

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 23**  
**February 2023**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor R Bailey  
Councillor J Gardiner  
Councillor T Khan  
Councillor C Miks  
Councillor S Nazir

Other Members: Councillors J Birdi, T Jandu

Employees Present:

Planning and Regulation: T Cox  
A Lynch  
E Spandley  
A Tew

Highways and  
Transportation: N Benton  
R Hall  
A Sutherland

Law and Governance: S Bennett  
S Evans  
U Patel  
C Sinclair

Apologies: Councillor P Akhtar, R Auluck, G Lloyd and R Simpson  
D Welsh (Cabinet Member for Housing and Communities)

**Public Business**

**80. Declarations of Interest**

There were no declarations of interest.

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

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

| <b>Application No.</b>        | <b>Councillor</b>     | <b>From</b> |
|-------------------------------|-----------------------|-------------|
| FM/2022/0232 3-5 Minster Road | Councillor J Gardiner | Residents   |

82. **Minutes of Previous Meeting held on 19 January 2023**

The minutes of the meeting held on 19 January 2023 were agreed and signed as a true record.

83. **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> |
|--------------------|--|---------------|
| OUT/2022/0712      | Land between Bennetts Road and Fivefield Road, Keresley Road, Coventry | 85            |
| OUT/2022/0713      | Land West of Bennetts Road, Keresley, Coventry                         | 86            |
| FUL/2022/3210      | 1 Lyttleton Close  | 87            |

84. **Application FM/2022/0232 - 3-5 Minster Road, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of existing buildings and erection of residential care home with 26 bedrooms. The application was recommended for approval.

The application had been submitted to Committee for determination as it had 5 or more objections and had been called in by Councillor G Lloyd, a Sherbourne Ward Councillor for a number of reasons as detailed in the report.

A statement objecting to the application was read on behalf of Councillor Lloyd as he was unable to attend the meeting. The applicant's representative 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 there was a lack of parking and that the proposal would result in an over development of the site.

**RESOLVED that planning permission be refused in respect of Application FM/2022/0232 for the reasons stated above.**

85. **Application OUT/2022/0712 - Land between Bennetts Road and Fivefield Road, Keresley, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above outline application for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except vehicular access points into the site. The application was recommended for approval.

The late representations document tabled at the meeting, appraised two additional neighbour comments received, corrected the CCG contributions listed in the report and informed of amendments to Conditions outlined in the report.

Councillors J Birdi and T Jandu, Bablake Ward Councillors and a registered speaker attended the meeting and spoke in respect of their objections to the application. A statement objecting to the application was read on behalf of a further registered speaker who was unable to attend the meeting. The applicant's representative attended the meeting and spoke in support of the application.

Following consideration of the report and representations made at the meeting, the Committee noted that there would be an amendment to Condition 33 to ensure that anything of archaeological significance would be recorded and reported at the reserved matters application stage. The Committee requested that the reserved matters application be submitted to Committee for consideration.

**RESOLVED that:**

- 1. The grant of planning permission in respect of Application OUT/2022/0712 be delegated to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in the report.**
- 2. The Reserved Matters application be submitted to Committee in due course.**

**86. Application OUT/2022/0713 - Land West of Bennetts Road, Keresley, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above outline application for the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road. The application was recommended for approval.

The late representations document tabled at the meeting appraised two additional neighbour comments received and outlined amendments to Conditions contained within the report.

Councillor Birdi, a Bablake Ward Councillor and a registered speaker attended the meeting and spoke in respect of their objections to the application. Statements objecting to the application were read on behalf of two further registered speakers who were unable to attend the meeting. The applicant's representative attended the meeting and spoke in support of the application.

Following consideration of the report and the representations made at the meeting, the Committee received clarification on a number of matters including the S106 contribution for education and the provision of a local centre within the application

site. The Committee requested that the Reserved Matters application be submitted to Committee for consideration.

**RESOLVED that:**

- 1. The grant of planning permission in respect of Application OUT/2022/0713 be delegated to the Strategic Lead for Planning subject to conditions and the completion of a s106 legal Agreement to secure the contributions summarised in the report.**
- 2. The Reserved Matters application be submitted to Planning Committee in due course.**

**87. Application FUL/2022/3210 - 1 Lyttleton Close, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the change of use from a dwellinghouse (Use Class C3) to a residential institution for up to four children/young adults (Use Class C2) which was recommended for approval.

The late representations document tabled at the meeting provided an update on consultation responses received since the publication of the report and appraised a further neighbour comment received.

Two registered speakers attended the meeting and spoke in respect of their objections to the application. A statement objecting to the application was read on behalf a further registered speaker. The applicant's representative 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 a condition be added to ensure that the dwelling would be retained as a care home for future use and not used for drug or alcohol rehabilitation purposes. A further condition be added in respect of the parking in that it be completed in accordance with details submitted for approval by the Planning Authority.

**RESOLVED that planning permission be granted subject to conditions outlined in the report and the further conditions in relation to future use and on site parking.**

**88. Outstanding Issues**

There were no outstanding issues.

**89. 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 6.15 pm)