

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 18
December 2025

Present:

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

Other Members: Councillor N Akhtar (Cabinet Member for Housing and Communities)

Employees (by Service Area):

Highways and Transport N Benison, L Forward, A Le Marinel, B Malin

Innovation C Knight (Director)

Law and Governance O Aremu, T Robinson, C Sinclair

Planning and Regulation L D’Onofrio, G Goodman, A Lynch, E Spandley, O Williams

Apologies: Councillor T Jandu

Public Business

44. Declarations of Interest

There were no declarations of interest.

45. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
Application PL/2025/0001922/FULM - Land Southeast of Shilton Lane, South and Southeast of Lentons Lane	All Members	Applicants and local residents
Application PL/2025/0001852/PAEC – 1 – 65 Ferrers Close	Councillor L Harvard	Objectors

46. Minutes of the meeting held on 16 October 2025

The Minutes of the meeting held on 16 October 2025 were agreed and signed as a true record.

47. **Late Representations**

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

Application	Site	Minute
PL/2025/0001922/FULM	Land South East of Shilton Lane and South and South East of Lentons Lane	48
PL/2025/0001978/FUL	118 Alpine Rise	49
PL/2025/0001852/PAEC	1-65 Ferrers Close	51

48. **PL/2025/0001922/FULM - Land South East of Shilton Lane, South And South East of Lentons Lane**

The Committee considered a report of the Strategic Lead for Planning for a solar farm development including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development. The application was recommended for approval.

The Late Representation report included updates to consultee and neighbourhood responses, clarifications to the application proposal section of the report, and an additional two conditions: one from the Canal and River Trust relating to the landscape planting scheme and another to the transformer station relating to its location. Lastly, the recommendation was amended to include granting delegated authority to the Strategic Lead for Planning in consultation with the Chair of the Planning Committee.

Nine registered speakers, including Councillor E Ruane, a Henley Ward Councillor who sent in a statement, Councillor J Gardiner, and Councillor M Lapsa spoke in respect of their objections. The agent attended the meeting and spoke in support of the application.

RESOLVED:

- 1) That planning permission be granted in respect of Application PL/2025/0001922/FULM for the part of the scheme within Coventry's administrative boundary, subject to conditions; including the amended conditions (relating to the Canal and River Trust and the Transformer Station) as set out in the Late Representations; and delegates authority to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee, to approve any additional conditions or any amendments to these conditions, which are considered necessary.
- 2) That, following consultation with the Chair of Planning Committee, the following additional conditions be included:
 - The community benefit fund has a managed delivery.

- **Site security measures be regularly reviewed.**

49. **PL/2025/0001978/FUL - 118 Alpine Rise**

The Committee considered a report of the Strategic Lead for Planning for the conversion of residential property (Use Class C3a) to children's residential care home (Use Class C2) for up to three children. The application was recommended for approval.

The Late Representation report included an update to Children's Services consultee response to the application stating they had no objection. Secondly, it highlighted the raising of a petition expressing residents' concerns.

The Committee considered the petition objecting to the application bearing 64 signatures sponsored by Councillor J Blundell, a Wainbody Ward Councillor. Councillor Blundell spoke in respect of the petition and his own objections alongside Councillor M Heaven, a Wainbody Ward Councillor, and 1 other registered speaker. The applicant had been invited to the meeting but was not in attendance.

Following discussion, Members agreed that, in light of a Member's question about the operation of the site, the application be deferred to a later meeting.

RESOLVED that planning permission for Application PL/2025/0001978/FUL be deferred for the reason stated.

50. **PL/2024/0000976/FUL - Loop Line Humber Avenue**

The Committee considered a report of the Strategic Lead for Planning for the erection of 4 dwellings within the former railway land/disused Coventry Loop Line to the south of Humber Avenue including associated access and landscaping works. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of Application PL/2024/0000976/FUL subject to conditions.

51. **PL/2025/0001852/PAEC - 1 - 65 Ferrers Close**

The Committee considered a report of the Strategic Lead for Planning for a prior approval application for proposed installation of telecommunications base station comprising 20m monopole supporting 9no. antennas and 2no. dishes with wrap-around cabinet at the base, together with 6no. equipment cabinets and ancillary development hereto. The application was recommended for approval.

The Late Representation report included an amendment to condition 2 to include anti-graffiti paint.

Three registered speakers, including Councillor G Ridley, a Westwood Ward Councillor, spoke in respect of their objections. The agent sent in a statement in support of the application.

Following consideration of the report, the Late Representations report and matters raised at the meeting, Members considered that the application site was unsuitable and the streetscene would be negatively impacted.

RESOLVED that planning permission be refused in respect of Application PL/2025/0001852/PAEC for the reasons stated.

52. **Outstanding Issues**

There were no outstanding issues.

53. **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 6.25 pm)