

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 20**  
**February 2020**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor P Akhtar  
Councillor A Andrews  
Councillor R Auluck (Deputy Chair)  
Councillor R Bailey  
Councillor G Lloyd  
Councillor D Skinner  
Councillor S Walsh

Other Members: Councillors J Birdi

Employees (by Directorate):

Place: L Albrighton, M Andrews, H Holt, A Le Marinel, T Miller, G Nagra, U Patel, A Saleem, B Standing, C Whitehouse

Apologies: Councillor L Kelly and C Miks

**Public Business**

**85. Declarations of Interest**

There were no declarations of interest.

**86. Members Declarations of Contact on Planning Applications**

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

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
FUL/2019/2898 – Wall Hill Farm, Wall Hill Road	All members of Committee	Councillor G Williams
VG/2018/3366 – Application to register land at Juniper Park, Woodridge Avenue as a town or village green	Councillor Harvard	Email from Objector

**87. Minutes of Previous Meeting held on 23 January 2020**

The minutes of the meeting held on 23 January 2020 were signed as a true record.

88. **Late Representations**

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

<b>Application</b>	<b>Site</b>	<b>Minute</b>
FUL/2019/2898	Wall Hill Farm, Wall Hill Road	90
FUL/2019/3094	3 Postbridge Road	91
VG/2018/3366	Land at Juniper Park, Woodridge Avenue	93

89. **Outstanding Issues**

There were no outstanding issues.

90. **Application FUL/2019/2898 - Wall Hill Farm, Wall Hill Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a replacement storage building which was recommended for refusal.

The late representations document tabled at the meeting summarised a further six representations that had been received in support of the application. In addition, further information and photographs were submitted by the applicant on the morning of the Committee meeting. The photographs were displayed at the end of the planning officer's presentation.

**RESOLVED that planning permission be refused in respect of Application FUL/2019/2898.**

91. **Application FUL/2019/3094 - 3 Postbridge Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing single storey garage and bathroom, construction of a new three-bedroom dwelling including formation of a new vehicle access and extension of dropped kerbs to existing vehicle access. The application was recommended for approval.

The late representation document tabled at the meeting made reference to an additional objection that had been received and proposed two additional conditions to further support sustainable development.

**RESOLVED that planning permission be granted in respect of Application FUL/2019/3094 subject to conditions detailed in the report and the two additional conditions detailed within the late representations document.**

92. **Application DC/2019/3189 - Land at Scots Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above application to discharge condition 15 (drainage details) imposed on planning permission reference S73/2018/0812 (variation of OUT/2016/2918 to remove/vary condition No.6 (in part, 6(i) only) to exclude

pedestrians/cycle link between the northern part of the site and the bus stop on Holloway Field) granted on 19 June 2018 for residential development of up to 70 dwellings and landscaping with associated public open space and car parking.

**RESOLVED that Planning Committee approve the discharge of condition 15 (drainage details) imposed on planning permission Ref. S73/2018/0812 (variation of OUT/2016/2918).**

**93. Application VG/2018/3366 - Application to register land at Juniper Park, Woodridge Avenue as a town or village green**

The Committee considered a report of the Head of Planning and Regulation which requested the Committee to consider an application to register land at Juniper Park, Woodridge Avenue as a town or village green.

On 29 November 2018, the Council received an application from Allesley Green Residents Association made under Section 15(1) of the Commons Act 2006, to register Juniper Park, Woodridge Avenue as a town or village green. A location plan showing the land subject of the application was attached as Appendix 1 of the report.

In order for land to be registered as a Town or Village Green, it must meet certain criteria and if not all of these criteria are met, then the land should not be registered as such. In this instance not all of the criteria were met, as the information that had been submitted showed that use of the land known as Juniper Park, has been 'by right' rather than 'as of right'.

Notices of the application were sent to residents of Allesley Green and affected landowners and the application was advertised by way of site notices and in the Coventry Evening Telegraph. An objection was received from Coventry City Council (as landowner). Copies of the correspondences, documentary evidence and representations submitted in support and in objection to the application were available to view electronically via the planning portal.

In October 2019 the Council appointed an expert barrister as an Independent Inspector to assess the evidence submitted in respect of the application. The Inspector compiled a report containing a detailed analysis of the background of the case, site description, history, the application of the law, her conclusions and recommendation. A full copy of her report was attached at Appendix 2 of the main report.

In summary, the Inspector, having considered each of the six criteria which all have to be met in order for a town or village green application to be successful, concluded that:

- (i) The application land comprises land that is capable of registration as a town or village green in principle (criteria met)
- (ii) The relevant 20 year period is 29 November 1998 until 29 November 2018 (criteria met)
- (iii) Allesley Green is a qualifying neighbourhood (criteria met)

- (iv) The application has been used for lawful sports and pastimes by a significant number of the inhabitants of Allesley Green throughout the relevant 20 year period (criteria met)
- (v) The recreational use of the Application Land has been “by right” and not “as of right” throughout the relevant 20 year period (criteria **not** met)
- (vi) The use of the land for lawful sports and pastimes continued up until the date of the Application (criteria met).

Not all of the six criteria which would allow the land to be registered as a town or village green are met, as the land is being used “by right” and not “as of right”. In view of this, the Inspector recommended that the application to register the land known as Juniper Park as a town or village green be rejected.

Councillor J Birdi (on behalf of Councillor G Ridley who was unable to attend) and four registered speakers attended the meeting and spoke in support of the application. The applicant also attended the meeting and spoke in support of the application.

**RESOLVED that Planning Committee reject the land known as Juniper Park, Woodridge Avenue as a town or village green, for the reasons set out in the Inspector’s report at Appendix 2 of this report.**

94. **Appeals 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 November 2019 to 31 December 2019. 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.

95. **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 3.00 pm)