

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 15
September 2022

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor R Auluck
Councillor R Bailey
Councillor M Heaven
Councillor T Khan
Councillor G Lloyd
Councillor S Nazir
Councillor R Simpson

Other Members: Councillor D Welsh (Cabinet Member for Housing and Communities)

Employees:

Law and Governance: U Patel
C Sinclair
C Thomson

Planning and Regulation: R Back
D Butler
L D'Onofrio
R Edgington
C Edgington
G Goodman
A Lynch
J Mantle
A Saleem
C Styles

Transportation and Highways: L Albrighton
N Benison
R Hall
T Toeman

Apologies: Councillors N Akhtar and C Miks

Public Business

27. Minute's Silence

The Committee stood for a minute's silence to mark the death of Her Majesty the Queen.

28. Declarations of Interest

There were no declarations of interest.

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

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

Application No.	Councillor	From
OUT/2020/1505 - A444 Land at Wilsons Lane	Councillor G Lloyd	Local resident
OUT/2021/2639 – Henley College, Henley Road	All members of Committee	Objectors
FUL/2022/0583 – Brookside House, Burnsall Road	Councillor R Bailey	Local resident

30. **Minutes of the Meeting held on 21 July 2022**

The minutes of the meeting held on 21 July 2022 were agreed and signed as a true record.

31. **Late Representations**

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

Application	Site	Minute
OUT/2020/1505	A444 Land at Wilsons Lane	32
OUT/2021/2639	Henley College, Henley Road	33
FUL/2022/0583	Brookside House Burnsall Road	34
FUL/2021/1734	150 Far Gosford St	35
HH/2022/1331	56 Woodland Ave	37

32. **Application OUT/2020/1505 - A444 Land at Wilsons Lane**

The Committee considered a report of the Strategic Lead for Planning, detailing the above Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access. The application was recommended for approval.

Amended conditions were set out in the Late Representation report.

The Committee considered 3 petitions objecting to the application from Councillor Bigham and Duggins, Longford Ward Councillors. Councillors Duggins and

Bigham spoke in respect of the petitions together with the petition spokesperson. The applicant's representative spoke in support of the application.

Following consideration of the report and submissions made at the meeting, the Committee considered that the proposal appeared to have an adverse impact on the amenity of residents and the potential harm of increased traffic in the area and agreed that they would benefit from a site visit.

RESOLVED that Application OUT/2020/1505 be deferred for a site visit to take place prior to the next Planning Committee meeting on 6 October 2022.

33. Application OUT/2021/2639 - Henley College, Henley Road

The Committee considered a report of the Strategic Lead for Planning, detailing the above outline application for the erection of up to 112 residential dwellings with all matters reserved except for access and associated works including the demolition of the existing college buildings and structures. The application was recommended for approval.

A registered speaker spoke in respect of their objections to the proposal, and the applicant's representative spoke in support of the application.

Following consideration of the report, submissions made at the meeting and discussion on a number of issues of concern, the Committee considered that the application did not demonstrate:

- adequate provision for affordable homes
- an acceptable dwelling mix in terms of the provision of family housing
- sufficient detail relating to the compatibility with adjacent agricultural use
- an acceptable Sustainable Travel Plan
- the security of sports facilities

RESOLVED that planning permission in respect of Application OUT/2021/2639 be refused for reasons given above.

34. Application FUL/2022/0583 - Brookside House, Burnsall Road

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for Demolition of existing industrial building and erection of purpose-built student accommodation (196 Rooms), amenities, landscaping, access and associated works. The application was recommended for refusal.

Two registered speakers attended and spoke in respect of their objections and a registered speaker supporting the application had their statement read out. The applicant spoke in support of the application.

RESOLVED that planning permission be refused in respect of Application FUL/2022/0583.

35. Application FUL/2021/1734 - 150 Far Gosford Street

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for the demolition of existing buildings and redevelopment of the site for student accommodation with a commercial unit on the ground floor. The application was recommended for approval.

Two registered speakers attended and spoke in respect of their objections and the applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2021/1734 subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

36. Application HH/2022/1805 - 66 Appledore Drive

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for a single storey rear extension 2m in depth, creation of front porch, garage converted to office and replacement of garage doors with window. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of Application HH/2022/1331 subject to conditions.

37. Application HH/2022/1331 - 56 Woodland Avenue

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for single storey side extension, loft conversion, extended porch and conversion of existing outbuilding to a gym. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of Application HH/2022/1331 subject to conditions.

38. Conservation Area Designation - Earlsdon

The Committee considered a report of the Director of Streetscene and Regulatory Services detailing the proposal for a new Conservation Area in Earlsdon. The proposal had been assessed, with a draft area appraisal, management plan and associated Article 4 Direction produced and taken to public consultation.

All comments received had been reviewed and appropriate changes made. The report has been endorsed by Cabinet and sought approval of the designation of the proposed Earlsdon Conservation Area and associated Article 4 in order to preserve and enhance the special character of the area.

Appended to the report were the following documents:

- Earlsdon Conservation Area Appraisal
- Earlsdon Conservation Area Management Plan
- Earlsdon Conservation Area Article 4 Direction
- Consultation Response Summary

RESOLVED to approve the report and the designation of a new Conservation Area with associated Article 4 Direction in Earlsdon.

39. **Conservation Area Designation - Brownhill Green**

The Committee considered a report of the Director of Streetscene and Regulatory Services detailing the proposal for a new Conservation Area in Brownhill Green. The proposal had been assessed, with a draft area appraisal, management plan and associated Article 4 Direction produced and taken to public consultation.

All comments received had been reviewed and appropriate changes made. The report has been endorsed by Cabinet and sought approval of the designation of the proposed Brownhill Green Conservation Area and associated Article 4 in order to preserve and enhance the special character of the area.

- Appended to the report were the following documents:
- Brownhill Green Conservation Area Appraisal
- Brownhill Green Conservation Area Management Plan
- Brownhill Green Conservation Area Article 4 Direction
- Public Consultation Response Summary

RESOLVED to approve the report and the designation of a new Conservation Area with associated Article 4 Direction in Brownhill Green.

40. **Outstanding Issues**

There were no outstanding issues.

41. **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 7.05 pm)