

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday,
13th August, 2026

Present:

Members: Councillor A Hopkins (Chair)
Councillor A Tucker
Councillor S Akhter
Councillor M Fogden
Councillor S Gray
Councillor D Stainton
Councillor J Wells

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

Employees (by Service Area):

Highways and Transport L Forward, A Sutherland

Law, Governance and Safer Communities O Aremu, T Robinson

Planning and Regulation S Weir (Director), R Edgington, A Lynch, K Russell

Apologies: Councillors J Blundell and J Jones

Public Business

11 Declarations of Interest

Councillor A Tucker declared a pecuniary interest in the item referred to in Minute 15 (PL/2026/0000534/FUL – 34 – 36 Earlsdon St). He spoke in respect of his objections during the consideration of the item and did not vote on the application.

12 Members Declarations of Contact on Planning Applications

The Members named declared a contact on the following application as indicated:

Application No.	Councillor	From
PL/2026/0000017/FUL – Auction House (Former Bell Inn), Station Avenue	All Members of Committee	Applicant

13 Minutes of Previous Meeting held on 25 June 2026

The Minutes of the meeting held on 25 June 2026 were agreed and signed as a true record with the following amendments to Minutes 5 and 7 that it be noted that those items were not included on the Webcast of the meeting due to a loss of power at the Council House.

14 Late Representations

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

Application	Site	Minute
PL/2026/0000534/FUL	34 - 36 Earlsdon Street	15
PL/2026/0000017/FUL	The Auction House (Former Bell Inn), Station Avenue	16

15 Application PL/2026/0000534/FUL - 34 - 36 Earlsdon St

The Committee considered a report of the Strategic Lead for Planning for the erection of a two-storey commercial unit (456 sq. m GIA) for Use Class E (Commercial, Business and Service) purposes and associated works including canopy and chimney. The application was recommended for approval.

The Late Representation report indicated that a further objection had been received and that the objections raised had been addressed within the report. Additionally, it outlined a petition, sponsored by Councillor M Lapsa, and a supplementary objection document including officer responses where relevant to indicate which matters were material considerations. Lastly, there was a minor amendment to the wording of condition 6 which replaced the word 'proposed' with 'nearest' and 'property' for 'properties'.

The Committee considered the petition objecting to the application bearing 43 signatures sponsored by Councillor Lapsa. Councillor Lapsa had sent a statement in respect of the petition and his own objections alongside the petition organiser who attended the meeting. Additionally, Councillor A Tucker, an Earlsdon Ward Councillor, spoke in respect of their objections. The agent attended the meeting and responded in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2026/0000534/FUL subject to conditions.

(Note: As Councillor A Tucker had declared an interest, he did not join the discussion or vote on this item.)

16 Application PL/2026/0000017/FUL - The Auction House (Former Bell Inn), Station Avenue

The Committee considered a report of the Strategic Lead for Planning for the erection of two three-bed dwellings (Use Class C3) on land adjacent to the public house, new access off Station Avenue, with associated parking and landscaping, including reconfiguration of public house car park with a new vehicular access. The application was recommended for approval.

The Late Representation report summarised an additional representation from Cllr Lapsa, a local ward councillor, objecting to various material planning considerations.

RESOLVED that planning permission be granted in respect of Application PL/2026/0000017/FUL subject to conditions.

17 Application PL/2026/0000705/HHA - 2 Cannon Hill Road

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

Councillor M Heaven, a Wainbody Ward Councillor, and a registered speaker attended the meeting and spoke in opposition to the application. A further registered speaker had objected to the application and had sent a statement which was read out at the meeting. The applicant attended the meeting and spoke in support of the application.

Following discussion, Members agreed that, in light of a Member's question about use of the outbuilding, condition 3 would be amended to ensure that the outbuilding remains incidental to the use of the dwelling house, cannot be sold, leased, let, occupied, or used for any purpose as a planning unit and not used for business. Additionally, the building should not have facilities that would enable independent occupation without the prior grounds of planning permission.

RESOLVED that planning permission be granted in respect of Application PL/2026/0000705/HHA subject to conditions, and the amended condition as previously outlined.

18 Outstanding Issues

There were no outstanding issues.

19 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 business.

(Meeting closed at 3.25 pm)