

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 26
May 2022

Present:

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

Employees (by Directorate):

L Albrighton, Transportation and Highways
O Aremu, Law and Governance
R Hall, Transportation and Highways
R Back, Planning and Regulation
A Lynch, Planning and Regulation
A Saleem, Planning and Regulation
C Sinclair, Law and Governance
E Spandley, Planning and Regulation
O Williams, Planning and Regulation

Apologies: Councillor M Heaven and T Khan

Public Business

1. Declarations of Interest

Councillor R Bailey declared an interest in the matter referred to in Minute 5 below (Application FUL/2021/2241 – The Chace Hotel, London Road) as he was supporting a petition relating to the application. Councillor Bailey spoke in respect of the petition but did not participate in the consideration and voting on this application.

Councillor R Simpson declared the following:

- (a) An interest in the matter referred to in Minute 8 below (Application FUL/2022/0070 – 73 Spon End) as he was supporting a petition relating to the application. Councillor Simpson spoke in respect of the petition but did not participate in the consideration and voting on this application.
- (b) A disclosable pecuniary interest in the matter referred to in Minute 9 below (Application FMP/2021/3789 – Coundon Court School and Community College, Northbrook Road). He left the room during the consideration and voting on this item.

Councillor G Lloyd declared an interest in the matter referred to in Minute 9 below (Application FUL/2022/0070 – 73 Spon End) as he had previously expressed views on this matter. He left the room during the consideration and voting on this application.

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

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

Application No.	Councillor	From
FUL/2021/3298 – Abbots Lane	All members of Committee	An objector

3. **Minutes of the Meeting held on 17 April 2022**

The minutes of the meeting held on 17 April 2022 were agreed as a true record subject to a correction at Minute 123 (Application S73/2021/3360) to state that Councillor B Singh was a Whoberley (not Sherbourne) Ward Councillor.

4. **Late Representations**

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

Application	Site	Minute
FUL/2021/2241	428 The Chace Hotel, London Road	5
FUL/2021/3317	Paragon Park, Foleshill Road	7
FUL/2021/3789	Coundon Court School, Northbrook Road	9

5. **Application FUL/2021/2241 - 428 The Chace Hotel, London Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for Change of Use from existing hotel (Use Class C1) to provide 58 bed care home with supporting facilities (Use Class C2) and solar panels on raised platform installed within rear area of car park and associated external works. The Application was recommended for approval.

The Committee considered a petition objecting to the application bearing 45 signatures sponsored by Councillor R Bailey, a Cheylesmore Ward Councillor. Councillor Bailey spoke in respect of the petition. The applicant’s representative spoke in support of the application.

RESOLVED that the grant of planning permission in respect of Application FUL/2021/2241 be delegated to the Strategic Lead for Planning subject to conditions and the completion of a S106 Legal Agreement to secure NHS contributions.

(Note: Having presented the petition, Councillor R Bailey did not vote on this application)

6. **Application FUL/2021/3298 - Abbotts Lane**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for operational development/earthworks to facilitate site remediation. The Application was recommended for approval.

Two registered public speakers spoke in respect of their objections to the proposal. The applicant's representative spoke in support of the application. Councillor D Welsh, in his role as Cabinet Member for Housing and Communities spoke in respect of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2021/3298 subject to conditions listed in the report.

7. **Application FUL/2021/3317 - Paragon Park, Foleshill Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for Erection of 44 apartments and associated infrastructure (Paragon Park Phase 7). The Application was recommended for approval.

A petition from Councillor AS Khan, a Foleshill Ward Councillor, bearing 19 signatures and objecting to the proposal was received. The petition had been received late however the Chair exercised his discretion and allowed the petition to be read out at the meeting. A registered public speaker spoke in respect of their objections to the proposal. The applicant's representative spoke in support of the application.

Following consideration of the report, the late representations document and matters raised at the meeting, the Committee expressed concerns regarding lack of sufficient parking, a failure to meet minimum separation distances and considered that the proposal would result in an over-intensive use of the site.

RESOLVED that planning permission be refused in respect of Application FUL/2021/3317 for reasons of over-intensification, insufficient parking within the application site, the creation of a poor residential environment and a failure to meet the minimum separation distances.

8. **Application FUL/2022/0070 - 73 Spon End**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for Demolition of the former Black Horse Public House. The Application was recommended for approval.

The Committee considered a petition objecting to the application, bearing 175 signatures sponsored by Councillor R Simpson, a Sherbourne Ward Councillor. Councillor Simpson and the petition spokesperson spoke in respect of the petition. A registered public speaker spoke in respect of their objections to the application and the applicant's representative spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2022/0070 subject to conditions.

Notes:

- (i) Having declared an interest, Councillor G Lloyd withdrew from the meeting during consideration of this item
- (ii) Having presented a petition, Councillor R Simpson did not vote on this application

9. **Application FMP/2021/3789 - Coundon Court School, Northbrook Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for Demolition of six existing school buildings and erection of three new buildings for teaching and educational purposes (Use Class F1); changes to internal circulation routes, site drainage, landscaping and parking provisions together with a temporary haul road, sports and temporary classrooms for use over the construction period. The Application was recommended for approval.

The Late Representation document set out a number of amended conditions.

RESOLVED that planning permission be granted in respect of Application FMP/2021/3789 subject to conditions listed in the report and the completion of a Unilateral Undertaking (UU) to secure the Travel Plan and its monitoring.

Note: Having declared interests, Councillor G Lloyd and Councillor R Simpson withdrew from the meeting during consideration of this item

10. **Outstanding Issues**

There were no outstanding issues.

11. **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 6.00 pm)