

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at**  
**2.00 pm on Thursday, 19 October 2017**

Present:

Members: Councillor K Mulhall (Chair)  
Councillor N Akhtar  
Councillor R Auluck  
Councillor R Bailey (from Minute 65 onwards)  
Councillor S Bains  
Councillor G Crookes  
Councillor J McNicholas  
Councillor C Miks  
Councillor D Skinner

Other Members: Councillors Abbott (for item detailed in Minute 64)

Employees (by Directorate):

Place L Albrighton, R Aremu, C Horton, L Knight, T Miller,  
C Whitehouse

Apologies: Councillor P Akhtar and P Seaman

## **Public Business**

### **59. Declarations of Interest**

There were no disclosable pecuniary interests.

### **60. Members Declarations of Contact on Planning Applications**

The Members named declared contact on the following applications as indicated:

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
HH/2017/1968 – 51 Oldham Avenue	All members of the Committee	Councillor Abbott

### **61. Minutes of the meeting held on 28th September 2017**

The minutes of the meeting held on 28<sup>th</sup> September 2017 were agreed and signed as a true record.

### **62. Late Representations**

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

<b>Application No.</b>	<b>Site</b>	<b>Minute No.</b>
HH/2017/1968	51 Oldham Avenue	64
FUL/2107/2244	133 Station Street East	65
FUL/2017/1948	1 Broomfield Road	67

63. **Outstanding Issues**

There were no outstanding issues.

64. **Application HH/2017/1968 - 51 Oldham Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of two storey side and single storey rear extensions. The application was recommended for approval subject to conditions.

The Committee also considered a petition objecting to the application, bearing 8 signatures, which had been submitted by Councillor Abbott, a Wyken Ward Councillor. Councillor Abbott attended the meeting together with the petition spokesperson and spoke in respect of the petition. The applicant's agent was invited to the meeting but did not attend.

The late representations report tabled at the meeting provided further clarification on the proposal, detailed additional correspondence received and set out additional conditions proposed in relation to Bat and Nesting Birds and Reptiles and Amphibians.

**RESOLVED that planning permission be granted in respect of Application H/2017/1968, subject to conditions outlined in the report and the late representations report.**

65. **Application FUL/2017/2244 - 133 Station Street East**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use from 1 dwelling to 2 flats and erection of a single storey rear extension and the installation of external wall insulation. The application was recommended for approval.

The late representations tabled at the meeting indicated that one objection had been received, which expressed concern that the proposed development would set a precedent for conversion of houses to flats in the street; there would be increased noise for the neighbour; damp may arise in neighbouring house due to new upstairs kitchen / bathroom; the bedroom in the loft was a potential fire hazard and that there would be increased demand on sewers. The appraisal of this objection confirmed that, as each application is considered on its own merit, there was no issue of precedent. Issues in relation to sewers, fire safety and potential damp were more appropriately dealt with under Building Regulations.

**RESOLVED that the grant of planning permission in respect of Application FUL/2017/2244 be delegated to the Head of Planning and Regulation following the expiry of the consultation period, subject to conditions and subject to receiving no further comments raising new material planning objections to the application.**

**66. Application HH/2017/1998 - 6 Sunnybank, Abbotts Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the conversion and enlargement of the existing roofspace, to include a box dormer within the dwelling's rear (north-west facing) roof slope. The application was recommended for approval subject to conditions.

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

**RESOLVED that planning permission be granted in respect of Application HH/2017/1998 subject to conditions outlined in the report.**

**67. Application FUL/2017/1948 - 1 Broomfield Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for a change of use from Osteopath's Clinic / office into four self-contained flats and extensions. The application was recommended for approval subject to conditions.

The Late Representation document set out an amendment to Condition 2 following the submission of amended plans to relocate the bin store and alter the boundary railings to a brick wall. A cross-sectional drawing had also been provided. In addition, reference to the layout drawing plan SH20A and the bin store plan 17A had been added to condition 5; and reference to the layout plan SH20A added to condition 6 with regard to parking / access. The Committee noted that the County Ecologist had requested a bat survey, which had been submitted.

**RESOLVED that planning permission be granted in respect of Application FUL/2017/1948 subject to conditions and the amendment detailed above.**

**68. 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 3.05 pm)