

**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 14**  
**September 2023**

Present:

Members: Councillor L Harvard (Chair)  
Councillor N Akhtar  
Councillor P Akhtar  
Councillor R Bailey  
Councillor J Gardiner  
Councillor A Kaur  
Councillor T Khan  
Councillor G Lloyd  
Councillor K Maton  
Councillor C Miks  
Councillor R Simpson

Other Members: Councillors L Bigham, T Jandu, S Keough and P Seaman and  
Councillor Welsh (Cabinet Member for Housing and  
Communities)

Employees (by Service Area):

Planning and Regulation: R Back  
T Cox  
L D'Onofrio  
R Edgington  
A Lynch  
A Saleem

Highways and  
Transportation: N Benison

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

## **Public Business**

### **22. Declarations of Interest**

Councillors Gardiner, Lloyd and Simpson declared an 'Other Interest' (predetermination) in the matter referred to in Minute 26 below (Application OUT/2022/2259 – Land at Browns Lane). They did not take part in the consideration and voting on this item.

Councillor Lloyd declared a pecuniary interest in the matter referred to in Minute 28 below (Application PL/2023/0001033/FUL – 16-18 Henley Road). He left the meeting during the consideration of this item.

Councillor N Akhtar declared a pecuniary interest in the matter referred to in Minute 31 below (Application PL/2023/0000750/RESM – Land at Cheltenham Croft, Coventry, CV2 2QX). He left the meeting during the consideration of this item.

**23. Members Declarations of Contact on Planning Applications**

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

<b>Application No.</b>	<b>Councillor</b>	<b>From</b>
PL/20230/0001033/FUL – 16-18 Henley Road	Councillor Harvard	Resident

**24. Minutes of Previous Meeting held on 20 July 2023**

The Minutes of the meeting held on 20 July 2023 were signed as a true record.

**25. Late Representations**

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

<b>Application</b>	<b>Site</b>	<b>Minute</b>
OUT/2022/2259	Land at Browns Lane	26
PL/2023/0001356/PAEC	16 Quinton Road, Coventry	27
PL/2023/0001033/FUL	16-18 Henley Road	28
PL/2023/0000863/PAEC	Land at Junction of Lucerne Close and Eburne Road	29
PL/2023/0001089/FUL	Texaco Garage, 143 Hinckley Road, Coventry. CV2 2QN	30
PL/2023/000750/RESM	Land at Cheltenham Croft	31
PL/2023/0001348/PAEC	Land at 9 Orchard Court, Coventry	32

**26. Application OUT/2022/2259 - Land at Browns Lane**

The Committee considered a report of the Strategic Lead for Planning detailing the above outline application for residential development of up to 345 dwellings (Use Class C3a) and 2 hectares of housing with care/residential care home provision (Use Class C2), together with associated infrastructure, open space, and landscape enhancements on land at Browns Lane in Coventry (with all matters reserved except for access). The Committee were recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the obligations summarised in the report.

The Late Representation document tabled at the meeting informed of three further petitions submitted following publication of the report. The document also detailed an amended recommendation.

The Committee considered five petitions, objecting to the application; three bearing a total of 934 signatures sponsored by Councillors Birdi, Jandu and Keough, Bablake Ward Councillors; and two bearing a total of 123 signatures sponsored by Councillors Gardiner and Simpson, Sherbourne Ward Councillors. Councillors Jandu, Keough, Gardiner and Simpson were present at the meeting and spoke in respect of their objections to the application. A statement was read on behalf of Councillor Birdi who was unable to attend. Two registered speakers also attended the meeting and spoke in respect of their objections and a statement was read on behalf of a further registered speaker. Councillor Welsh, Cabinet Member for Housing and Communities and the applicant's representative spoke in support of the application.

Following consideration of the report, the late representations document and matters raised at the meeting, the Committee requested that the reserved matters application be submitted to the Committee for consideration.

**RESOLVED that:**

- 1. That the grant of planning permission in respect of Application OUT/2022/2259 be delegated to the Strategic Lead for Planning, subject to conditions and the completion of a s106 Legal Agreement to secure the obligations summarised in the report.**
- 2. That authority be delegated to the Strategic Lead for Planning, following consultation with the Chair of Planning Committee, to finalise the NHS s106 contribution which will be utilised towards the gap in the funding created by each potential patient form this development.**
- 3. That the application for Reserved Matters on this site be submitted to the Committee for consideration in due course.**

Note: Councillors Gardiner, Lloyd and Simpson, having declared an interest, did not take part in the consideration of this item.

**27. Application PL/2023/0001356/PAEC - 16 Quinton Road, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above prior approval application for the proposed installation of 15.0m monopole and associated ancillary cabinets/works, which was recommended for approval.

