

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 16
October 2025

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor T Jandu
Councillor R Lakha
Councillor G Lloyd
Councillor K Maton
Councillor J McNicholas
Councillor M Mutton

Other Members: Councillor S Agboola (Deputy Cabinet Member for Housing and Communities)

Employees (by Service Area):

Highways and Transport L Albrighton, B Malin

Law and Governance O Aremu, T Robinson

Planning and Regulation S Green, A Lynch, J Mantle, A Saleem, N Smith

Apologies: Councillor R Bailey

Public Business

34. Declarations of Interest

There were no declarations of interest.

35. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
Application PL/2025/0000548/FULM - Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street	Councillor G Lloyd	Objectors
Application PL/2025/0000556/FUL -	Councillor	Objectors

12 Middleborough Road	G Lloyd	
Application PL/2025/0001377/FUL - Sherbourne Student Village Vincent Street	Councillor G Lloyd	Objectors

36. **Minutes of the meeting held on 11 September 2025**

The Minutes of the meeting held on 11 September 2025 were agreed and signed as a true record.

37. **Late Representations**

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

Application	Site	Minute
PL/2025/0000548/FULM	Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street	38
PL/2025/0001377/FUL	Sherbourne Student Village, Vincent Street	40
PL/2025/0000313/HHA	28 Albert Crescent	41

38. **Application PL/2025/0000548/FULM - Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street**

The Committee considered a report of the Strategic Lead for Planning for a hybrid planning application comprising:

Area 1 - Full planning for 257 no. residential dwellings (100% affordable), 977 m2 of Class E (commercial business use), highway works (including alterations to Windsor Street) associated hard standing, landscaping and public realm enhancements including enhancement and engineering works to the River Sherbourne and alterations to the public footpath at land located between Upper Spon Street, Meadow Street and Windsor Street. Area 2 - Outline planning with all matters reserved (except for access) for the demolition of existing buildings (including Spon Gate House, George Poole House, Grindlay House, Drinkwater House, Givens House, Gardner House, Fennel House, Winslow House and Corrie House, The Hampton public house) and to provide up to 462 no. residential dwellings (25% affordable) with associated highway and drainage infrastructure, landscaping and public realm enhancements (on a site of 1.69 ha).

Area 3 - Full planning for demolition of buildings in a conservation area (including Wellington Gardens, Sherbourne Street, and Upper Spon End Street Shops) to include construction of 27 no. dwellings (25% affordable), associated highway infrastructure works (including alterations to Windsor Street) landscaping, creation

of public open space including SUDS, enhancements to River Sherbourne including engineering and enhancement works to the public realm.

The application was recommended for approval.

The Late Representation report included an update to consultee responses, the details of revised documents received, and amendments to the report including: highways plans and information, site layout, traffic impacts, accessibility, an updated travel plan, car parking and on-street parking arrangements, developer contributions, and amendments to conditions 16, 31, 66, and 68.

The Committee considered a statement of the Deputy Cabinet Member for Housing and Communities, Councillor S Agboola, who spoke in support of the application.

RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning subject to conditions; including the amended conditions (16, 31, 66, and 68) as set out in the Late Representation document; and the completion of a S106 Legal Agreement to secure the contributions and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

39. Application PL/2025/0000556/FUL - 12 Middleborough Road

The Committee considered a report of the Strategic Lead for Planning for change of use of C3 dwellinghouse into 3 self-contained flats and one studio apartment. The application was recommended for approval.

One registered speaker, Councillor J Gardiner, a Sherbourne Ward Councillor, sent a statement in respect of their objections to the application. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000556/FUL subject to conditions.

40. Application PL/2025/0001377/FUL - Sherbourne Student Village, Vincent Street

The Committee considered a report of the Strategic Lead for Planning for the temporary change of use from purpose-built student accommodation to flexible student accommodation and serviced accommodation use. The application was recommended for approval.

The Late Representation report included an update to condition 1 – to amend the change of use proposal from 5 to 3 years.

One registered speaker, Councillor J Gardiner, a Sherbourne Ward Councillor, sent a statement in respect of their objections to the application which was read out by Councillor M Lapsa. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0001377/FUL subject to conditions.

41. Application PL/2025/0000313/HHA - 28 Albert Crescent

The Committee considered a report of the Strategic Lead for Planning for the erection of a detached outbuilding (retrospective). The application was recommended for approval.

The Late Representation report included an additional neighbourhood response raising objections to a number of material and non-material planning matters.

Three registered speakers, including Councillor R Lancaster, a Holbrooks Ward Councillor, sent statements in respects of their objections to the application. The representative for the application had been invited to the meeting but was not in attendance.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000313/HHA subject to conditions.

42. Outstanding Issues

There were no outstanding issues.

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

(Meeting closed at 5.00 pm)