

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 6
October 2022

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor R Bailey
Councillor M Heaven
Councillor G Lloyd
Councillor C Miks
Councillor S Nazir

Other Members: Councillor D Welsh (Cabinet Member for Housing and Communities)

Employees Present

Law and Governance: S Bennett, U Patel, C Taylor, C Thomson

Planning and Regulation: R Back, L D'Onofrio, H Sherratt, E Spandley, D Taylor

Transportation and Regulation: L Albrighton, R Hall, A Sutherland, T Toeman

Apologies: Councillor P Akhtar, R Auluck, T Khan and R Simpson

Public Business

42. Declarations of Interest

Councillor S Nazir declared an 'Other Interest' in the matter referred to in Minute 48 below (Application FUL/2022/1877 – Paragon Park Foleshill Road), in so far as she has family who live close to the application site. She remained in the meeting for the consideration and voting on this application.

43. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
OUT/2020/1505 – A444 Land at Wilsons Lane	Councillor G Lloyd	Local resident
OUT/2020/1505 – A444 land at Wilsons Lane	All Members of Committee	Local resident
FUL/2022/1691 – 126 De Montfort Way	Councillor M Heaven	Local resident

44. **Minutes of Previous Meeting held on 15 September 2022**

The minutes of the meeting held on 15 September 2022 were agreed and signed as a true record.

45. **Late Representations**

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

Application	Site	Minute
OUT/2020/1505	A444 Land at Wilsons Lane	46
FUL/2022/1696	126 De Montfort Way	47
FUL/2021/3393	159 Sir Henry Parkes Road	49

46. **Application OUT/2020/1505 - A444 Land at Wilsons Lane**

Further to Minute 32/22, the Committee considered a report of the Strategic Lead for Planning detailing the above Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access. The application was recommended for approval.

Members of the Committee undertook a site visit as agreed at the last meeting. The reasons for the site visit were outlined in late representation document tabled at the meeting.

The Committee considered 3 petitions objecting to the application from Councillor L Bigham and Councillor G Duggins, Longford Ward Councillors. Councillors Duggins and Bigham spoke in respect of the petitions together with the petition spokesperson. The applicant's representative spoke in support of the application.

Following consideration of the report and submissions made at the meeting, the Committee considered that the proposal would result in an increase in traffic in the area which would have an adverse impact on neighbouring residential properties in terms of parking pressure and highway safety. The Committee further considered that the proposal fails to demonstrate compatibility with Policy JE5 of the Coventry Local Plan 2016, more specifically "the parking of vehicles of site operatives and visitors during the demolition/construction phase".

RESOLVED that planning permission in respect of Application OUT/2020/1505 be refused for the reasons given above.

47. **Application FUL/2022/1691 - 126 De Montfort Way**

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for proposed change of use from residential to Class C2

(residential care home) for up to, and including 7no adults. The application was recommended for approval subject to conditions.

The Late representations document tabled at the meeting detailed an amended site plan (Drawing reference DC_22_04/015, dated September 2022) which showed an existing hedge to be retained at the site's northern boundary and the proposed parking layout and bin storage area.

The Committee considered a petition bearing 88 signatures sponsored by Councillor J Blundell, a Wainbody Ward Councillor. Councillor Blundell and the petition organiser attended the meeting and spoke in respect of the petition. The applicant's representative spoke in support of the application.

Following consideration of the report, submissions made at the meeting and discussions on a number of issues, the Committee requested that further detailed information be submitted in relation to the following to enable them to make an informed decision:

- Further details in relation to the practical operation of the car parking spaces
- The provision of an electric vehicle charging point and its location in relation to the car parking spaces
- The location of the cycle parking facilities
- Details and location of the on-site waste management facilities
- Details on the management plan, particularly in relation to how visiting hours would operate

RESOLVED that consideration of Application FUL/2022/1691 be deferred pending the submission of detailed information as detailed above.

48. **Application FUL/2022/1877 - Paragon Park Foleshill Road**

The Committee considered a report of the Strategic Lead for Planning, detailing the erection of 44no. apartments and associated infrastructure (Paragon Park Phase 7) (resubmission FUL/2021/3317) which was recommended for approval subject to conditions and the completion of S106 agreements to secure contributions.

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

RESOLVED that planning permission in respect of application FUL/2022/1877 be approved:

- (1) Subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contribution listed within 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 these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.

(Note: Councillor M Heaven did not participate in the consideration of this application as she had left the meeting.)

49. Application FUL/2021/3393 - 159 Sir Henry Parkes Road

The Committee considered a report of the Strategic Lead for Planning, detailing the above application for the change of use of former retail unit and car park (Class E) to Builders' merchant (sui generis) and associated works including internal alterations and changes to the existing building facades and car park area. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting outlined and appraised an additional local neighbour comment received and detailed additional wording to be added to Condition 8 in relation to external lighting.

RESOLVED that planning permission in respect of FUL/2021/3393 be approved subject to conditions.

(Note: Councillor M Heaven did not participate in the consideration of this application as she had left the meeting.)

50. Outstanding Issues

There were no outstanding issues.

51. 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 6.10 pm)