Coventry Local List of Heritage Assets.**
- 4) The addition of 9 North Avenue, to the City of Coventry Local List of Heritage Assets.**
- 5) The addition of 8 Stivichall Croft to the City of Coventry Local List of Heritage Assets.**
- 6) The addition of the drinking fountain, Top Green to the City of Coventry Local List of Heritage Assets.**

58. **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 business.

(Meeting closed at 3.40 pm)