

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 15
November 2018

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor S Bains
Councillor G Crookes
Councillor J McNicholas
Councillor D Skinner
Councillor T Skipper
Councillor H Sweet (Deputy Chair)

Other Members: Councillors J O'Boyle, T Sawdon,

Employees (by Directorate):

Place: L Albrighton, L D'Onofrio, C Dowell, S Evans, C Horton,
T Miller, U Patel, N Smith, E Spandley, C Whitehouse

Public Business

71. Declarations of Interest

- (a) Councillor Bailey declared an "Other Interest" in the matter referred to in Minute 76 (Application FUL/2018/2655 – Cathedral Lanes Broadgate). The interest arose as he had objected to the proposal and was sponsoring a petition on behalf of Councillor Lakha who was unable to attend the meeting. Councillor Bailey spoke in respect of his objections and in relation to the petition and did not take part in the discussions or the decision making thereafter.
- (b) Councillor Skinner declared an "Other Interest" in the matter referred to in Minute 80 (Application OUT/2018/2115 – The University of Warwick, Gibbett Hill Road). The interest arose as he was a minor benefactor of the University.

72. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
FUL/2018/2655 – Cathedral Lanes Broadgate	All Members of Committee	Objectors
FUL/2018/2876 – Land adjacent to	Councillor Crookes	Ward

Bransford Avenue and 10 Lichen Green		Councillor
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73. **Minutes of the Meeting held on 18th October, 2018**

The minutes of the meeting held on 18th October 2018 were signed as a true record.

74. **Late Representations**

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

Application No.	Site	Minute
FUL/2018/2655	Cathedral Lanes Broadgate	76
FUL/2018/2876	Land adjacent to Bransford Avenue and 10 Lichen Green	77
LB/2018/2494	Upper Precinct, Smithford Way	78
S73M/2018/2495	Upper Precinct	79
OUT/2018/2115	The University of Warwick, Gibbett Hill Road	80
FUL/2018/1732	Coventry Railway Station, Station Square	81
S73/2018/1873	Evans Halshaw Car Store, 800 Old Church Road	83

75. **Outstanding Issues**

There were no outstanding issues.

76. **Application FUL/2018/2655 - Cathedral Lanes Broadgate**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the redevelopment of Trinity Square comprising of the removal and re-location of the Coventry Cross, the redesign of the public space area and reconfiguration of the existing rear terrace to facilitate a larger seating area in connection with the existing restaurant.

The neighbour notification period would expire on 15th November 2018 and to cover this, the recommendation was updated in the late representations document to the following:

Planning Committee are recommended to delegate the granting of planning permission, (subject to the conditions listed in the report) to the Head of Planning and Regulatory Services upon the expiry of the consultation period and subject to no new significant material matters being raised that have not already been considered.

The late representations document provided responses to further representations that were received following publication of the report.

The Committee also considered a petition objecting to the application, bearing 38 signatures, which had been submitted by Councillor Lakha, a Binley and Willenhall Councillor. As Councillor Lakha was unable to attend the meeting, Councillor Bailey, a Cheylesmore Ward Councillor attended the meeting together with the petition spokesperson and spoke in respect of the petition. A registered speaker also attended the meeting and spoke in respect of his objections to the application. Following his submission, Councillor Bailey took no part in the discussion or voting on this application.

Councillor O'Boyle, Cabinet Member for Jobs and Regeneration attended the meeting and spoke in respect of the economic benefits of the application. He requested that the new location of the Cross be reconsidered and asked for the original medieval cross to be incorporated into any reconstruction. The applicant and applicant's agent also attended the meeting and spoke in support of the application.

