

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 5**  
**October 2023**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor A Kaur  
Councillor T Khan  
Councillor G Lloyd  
Councillor K Maton  
Councillor C Miks

Other Members: Councillor A Jobbar

Employees (by Service Area):

Planning and Regulation: R Back  
L D'Onofrio  
R Edgington  
A Lynch  
J Mantle  
E Spandley

Highways and  
Transportation: N Benison  
R Hall

Law and Governance: O Aremu  
U Patel  
C Sinclair

Apologies: Councillor P Akhtar, R Bailey, J Gardiner, R Simpson and  
D Welsh (Cabinet Member for Housing and Communities)

## **Public Business**

### **35. Declarations of Interest**

Councillor C Miks declared an 'Other Interest' (Predetermination) in the matter referred to in Minute 42 below (Application PL/2023.0000657/FUL – Macdonald Road Methodist Church, Macdonald Road, Coventry). She withdrew from the meeting during the consideration of this item.

Councillor N Akhtar declared a pecuniary interest in the matter referred to in Minute 43 below (Application FUL/2022/2851 – Garage Block on East Side next to 19 and 41 Thimble Road, Coventry). He withdrew from the meeting during the consideration of this item.

### **36. 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>
Application PL/2023/0001042/FULM – Mills Forgings Ltd Charterhouse Road, Coventry	Councillor N Akhtar attended meetings in respect of the development, but did not participate in discussions	Developer and Officers

**37. Minutes of Previous Meeting held on 14 September 2023**

The Minutes of the meeting held on 14 September 2023 were agreed and signed as a true record subject to an amendment to footnote 2) to Minute 29 as detailed below:

(2) Councillor Gardiner sought assurances that Committee Members would not be personally liable for any health issues that may emerge in the future as a result of the decision taken by Members at Planning Committee. The Committee received assurance that councillors acting in the course of their duties and in good faith have statutory immunity and are not liable for actions that they take. In relation to this application, the remit of the committee is limited to siting and appearance and issues relating to health are not a matter for, or the responsibility of, the Committee. Councillor Gardiner requested that this be recorded.

**38. 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>
PL/2023/0001042/FULM	Mills Forgings Ltd, Charterhouse Road, Coventry	39
FUL/2022/2851	Garage Block on East Side next to 19 and 41 Thimble Road, Coventry	43

**39. Application PL/2023/0001042/FULM - Mills Forgings Ltd Charterhouse Road, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for demolition to existing buildings and erection of part 4 and part 6-storey building for purpose built student accommodation comprising 30 rooms, with associated communal and external amenity space, landscaping and cycle parking. The Committee were recommended to delegate the grant of planning permission 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.

The Late Representations document tabled at the meeting provided clarity in respect of the developer contributions to the existing Charterhouse Residents Parking Scheme and updated a number of conditions.

A registered speaker attended the meeting and spoke in respect of their objection to the application. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report, the late representations document and the matters raised at the meeting, the Committee considered that the development should incorporate sprinklers in all individual rooms and all public areas. In addition, the Committee requested confirmation that the 1m distance from the boundary requirement had been taken into consideration.

**RESOLVED that the grant of planning permission in respect of Application PL/2023/0001042/FULM be delegated to the Strategic Lead for Planning, following consultation with the Chair of the Committee in respect of the matters raised above, and subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in the report.**

Note: Councillor T Khan did not participate in the consideration of this application as he arrived part way through the discussions.

40. **Application RMM/2022/0679 - Land at Fivefield Road and Tamworth Road**

This application was withdrawn from the agenda.

41. **Application FUL/2022/1981 - Land at Thompsons Farm**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the installation and formation of highway and drainage infrastructure works pursuant to OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennett Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works. The application was recommended for approval subject to the conditions listed in the report and to delegate authority to the Strategic Lead for Planning to agree any amendments to those conditions which are considered necessary.

**RESOLVED:**

- 1. That planning permission be granted in respect of Application FUL/2022/1981 subject to the conditions listed in the report.**
- 2. That authority be delegated to the Strategic Lead for Planning to agree any amendments to those conditions which are considered necessary.**

**3. That the application for Reserved Matters on this site be submitted to the Committee for consideration in due course.**

**42. Application PL/2023/0000657/FUL - Macdonald Road Methodist Church, Macdonald Road, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of former Macdonald Road Methodist Church and erection of the 10 no. apartments (reduced from 12) with parking, amenity space, cycle storage and associated works (Resubmission of application FUL/2021/3560). The application was recommended for approval subject to conditions and the completion of the unilateral undertaking.

**RESOLVED that planning permission be granted in respect of Application PL/2023/0000657/FUL subject to conditions and the completion of the unilateral undertaking.**

Note: Councillor Miks having declared an interest, did not take part in the consideration of this item.

**43. Application FUL/2022/2851 - Garage Block on East Side next to 19 and 41 Thimbler Road, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of 2 no. detached bungalows with associated landscaping and parking, and erection of detached replacement garage following demolition of existing garages. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting outlined and appraised a further objection that had been received following the publication of the report.

Councillor Jobbar, a Westwood Ward Councillor, attended the meeting and spoke on behalf of a registered speaker who was unable to attend. A statement supporting the application was read on behalf of the applicant's representative.

**RESOLVED that planning permission be granted in respect of Application FUL/2022/2851 subject to conditions.**

Note: Councillor N Akhtar having declared an interest, did not participate in the consideration of this item.

**44. Application PL/2023/0001890/TCA - 35 Morningside, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the following:

Cherry Plum (T1) – Crown Reduction – reduce height from 7m to 6m to allow crown to clear telephone line. Spread from 5.5m to 5m.

Hazelnut (T2) – Crown reduction – Reduce height from 7m to 6m.

Lime tree (confirmed to be a Hornbeam) (T3) – Crown Reduction – Reduce height from 5m to 4m.

Plum tree (T4) – 2.5m high tree – Removal and replace with 1 walnut tree.

Magnolia (T5) – Crown Reduction – Reduce height of tree from 5.5m to 5m to allow crown to clear telephone line.

The application was recommended for approval.

**RESOLVED that planning permission be granted in respect of Application PL/2023/0001890/TCA for the proposed tree works.**

45. **Outstanding Issues**

There were no outstanding issues.

46. **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 4.10 pm)