

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.30 pm on Wednesday, 20
December 2023

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor R Bailey
Councillor J Gardiner
Councillor T Khan
Councillor G Lloyd
Councillor K Maton

Other Members: Councillor M Lapsa (Form Minute 77 below)

Employees Present:

Planning and Regulation: R Edgington
G Goodman
A Lynch
E Spandley

Highways and Transportation: R Hall

Law and Governance: O Aremu
U Patel
T Robinson
C Sinclair

Apologies: Councillor P Akhtar, A Kaur, C Miks, R Simpson and D Welsh
(Cabinet Member for Housing and Communities)

Public Business

69. Declarations of Interest

There were no declarations of interest.

70. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
RMM/2022/1982 – Land at Thompsons Farm	Councillor Harvard	Applicant
RMM/2022/2615 – Land at Thompsons Farm	Councillors N Akhtar, Bailey, Gardiner, Harvard and	Applicant

71. **Late Representations**

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

Application	Site	Minute
RMM/2022/1982	Land at Thompsons farm	72
PL/2023/0001811/HHA	15 Merynton Avenue	74
PL/2023/0002547/PAPD	Progress House	77

72. **Application RMM/2022/1982 - Land at Thompsons Farm**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 328no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 5 July 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 Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works. The application was recommended for approval subject to conditions and to delegate authority to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee, to agree any amendments to the conditions which were considered necessary.

The Late Representations document tabled at the meeting provided an update on revisions to the conditions contained within the report.

RESOLVED that:

1. **Planning permission be approved in respect of Application RMM/2022/1982 subject to conditions listed in the report and the amended conditions outlined in the late representations document.**
2. **Authority be delegated to the Strategic Lead for Planning, following consultation with the Chair of the Committee, to agree any amendments to the conditions, which are considered necessary.**

73. **Application RMM/2022/2615 - Land at Thompsons Farm**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 5 July 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 conditions and the delegation of authority to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee, to agree any amendments to the conditions, which were considered necessary.

A statement was read on behalf of a registered speaker objecting to the application. The Applicant's representative attended the meeting and spoke in support of the application.

RESOLVED that:

- 1. Planning permission be granted in respect of Application RMM/2022/2615, subject to conditions listed in the report.**
- 2. Authority be delegated to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee to agree any amendments to the conditions, which are considered necessary.**

74. Application PL/2023/0001811/HHA - 15 Merynton Avenue

The Committee considered a report of the Strategic Lead for Planning detailing the above application for revised dormer and roof alterations, raised patio to rear and retention of minor amendments to extensions approved in HH/2020/0565 for two storey front, rear and side extensions. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting reported on the schedule of works which had been received.

RESOLVED that, planning permission be granted in respect of Application PL/2023/000181/HHA subject to conditions.

75. Application PL/2023/0002456/TCA - Holly Bank Earlsdon Avenue South, Coventry, CV5 6DS

The Committee considered a report of the Strategic Lead for Planning detailing the above application for crown reduction silver birch tree to previous reduction points or suitable growth points dependant of decay present (approx. 3.5metres) Crown thin by 10-15% crown lift the northern canopy by 3.0 metres. The application was recommended for approval.

RESOLVED that, consent be granted in respect of Application PL/2023/0002456/TCA for the proposed tree works.

76. Outstanding Issues

There were no outstanding issues.

77. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

1. Application PL/2023/0002547/PAPD – Progress House

The Committee considered a report of the Strategic Lead for Planning detailing the above application for prior approval for proposed demolition of Progress House, Westwood Way.

The report had been submitted as an urgent item of public business, the reason for urgency being to enable a decision to be taken within the timescales required by the Planning Department.

The Late Representations document tabled at the meeting summarised and appraised additional representations received since the publication of the report and indicated that three petitions had also been received.

The Committee considered three petitions, bearing a total of 84 signatures, sponsored by Councillors A Jobbar, M Lapsa and A Masih, Westwood Ward Councillors. Councillor Lapsa attended the meeting and spoke in respect of the petition and statements were read on behalf of Councillor Jobbar and Masih as they were unable to attend the meeting. The petition organisers attended the meeting and spoke in respect of their objections. A statement was read on behalf of the Applicant as they were also unable to attend the meeting.

RESOLVED that Planning Committee:

- 1. Notes the consultation responses which have been received at the date of the report and updated at the Planning Committee.**
- 2. Delegates the grant of prior approval in respect of Application PL/2023/0002547/PAPD to the Strategic Lead for Planning subject to conditions and following consultation with the Chair of Planning Committee.**

(Meeting closed at 4.15 pm)