Following consideration of the report, the late representations document and matters raised at the meeting, Officers confirmed that approval of the application would not preclude a further application from being submitted if a more suitable location for the Cross was found. The Committee requested that the timeframe for dismantling and reconstruction was tightened up, that the original cross was incorporated into the reconstruction and that a competition be held to design the public art required by Condition 3. In light of this, Condition 3 detailed in the report was amended to reflect the timeframe for dismantling and reconstruction and notes to the applicant were added about the public art competition and the incorporation of the original cross into the reconstruction

RESOLVED that the grant of planning permission in respect of Application FUL/2018/2655 be delegated to the Head of Planning and Regulatory Services upon the expiry of the consultation period and subject to no new significant material matters being raised and subject to conditions detailed in the report

(Note: (i) Councillor Bailey did not take part in the discussions or vote on this application. (ii) Councillor Bains did not take part in any of the discussions or vote on this application as he was only there for part of the officer presentation.)

77. Application FUL/2018/2876 - Land adjacent to Bransford Avenue and 10 Lichen Green

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the stopping up and change of use of highway land to domestic garden in association with No. 10 Lichen Green and the erection of a 1.8m brick pier and timber panel wall.

The late representations document provided responses to further representations that were received following publication of the report.

Councillor Sawdon, a Wainbody Ward Councillor, had requested that this application be decided by the Planning Committee, the reason being the loss of community amenity land. Councillor Sawdon attended the meeting and spoke in respect of his objections to the application. The Applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that the grant of planning permission in respect of Application FUL/2018/2876 be delegated to the Head of Planning and Regulatory Services upon the expiry of the consultation period and subject to no new significant material matters being raised and subject to conditions detailed in the report.

78. Application LB/2018/2494 - Upper Precinct, Smithford Way

The Committee considered a report of the Head of Planning and Regulation detailing the above application for Listed Building Consent for the demolition of upper level pedestrian footbridges, ramps, walkways, canopies and covered escalator serving the West Orchards Shopping Centre. Extension and alteration of existing retail units incorporating the insertion of new shop fronts. The application was recommended for approval subject to conditions.

Councillor O'Boyle, Cabinet Member for Jobs and Regeneration, has requested that this application be determined by the Planning Committee, the reason being that the proposal is of strategic importance to the economic growth of the City Centre.

Two registered speakers, one representing the Twentieth Century Society attended the meeting and spoke of their objections to the application. Councillor O'Boyle and the applicant's agent attended the meeting and spoke in support of the application.

RESOLVED that listed building consent be granted in respect of Application LB/2018/2494 subject to conditions detailed within the report.

79. Application S73/2018/2495 - Upper Precinct

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the variation of Condition 2 (plan numbers) and removal of Conditions No. 2, 7, 10, 13, 14, 15, 18, 19, 21 and 22 imposed upon original Application FUL/2017/2767 for the demolition of upper level pedestrian footbridges, ramps, walkways, canopies and covered escalator serving the West Orchards Shopping Centre. Extension and alteration of existing retail units incorporating the insertion of new shop fronts and associated stopping up of highway. Change of use and extension at rear and roof level, of existing retail unit (A1 use) and upper level ancillary storage areas in northern link building to student accommodation (sui generis use) providing 75 student rooms within six cluster flats and communal facilities granted on 15 December 2017. The application was recommended for approval subject to conditions.

Councillor O'Boyle, Cabinet Member for Jobs and Regeneration, had requested that this application be determined by the Planning Committee for the reasons that the proposal is of strategic importance to the economic growth of the City Centre.

RESOLVED that planning permission be granted in respect of Application S73/2018/2495 subject to conditions listed within the report.

