

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 13
December 2018

Present:

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

Employees (by
Directorate):

Place: L Albrighton, L D'Onofrio, S Evans, C Horton, M Jones, C
Sinclair, E Spandley, C Whitehouse

Apologies: Councillor S Bains

Public Business

85. Declarations of Interest

Councillor N Akhtar declared an interest in the item referred to in Minute 95 below entitled "Application FUL/2017/1543 – 11-12 King William Street". His interest arose as he had previously expressed an opinion on this application. He withdrew from the meeting in advance of this matter being discussed.

86. Members Declarations of Contact on Planning Applications

There were no declaration of contacts.

87. Minutes of the Meeting held on 15 November 2018

The Minutes of the meeting held on 15 November 2018 were signed as a true record.

88. Late Representations

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

Application No.	Site	Minute
FUL/2018/2717	Land at the side and rear of 61 Ansty Road	90

FUL/2018/0774	Chestnut and Hawkesmill Nurseries, Browns Lane	91
HH/2018/2618	8 Innes Road	92
FUL/2018/2639	1 Westhill Road	94

89. **Outstanding Issues**

There were no outstanding issues.

90. **Application FUL/2018/2717 - Land at the side and rear of 61 Ansty Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for residential development for the construction of seven 3-bedroom houses and five 4-bedroom houses, new access road, parking and landscaping and alterations to No 61 Ansty Road. The application was recommended for approval.

The Committee noted an additional condition that a drainage scheme be submitted and approved by the Local Planning Authority.

The Committee also considered a petition objecting to the application, bearing 36 signatures, which had been submitted by Councillor C Khan, an Upper Stoke Ward Councillor. Councillor Khan 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. The applicant's representative spoke in support of the application.

RESOLVED that the grant of planning permission in respect of Application FUL/2018/2717 be delegated to the Head of Planning and Regulatory Services subject to the conditions listed in the report and the completion of a S106 Agreement to secure the contributions listed within the report.

91. **Application FUL/2018/0774 - Chestnut and Hawkesmill Nurseries Browns Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for redevelopment of the site for residential purposes, (including the demolition of all existing buildings) and creation of associated access, parking, landscaping and associated infrastructure. The application was recommended for approval.

The Committee noted the following points which were set out in the Late Representation report:

- The S106 contribution sought for offsite highways works had increased to £100,000.
- That an additional condition be added to ensure that the window in the first floor maisonette on plots 57 and 58 remains obscure glazed to avoid any potential overlooking issues to properties along Burton Close.

Bablake Ward Councillors, Councillor Birdi, Councillor Williams and two registered speakers attended the meeting and spoke in support of their objections. The applicant's representative spoke in support of the application.

Following consideration of the report and matters raised at the meeting, Members expressed concern that the development did not include play provision, drainage issues and that there was no mechanism to ensure affordable housing was delivered in a timely manner.

At this point, the Committee took a short break.

When the meeting re-convened, the Planning Officer reported informal discussions with the developer's agent to clarify planning questions raised by members in Committee during the break whereby they had noted the concerns of the Committee and agreed an additional condition to include an informal play area within the existing green space within the site layout. In addition, the Developers agreed an addition to the S106 agreement that the affordable housing on the site be occupied at 40% and 60% occupation of Phases 1 (north) and 2 (south) respectively, and an additional clause within the S106 for the management of the SUDs within the site.

RESOLVED that the grant of planning permission be delegated to the Head of Planning and Regulatory Services, subject to the conditions listed in the report and the late representations document, and the completion of the S106 legal agreement to secure the contributions listed within the report, together with the inclusion of play provision, the phasing of occupation of affordable housing and the addition of a management plan for a sustainable drainage system.

92. **Application HH/2018/2618 - 8 Innis Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of rear extension with raised ridge line to existing dwelling, which was recommended for approval.

Councillor Taylor, an Earlsdon Ward Councillor and two registered speakers attended the meeting and spoke in support of their objections. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application HH/2018/2618 subject to conditions.

93. **Application HH/2018/2699 - 26 Warwick Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of 2m high railings and pedestrian gate to the front garden area, which was recommended for approval.

On behalf of Councillor Andrews, Councillor Taylor, an Earlsdon Ward Councillor and a registered speaker attended the meeting and spoke in support of their objections. The applicant had been invited to the meeting to respond but was not in attendance.

Following consideration of the report and matters raised at the meeting, the Committee expressed concern in respect of the height of the fence from the perspective of the neighbouring property.

RESOLVED that planning permission be refused in respect of Application HH/2018/2699 due to the visual impact on the neighbouring property.

94. **Application FUL/2018/2639 - 1 Westhill Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for erection of extensions and external alterations to create a second floor above the existing nursery building (Use Class D1) and external landscaping works which was recommended for approval.

RESOLVED that planning permission be granted in respect of Application FUL/2018/2639 subject to conditions.

95. **Application FUL/2017/1543 - 11-12 King William Street**

The Committee considered a report of the Head of Planning and Regulation detailing the above retrospective application for extension and change of use to Banqueting Suite and Conference Centre, erection of boundary wall and railings and change of use of amenity space to car parking, which was recommended for approval.

The application was considered by Planning Committee on 30th August 2018 (Minute 44 refers) where it was resolved that the application be deferred to give the applicant one month to submit additional information to resolve the outstanding matters. It was again deferred at the meeting on 18th October 2018 (Minute 67 refers) to enable the applicant to submit an acceptable travel plan.

RESOLVED that planning permission be granted in respect of Application FUL/2018/1543 subject to conditions.

96. **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 September to 31 October 2018. 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.

97. **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 5.50 pm)