The Late Representations document tabled at the meeting informed of an additional neighbour comment that had been received following publication of the report.

Two registered speakers attended the meeting and spoke in respect of their objections to the application.

**RESOLVED that Prior Approval be granted in respect of Application PL/2023/0001356/PAEC, subject to conditions.**

28. **Application PL/2023/0001033/FUL - 16-18 Henley Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the proposed change of use Class E(e) to Use Class C2 residential care home with alterations to existing building and proposed landscaping. The application was recommended for approval, subject to conditions.

The Late Representations document tabled at the meeting provided information on the recent changes to the National Planning Policy Framework.

The application had been called in by Councillors Bigham and Duggins, Longford Ward Councillors. Councillor Bigham 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.

Following consideration of the report and matters raised at the meeting, the Committee expressed concerns regarding the lack of parking on site, including disabled parking spaces and requested further information about the proposal, especially in respect of the apparent lack of lifts in the care home.

**RESOLVED that the consideration of Application PL/2023/0001033/FUL be deferred pending further information.**

Note: Councillor Lloyd, having declared an interest, withdrew from the meeting during the consideration of this item.

29. **Application PL/2023/0000863/PAEC - Land at Junction of Lucerne Close And Eburne Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the installation of a 15m high 'slim line' phase 9 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works. The application was recommended for approval, subject to conditions.

The Late Representations document that was tabled the meeting provided information on the recent changes to the National Planning Policy Framework and detailed a further objection that had been received following publication of the report.

Two registered speakers attended the meeting and spoke in respect of their objections to the application.

**RESOLVED that Prior Approval be granted in respect of Application PL/2023/0000863/PAEC subject to compliance with the submitted drawings and subject to conditions.**

Notes: (1) Councillor P Akhtar asked about the range of the monopole and it was reported that information on the internet suggested the range was 1-3km,

considerably greater than 50m. Councillor P Akhtar requested that this be recorded.

(2) Councillor Gardiner sought assurances that Committee Members would not be personally liable for any health issues that may emerge in the future as a result of this and she sought clarification that members were indemnified. Councillor Gardiner requested that this be recorded.

**30. Application PL/2023/0001089/FUL - Texaco Garage, 143 Hinckley Road, Coventry, CV2 2QN**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the existing canopy to be raised from 3.6m to 4.5m (to soffit) which was recommended for approval, subject to conditions.

The Late Representations document tabled at the meeting reported that following the publication of the report, an application at the same site for the 'creation of three jet wash bays, erection of air/water and vacuum unit erection of plant room and associated landscaping and forecourt works had been rejected. In addition, the petrol filling station now operated under the Esso label, not Texaco. It was noted that none of these matters would change the material matters under consideration. The document provided information on the recent changes to the National Planning Policy Framework.

Councillor Seaman, a Henley Ward Councillor, who had called the application in for Committee's consideration, was present at the meeting and spoke in respect of her objections to the application. A registered speaker also attended the meeting and spoke in respect of her objections to the application.

Following consideration of the report and matters raised at the meeting, the Committee expressed concerns in relation to potential light and noise pollution to nearby residents and requested further information on mitigation measures such as a planting scheme and directing/installing low level lighting to minimise the impact of light, and whether the red light on the fascia could be dimmed.

**RESOLVED that the consideration of Application PL/2023/0001089/FUL be deferred pending further information as requested above.**

Note: Councillor Simpson did not participate in the consideration of this item as he had left the meeting.

**31. Application PL/2023/0000750/RESM - Land at Cheltenham Croft, Coventry, CV2 2QX**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the submission of reserved matters to include layout, scale, design, landscaping and other detailed matters for the erection of 15 residential dwellings. The application was recommended for approval.

The Late Representations document tabled at the meeting informed of some policy changes.

**RESOLVED that planning permission be granted in respect of Application PL/2023/0000750/RESM, subject to conditions listed within the report.**

Notes: (1) Councillor N Akhtar, having declared an interest, withdrew from the meeting during the consideration of this item.

(2) Councillor Simpson did not participate in the consideration of this item as he had left the meeting.

**32. Application PL/2023/0001348/PAEC - Land at 9 Orchard Court, Coventry**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the installation of 15m 5G telecoms installation: H3G street pole and additional equipment cabinet which was recommended for approval.

The Late Representations document tabled at the meeting informed that some minor matters had changed with respect to the site and policy context.

Two registered speakers attended the meeting and spoke in respect of their objections to the application.

**RESOLVED that Prior Approval permission be granted in respect of Application PL/2023/0001348/PAEC subject to conditions outlined in the report.**

Note: Councillors N Akhtar, P Akhtar and Simpson did not participate in the consideration of this item as they had left the meeting.

**33. Outstanding Issues**

There were no outstanding issues.

**34. 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 6.50 pm)