

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 5
August 2021

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor R Auluck (Deputy Chair)
Councillor R Bailey
Councillor M Heaven
Councillor C Miks
Councillor S Nazir
Councillor A Tucker

Other Members: Councillors J Birdi, T Jandu, M Lapsa, J Lepoidevin and P Male
Councillor D Welsh, Cabinet Member for Housing and Communities

Employees Present:

L Albrighton, Highways and Drainage
R Back, Planning and Regulation
S Bennett, Law and Governance
M Bharaj, Planning and Regulation
N Coleman, Highways and Drainage
R Edgington, Planning and Regulation
S Evans, Law and Governance
R Hall, Highways and Drainage
D Henry, Planning and Regulation
A Lynch, Planning and Regulation
S Newell, Planning and Regulation
U Patel, Resources Directorate
M Salmon, Law and Governance
R Thomas, Highways and Drainage
O Williams, Planning and Regulation

Apologies: Councillor P Akhtar, G Lloyd and D Skinner

Public Business

31. Declarations of Interest

Councillor R Bailey declared an interest in the matter referred to in Minute 37 below (Application FUL/2020/2817 – Quinton Parade). The interest arose as he was sponsoring a petition that objected to the application. Councillor Bailey spoke in respect of the petition and did not take part in the discussions or the decision making thereafter.

Councillor A Tucker declared an interest in the matters referred to in Minute 35 and Minute 36 below (Application FM/2021/1555 - 7 Nutbrook Avenue, Coventry and Application OUT/2020/2009 – Land Adjacent to Windmill Village Hotel Birmingham Road). He withdrew from the meeting during the consideration of these items.

32. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
FM/2021/1555 – Nutbrook Avenue Coventry	Councillor Harvard	Head Teacher, West Coventry Academy
	Councillor Harvard	Councillor M Lapsa, Westwood Ward Councillors
	All Members of Committee	Applicant’s agent
	All Members of Committee	Residents
OUT/2020/2009 – Land Adjacent to Windmill Village Hotel	Councillor Harvard	A number of emails from residents
	All Members of Committee	Residents

33. Minutes of Previous Meetings held on 10 June 2021 and 8 July 2021

The minutes of the meetings held on 10 June and 8 July 2021 were agreed as true records.

34. Late Representations

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

Application	Site	Minute
FM/2021/1555	Nutbrook Avenue Coventry	35
OUT/2020/2009	Land Adjacent to Windmill Village Hotel Birmingham Road	36
FUL/2020/2817	Quinton Parade	37
OUT/2021/0051	Land at Cheltenham Croft	38

35. **Application FM/2021/1555 - Nutbrook Avenue Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above full application for the demolition of the existing school buildings (with the exception of the Caretaker's House) and construction of a replacement secondary school comprising a three-storey teaching block with linked single-storey double height sports building, the construction of a new access off Tile Hill Lane, and associated parking, external landscaping works, outdoor sports facilities and infrastructure. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting amended the "Consultations" section of the report with the addition of representations which had been inadvertently omitted from the published report. The document also appraised any further representations that had been received since the publication of the report. In addition, the document outlined amended conditions which addressed concerns raised by Highways.

The Committee considered a petition objecting to the application bearing 27 signatures sponsored by Councillor M Lapsa, a Westwood Ward Councillor. Councillor Lapsa and the petition organiser attended the meeting and spoke in respect of the petition.

Councillor J Lepoidevin and Councillor P Male, Woodlands Ward Councillors and a number of registered speakers were present at the meeting and spoke in respect of their objections to the application. The Headteacher of West Coventry Academy and the applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report and the representations made at the meeting, the Committee considered that additional landscaping was needed together with details to soften the west facing elevation to create an enhanced buffer between the development and the residential properties.

RESOLVED that planning permission be granted in respect of Application FM/2021/1555 subject to the conditions listed within the report, the amended conditions outlined in the Late Representations document and an additional condition in relation to the creation of an enhanced landscaping buffer and details of the elevation between the development and the residential properties. The wording of the additional condition to be agreed in consultation with the Chair of Planning Committee and the Strategic Lead for Planning.

(Note: Councillor A Tucker having declared an interest, did not participate in the consideration or voting on this application.)

36. **Application OUT/2020/2009 - Land Adjacent to Windmill Village Hotel Birmingham Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of 2 buildings on the site and residential development of up to 566 dwellings (Use Class C3) including means of access

into the site (not internal roads) and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved. The application was recommended for approval subject to conditions.

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

Councillor J Lepoidevin and Councillor P Male, Woodlands Ward Councillors and Councillor J Birdi and Councillor T Jandu, Bablake Ward Councillors were present at the meeting and spoke in respect of their objections to the application. Two registered speakers submitted statements in respect of their objections to the application which were read on their behalf. The applicant's representative attended the meeting and spoke in support of the application.

RESOVLED that planning permission be granted in respect of Application OUT/2020/2009 subject to the conditions listed within the report.

(Notes: 1. Councillor R Auluck did not participate in the discussions or vote on this application as she had left the meeting.

2. Councillor A Tucker having declared an interest, did not participate in the consideration or voting on this application.)

37. **Application FUL/2020/2817 - Quinton Parade**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of 13 apartments as an additional floor on an existing mixed-use building. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting detailed an amendment to the information provided within the Equality Implications section of the report.

The Committee considered a petition objecting to the application bearing 32 signatures, sponsored by Councillor R Bailey, a Cheylesmore Ward Councillor. Councillor Bailey was present at the meeting and spoke in respect of the petition. The petition spokesperson submitted a statement in relation to the petition which was read on her behalf. The Applicant's representative attended the meeting and spoke in support of the application.

RESOLVED that planning permission be refused in respect of Application FUL/2020/2817 as the Committee considered that the design was not in keeping with the area and that the proposal would have a detrimental impact on parking in the area.

(Notes: 1. Councillor R Auluck did not participate in the discussions or vote on this application as she had left the meeting.

2. Councillor R Bailey, having declared an interest, did not participate in the discussions or voting on this application.)

38. **Application OUT/2021/0051 - Land at Cheltenham Croft**

The Committee considered a report of the Strategic Lead for Planning detailing the above outline application for the erection of up to 15 dwellings, with all matters reserved except for access. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting provided an update following the publication of the report.

A registered speaker submitted a statement objecting to the application which was read on his behalf. The applicant's representative attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application OUT/2021/0051 subject to the conditions listed at the report.

(Note: Councillor R Auluck did not participate in the discussions or vote on this application as she had left the meeting.)

39. **Outstanding Issues**

There were no outstanding issues to report.

40. **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 6.25pm)