

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 2
November 2023

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor J Gardiner
Councillor G Lloyd
Councillor K Maton
Councillor R Simpson

Other Members: Councillors G Duggins, T Jandu and S Keough
Councillor D Welsh (Cabinet Member for Housing and
Communities)

Employees (by Service
Area):

Planning and Regulation: H Bungre
T Cox
A Lynch
A Saleem
E Spandley

Highways and
Transportation: R Hall

Law and Governance: O Aremu
U Patel
T Robinson

Apologies: Councillors N Akhtar, R Bailey, A Kaur, T Khan and C Miks

Public Business

47. Declarations of Interest

Councillor G Lloyd declared a pecuniary interest in the matter referred to in Minute 51 below (Application PL/2023/0001033/FUL - 16-18 Henley Road). He withdrew from the meeting during the consideration of this item.

48. Members Declarations of Contact on Planning Applications

There were no declarations of contacts.

49. Minutes of Previous Meeting held on 5 October 2023

The Minutes of the meeting held on 5 October 2023 were agreed and signed as a true record.

50. **Late Representations**

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

Application	Site	Minute
PL/2023/0001118/FUL	19 Camelia Road Coventry, CV2 1LG	52
FUL/2020/0748	Land At Bennetts Road	53
PL/2023/0000175/RVC	85 Gleneagles Road	55

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

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

The application had been called in by Councillors Bigham and Duggins, Longford Ward Councillors. A statement was read on behalf of Councillor Bigham as she was unable to attend the meeting. The applicant's representative attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2023/0001033/FUL subject to conditions.

Note: Councillor G Lloyd, having declared an interest, did not take part in the consideration of this item.

52. **Application PL/2023/0001118/FUL - 19 Camelia Road, Coventry, CV2 1LG**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the change of use from residential (Class C3) to residential care home for use as children's home. The application was recommended for approval subject to conditions.

The Late Representations document tabled at the meeting highlighted that the applicant had been in contact with the Council's Children's Services team and had been through the Council's procurement process. It confirmed that the applicant had been awarded a contract to provide the appropriate type of care needed by a number of Coventry children who fall within the Council's responsibility, and in a cost-effective way. The awarded contract was subject to them obtaining planning permission and Ofsted approval.

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

RESOLVED that planning permission be granted in respect of Application PL/2023/0001118/FUL subject to conditions.

53. **Application FUL/2020/0748 - Land at Bennetts Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of 388no. dwellings (C3), public open space, landscaping, drainage attenuation areas, access from Bennetts Road and Penny Park Lane, access roads, land safeguarded for a new Link Road, and other associated works. This application was accompanied by an Environmental Statement.

The Committee were recommended to grant planning permission, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report; and Delegate authority to the Strategic Lead Planning to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.

The Late Representations document tabled at the meeting detailed various amendments to the report regarding planning history, density, ecology, biodiversity, and trees alongside a number of updated drawings and conditions.

Councillors T Jandu and S Keough, Bablake Ward Councillors, attended the meeting and spoke in respect of their objections to the application. A statement objecting to the application was read on behalf of Councillor J Birdi, also Bablake Ward Councillor, as he was unable to attend the meeting. A registered speaker attended the meeting and spoke in respect of their objections to the application. A statement objecting to the application was read on behalf of another registered speaker who was unable to attend the meeting. The applicant's representative also attended the meeting and spoke in support of the application.

Following consideration of the report, the late representations document and the matters raised at the meeting, the Committee considered that the second Recommendation in relation to the delegation to the Strategic Lead of Planning be amended with the addition of "following consultation with the Chair of Planning Committee".

RESOLVED:

- 1. That planning permission be granted in respect of Application FUL/2020/0748, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report.**
- 2. That authority be delegated to the Strategic Lead for Planning, following consultation with the Chair of the Committee, to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.**

54. **Application PL/2023/0001646/PAEC - Blenheim Avenue Sports Ground**

This application was withdrawn from the agenda.

55. **Application PL/2023/0000175/RVC - 85 Gleneagles Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of first floor side extension (Variation of condition No.2 (Drawing Numbers), to allow for the alteration of external materials proposed; imposed on planning permission reference HH/2020/1513 granted on 15.09.2020).

The Committee were recommended to grant the variation of Condition 2 to amend the plan numbers as the proposed works were not considered to result in a significant harm to visual amenity. As such, the works would accord with Policy DE1 and H5 of the local plan. The only matter being considered was the use of materials on the side wall - the applicant had an extant planning permission for the extension, and as such the principle of the extension was not being assessed as part of this application.

The Late Representations document tabled at the meeting outlined and appraised further comments received since the publication of the report.

Statements objecting to the application were read on behalf of two registered speakers who were unable to attend the meeting. The applicant attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2023/0000175/RVC in respect of the variation of Condition 2 to amend the plan numbers as the proposed works are not considered to result in a significant harm to visual amenity.

56. Outstanding Issues

There were no outstanding issues.

57. 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 4.15 pm)