80. Application OUT/2018/2115 - The University of Warwick, Gibbett Hill Road

The Committee considered a report of the Head of Planning and Regulation detailing the above hybrid application comprising:

1. Outline planning for demolition of existing buildings and redevelopment to provide up to 1000 student bed spaces and up to 2,500 Sqm (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
2. Outline planning for the creation of new pedestrian/cycle route including demolition of two existing dwellings and associated drainage, landscaping and ancillary works. All matters reserved.
3. Outline planning for erection of new academic building comprising up to 5,000sqm. (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
4. Outline planning for the erection of new academic building comprising of 10,555 sqm (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
5. Outline planning for demolition of existing buildings and erection of new academic buildings comprising up to 18,330 sqm (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserves.
6. Full planning for the demolition of Car Park 7 and redevelopment for a new Faculty of Arts Building (13,270 sqm (GEA)) with associated access works, plant, parking, landscaping and ancillary works.
7. Full planning for the development of new Interdisciplinary Biomedical Research Building (7,060 sqm (GEA)) with associated access works, plant, parking, landscaping and other ancillary works.
8. Outline planning to create new public realm with associated drainage, landscaping and ancillary works, including removal of existing car park. All matters reserved.
9. Outline planning for demolition of existing decked car park and redevelopment of a 650 space multi-story car park with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.

The late representation document responded to the holding objections from Highways England and Warwickshire County Council and the objection from the Counter Terrorism Unit.

The Committee also considered a petition requesting traffic calming measures to be put in place on Cannon Hill Road, bearing 512, which had been submitted by Councillor Sawdon, a Wainbody Ward Councillor. Councillor Sawdon and the petition spokesperson attended the meeting and spoke in relation to the petition.

Five registered speakers, two of whom represented the Westwood Heath Residents Association and the Cannon Park Community Association, attended the meeting and spoke in respect of their objections to the application. The applicant

and their representatives also attended the meeting and spoke in support of the application.

RESOLVED that the grant of planning permission in respect of Application OUT/2018/2115 be delegated to the Head of Planning and Regulatory Services subject to the completion of a Section 106 agreement relating to highway implications and NHS contribution and subject to conditions.

81. Application FUL/2018/1732 - Coventry Railway Station, Station Square

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the construction of new station building providing a second entrance at the western end of the station, including passenger facilities, retail/café concessions, pedestrian lift access between concourse levels, staff welfare facilities, with associated lighting, soft and hard landscaping services and boundary treatment. Construction of new and temporary roads and new 634 space multi-storey car park. The application was recommended for approval.

The late representation document summarised and responded to an additional objection that was received following the receipt of the Transport Addendum and the publication of the Committee Report.

Two registered speakers attended the meeting and spoke in respect of their objections to the application. Councillor O'Boyle, Cabinet Member for Jobs and Regeneration and the applicant's agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2018/1732 subject to conditions listed within the report.

(Councillors Bailey and Skipper did not take part in the consideration or voting on this application as they had left the meeting).

82. Application FUL/2018/1348 - Methodist Church, 4 Newhaven Close

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing building and erection of 10 houses and a bungalow which was recommended for approval.

RESOLVED that planning permission be granted in respect of Application FUL/2018/1348 subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

(Councillors Bailey and Skipper did not take part in the consideration or voting on this application as they had left the meeting).

83. Application S73/2018/1873 - Evans Halshaw Car Store, 800 Old Church Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the variation of conditions to allow repairs and valeting of vehicles 24 hours per day 7 days per week and deliveries to site

between 0700-2300 hours every day. The application was recommended for approval.

The late representations document detailed an additional condition that was inadvertently omitted from the Committee Report.

The Committee considered that the effectiveness of the noise mitigation measures would become clear in due course. They also considered that a lighting strategy was needed to ensure that there was no impact on nearby residents. In light of this, the Committee were minded to grant permission for a period of 6 months to allow for a lighting strategy to be submitted and for the business to operate for a sufficient length of time to determine whether there would be any adverse effect on the neighbouring residential properties.

RESOLVED that planning permission be granted subject to an additional condition restricting the permission to a period of 6 months in respect of Application S73/2018/1873 and subject to conditions listed in the report, the late representations document and an additional condition requesting that a lighting strategy be submitted for approval.

(Councillors Bailey and Skipper did not take part in the consideration or voting on this application as they had left the meeting).

84. 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 6.30 pm)