

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 26
September 2019

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor R Auluck (Deputy Chair)
Councillor R Bailey
Councillor J McNicholas
Councillor C Miks
Councillor D Skinner
Councillor S Walsh

Employees (by Directorate):

Place: L Albrighton, M Andrews, O Aremu, S Chowdhury, L
D'Onofrio, T Miller, U Patel, N Smith, E Spandley

Apologies: Councillor P Akhtar and L Kelly

Public Business

34. Declarations of Interest

Councillor R Bailey declared an interest in the matter referred to in Minute 39 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as he had sponsored a petition objecting to the application when the application was originally considered at the July meeting. Councillor Bailey removed himself from the meeting during the consideration of this item.

Councillor S Walsh declared an interest in the matter referred to in Minute 39 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as he had had previous involvement with this matter. Councillor Walsh removed himself from the meeting during the consideration of this application.

35. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
FUL/2019/0824 – Club House Gaveston Road	Councillor J McNicholas	Chair of Bowls Club

36. Minutes of Previous Meeting held on 1 August, 2019

The minutes of the meeting held on 1 August, 2019 were signed as a true record.

37. **Late Representations**

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

Application	Site	Minute
FUL/2019/0824	Club House Gaveston Road	39
FUL/2019/1781	Old Crown Inn, 89 Windmill Road	40
FUL/2019/1950	Amazon, 71 Sayer Drive	41
FUL/2019/1778	Land off Almond Tree Avenue	42
HH/2019/2023	19 Innis Road	43

38. **Outstanding Issues**

There were no outstanding issues.

39. **Application FUL/2019/0824 - Club House Gaveston Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of new indoor bowls facility and maintenance store and reconfiguration of car park, which was recommended for approval.

The application had previously been considered at the Committee meeting held on 4 July, 2019 (Minute 17/19 refers) where it was deferred to a future meeting to allow officers to determine the suitability of the site as well as ensuring the sequential test had been met. In addition, the Committee had requested further clarification regarding the clubs plans for expansion and how this could impact on residential amenity and parking. The meeting on 4 July 2019 had also considered two petitions, one submitted by Councillor R Bailey and the other by Councillor G Williams and as a reminder, the detail of both petitions was read out by the Committee's Legal Officer.

The Late Representations document tabled at the meeting summarised and appraised 26 additional objections that had been received responding to the additional information submitted since the previous meeting. The document also detailed an amendment to Condition 14 to prevent the use of Kendon Avenue as another access to the site in the interests of residential amenity.

Following consideration of the report, the late representation document and matters raised at the meeting, the Committee requested that further work be undertaken in relation to the sequential test on the application site, having regard to the comments raised in respect of other possible sites. In addition, the Committee requested Highways to reaffirm their decision not to object given the concerns raised in relation to access, car parking and the impact on residential amenity.

RESOLVED that the consideration of Application FUL/2019/0824 be deferred to a future meeting to allow officers to determine if any other sequentially

preferable sites are available/suitable and for Highways to reaffirm that the access/parking is acceptable.

(Note: Councillors R Bailey and S Walsh did not take part in the consideration or voting on this application as they had declared an interest.)

40. **Application FUL/2019/1781 - Old Crown Inn, 89 Windmill Road**

The consideration of Application FUL/2019/1781 was deferred to a future meeting.

41. **Application FUL/2019/1950 - Amazon, 71 Sayer Drive**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the installation of additional trailer parking and associated works which was recommended for approval.

A registered speaker attended the meeting and spoke in respect of his objections to the application. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report and matters raised at the meeting, the Committee noted the assurances given by the Applicant's Representative that the open-door policy was inclusive of residents and that the concerns raised with regard to the routes used by HGVs would be considered following this meeting.

RESOLVED that planning permission be granted in respect of Application FUL/2019/1950, subject to conditions.

42. **Application FUL/2019/1778 - Land off Almond Tree Avenue**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of 36 dwellings and associated infrastructure.

The late representations document tabled at the meeting summarised additional information submitted following the publication of the report.

A registered speaker attended the meeting and spoke in respect of his objections to the application. The Applicant's agent also attended the meeting and spoke in favour of the application.

RESOLVED that the grant of planning permission in respect of Application FUL/2019/1778 be delegated to the Head of Planning and Regulatory Services, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions and obligations listed within the report.

43. **Application HH/2019/2023 - 19 Innis Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of two-storey and single storey rear

extension, a rear dormer and alteration to front including garage conversion. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting summarised further representations received since the publication of the report.

RESOLVED that planning permission in respect of Application HH/2019/2023 be granted subject to conditions listed within the report.

(Note: Councillor R Bailey did not vote as he had left the meeting)

44. 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 4.35 pm)