

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 17**  
**September 2020**

Present:

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

Other Members: Councillor B Gittins and Councillor D Welsh, Cabinet Member for Housing and Communities

Employees (by Directorate):

O Aremu, Law and Governance  
D Henry, Planning and Regulation  
T Miller, Planning and Regulation  
U Patel, Resources Directorate  
A Saleem, Planning and Regulation  
C Sinclair, Resources Directorate  
E Spandley, Planning and Regulation  
C Whitehouse, Highways and Transportation

Apologies: Councillor R Auluck and L Kelly

## **Public Business**

### **64. Councillor D Welsh**

The Chair, Councillor Harvard, welcomed Councillor D Welsh to his first meeting of the Committee following his appointment as Cabinet Member for Housing and Communities. Councillor Welsh is not a member of the Committee and cannot vote on any matters; he was invited as the Cabinet Member with responsibility for planning. Committee Members congratulated him on his appointment.

### **65. Declarations of Interest**

Councillor N Akhtar declared an interest in the matter referred to in Minute 70 (Application FUL/2020/1533 – St Thomas House, Albany Road). The interest arose as he was sponsoring a petition that objected to the application. Councillor Akhtar spoke in respect of the petition and did not take part in the discussions or the decision making thereafter.

66. **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>
HH/2020/1626 – 51 Woodfield Road	Councillor Andrews	Petitioner
OUT/2020/1057 – Unit 10 Westmede Centre, Winsford Avenue	All members of Committee	Email from resident

67. **Minutes of Previous Meetings held on 16 July 2020 and 20 August 2020**

The minutes of the meetings held on 16 July and 20 August 2020 were agreed as a true record.

68. **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/2020/1533	St Thomas House, Albany Road	70
HH/2020/1626	51 Woodfield Road	71
HH/2020/1821	35 Morningside	74

69. **Outstanding Issues**

There were no outstanding issues.

70. **Application FUL/2020/1533 - St Thomas House, Albany Road**

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the change of use from HiMO to seven flats with associated car parking and retention of the laundry facility. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting detailed the planning history for the application site.

The Committee considered a petition objecting to the application bearing 32 signatures sponsored by Councillor N Akhtar, a St Michaels Ward Councillor. Councillor Akhtar and the petition spokesperson's representative were present at the meeting and spoke in respect of the petition. The applicant's representative was invited to the meeting and chose not to attend.

The Committee considered that the proposals would result in an overdevelopment of the site with insufficient amenity space to the detriment of the occupant's living conditions. Furthermore, the Committee were not assured about the change of use from HiMO to one-bedroom marketable flats and felt that the proposal would result in loss of much needed social housing in an area in most need of social housing.

(Notes: 1. Councillor N Akhtar did not take part in the consideration or voting on the application as he had declared an interest.  
2. Councillor Skinner did not vote on the application as he had lost internet connection for a short period of time which meant he was not present for the entire discussion to make an informed decision.)

**RESOLVED that planning permission be refused in respect of Application FUL/2020/0217 as the Committee were not satisfied that developing one-bedroom flats was the best use of the site and considered that the proposals would result in over development of the site with insufficient parking.**

**71. Application HH/2020/1626 - 51 Woodfield Road**

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the erection of two storey side and rear; single storey rear extensions and alterations. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting reported that the description of the development had been amended to reflect that the proposal also included a single storey front extension. The plans had been amended accordingly and subsequently; Condition 2 would be amended to reflect the submission of the amended drawings.

The Committee considered a petition objecting to the application bearing 5 signatures sponsored by Councillor B Gittins, an Earlsdon Ward Councillor. Councillor Gittins and the petition spokesperson were present at the meeting and spoke in respect of the petition. The applicant was also present at the meeting and spoke in support of her application.

**RESOLVED that planning permission be granted in respect of Application FUL/2020/1626 subject to conditions.**

(Note: Councillor L Harvard stated that he knew the petition spokesperson, but the association was such that it did not deter him from making an informed decision.)

**72. Application FUL/2020/1443 - 75 Cannon Hill Road**

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the change of use of existing barn and erection of single storey extensions to form a single storey dwellinghouse (Use Class C3) (Resubmission FUL/2019/1412). The application was recommended for approval subject to conditions.

**RESOLVED that planning permission be granted in respect of Application FUL/2020/1443 subject to conditions.**

**73. Application OUT/2020/1057 - Unit 10 Westmede Centre, Winsford Avenue**

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above outline application (access, layout and scale

submitted) for demolition of existing A1 store and flats and replacement with new A1 shop with 6no. 2 bed duplex apartments above and 18no. new 2 bed apartments in the form of 3no. new buildings and associated parking. The application was recommended for approval subject to conditions and the completion of the S106 legal agreement to secure the contributions listed within the report.

The Committee having considered the report, were not satisfied with the proposals for the car parking for the shop and the residential units and the amenity space.

**RESOLVED that the consideration of Application OUT/2020/1057 be deferred to a future meeting to allow for clarification to be sought in relation to the car parking allocation and the amenity space.**

**74. Application HH/2020/1821 - 35 Morningside**

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the erection of single storey side extension, pitched roof over existing flat roof to front elevation, bay window to front elevation and detached outbuilding to include wood burning stove and flue. And erection of a new wall and gate. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting reported that an amended plan had been submitted, which showed the retention of the boundary hedge between the application property and the neighbouring property located to the rear within The Firs. Condition 2 within the report would be amended to reflect this.

A statement objecting to the application was read out on behalf of a registered speaker. The applicant was present at the meeting and spoke in support of his application.

**RESOLVED that planning permission be granted in respect of Application HH/2020/1821 subject to conditions.**

**75. 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 4.50 pm)