

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 17
February 2022

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor G Lloyd
Councillor S Nazir

Employees (by Directorate):

L Albrighton, Transportation and Highways
R Back, Planning and Regulation
S Bennett, Law and Governance
M Bharaj, Planning and Regulation
J Cotton, ICT and Digital
S Evans, Law and Governance
R Hall, Transportation and Highways
A Lynch, Planning and Regulation
F Runacre, Planning and Regulation
C Sinclair, Law and Governance
N Smith, Planning and Regulation
E Spandley, Planning and Regulation
O Williams, Planning and Regulation

Apologies: Councillor M Heaven, C Miks, D Skinner and A Tucker

Public Business

104. Declarations of Interest

Councillor Bailey declared an interest in the matter referred to in Minute 111 below (Application FUL/2021/2672 – Land at Troyes Close) as he had registered to speak in respect of his objections to the proposal. He did not participate in the consideration and voting on this item.

Councillor N Akhtar also declared a Pecuniary Interest in the item referred to in Minute 111 below (Application FUL/2021/2672 – Land at Troyes Close). He withdrew from the meeting during the consideration and voting on this item.

105. Members Declarations of Contact on Planning Applications

The Members named declared contacts on the following application as indicated:

Application No.	Councillor	From
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FUL/2021/3040 – Seva School, Eden Road	All members of Committee	The Agent
FUL/2021/3218 – Land rear of 35-37 Cedars Avenue	Councillor Lloyd	Objector
HH/2021/3371 - 86 Craven Street	All members of Committee	Objectors

106. Minutes of Previous Meeting held on 13 January 2022

The minutes of the meeting held on 13 January 2022 were signed as a true record.

107. Late Representations

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

Application	Site	Minute
FUL/2021/3040	Seva School Eden Road	108
FUL/2021/3484	Seva School Eden Road	109
FUL/2021/3672	Land at Troyes Close	111
HH/2021/1951	1 Worcester Close	112

108. Application FUL/2021/3040 - Seva School Eden Road

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for a change of use of the formal school play area to comprising a multi-use games area (MUGA) and adjoining sports pitch with associated floodlighting, formation of a linking path with canopy between Eden House and Link House. The application was recommended for approval.

The Committee noted that the recommendation be amended to reflect the requirement for a S106 Agreement to secure the hours of use permitted for the MUGA and associated sports pitches for the monitoring of the Travel Plan and biodiversity offsetting.

The Committee considered a petition objecting to the application bearing 251 signatures sponsored by Councillor K Maton, a Henley Ward Councillor. Councillor Maton spoke in respect of the petition and a statement was read from the petition spokesperson. The applicant's representative spoke in support of the application.

RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning in respect of Application FUL/2021/3040 subject to conditions and the completion of a S106 Agreement.

109. Application FUL/2021/3484 - Seva School Eden Road

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for erection of a two-storey extension to Eden House to comprise a new Sports Hall; Erection of a single storey extension to Link House to

comprise a new Diwan Hall, along with other refurbishment works to Eden House/ Link House, associated landscaping works including replacement MUGA, and associated infrastructure. The application was recommended for approval.

The Committee noted that the recommendation be amended to reflect the requirement for a S106 Agreement to secure the hours of use permitted for the Diwan Hall, sports hall and associated parking; for biodiversity offsetting mitigation; maintenance contribution for additional planting along the boundary with the MUGA and the open space beyond and for the monitoring of the Travel Plan.

RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning in respect of Application FUL/2021/3484 subject to conditions and the completion of a S106 Agreement.

110. Application FUL/2021/3422 - Unit 3, Bodmin Road

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for demolition of existing industrial buildings and erection of new buildings for Class E(g)(i) R&D, Class E(g)(ii) industrial processes), B2 general industrial and B8 storage and distribution use forming 9 units within 2 blocks. The application was recommended for approval.

A registered speaker spoke in respect of their objections to the proposal, and a further speaker sent a statement which was read at the meeting. The applicant's representative spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2021/3422 subject to conditions listed in the report.

111. Application FUL/2021/3672 - Land at Troyes Close

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for erection of 2, 3 bedroomed semi-detached dwellings with associated parking and access. The application was recommended for approval.

The Late Representation report included amended conditions in respect of the amended parking layout and an additional condition in respect of relocation of the existing lighting column at the front of the site.

Councillor R Bailey, a Cheylesmore Ward Councillor, spoke in respect of his objections to the proposal. The applicant/agent was not present at the meeting to respond.

RESOLVED that planning permission be granted in respect of Application FUL/2021/3672 subject to conditions listed in the report.

Notes:

- (i) Having declared an interest, Councillor N Akhtar withdrew from the meeting during consideration of this item

- (ii) Having registered as a speaker, Councillor R Bailey did not vote on this application

112. Application HH/2021/1951 - 1 Worcester Close

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for replacement boundary wall and railings/fences and 2 no new gates, replacement conservatory to main house, external alterations, rear raised platform and steps, continued ancillary use of the annexe outbuilding, new vehicular crossover and driveway for off road parking, and landscaping (part retrospective). Resubmission of HH/2020/1588. The application was recommended for approval.

Councillors T Jandu and J Birdi, Bablake Ward Councillors, spoke in respect of their objections to the proposal. The applicant's representative spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application HH/2021/1951 subject to conditions listed in the report.

113. Application FUL/2021/3218 - Land to the Rear of 35-37 Cedars Avenue

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for retention of timber storage building. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of Application FUL/2021/3218 subject to conditions listed in the report.

114. Application HH/2021/3371 - 86 Craven Street

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for the erection of a detached outbuilding. The application was recommended for approval.

Two registered speakers attended the meeting, one spoke in respect of their objections to the proposal and one spoke in support of the proposal. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application HH/2022/3371 subject to conditions listed in the report.

115. Outstanding Issues

There were no outstanding issues.

116. 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 4.05 pm)