

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 23
May 2024

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor R Bailey
Councillor T Jandu
Councillor G Lloyd
Councillor K Maton
Councillor D Toulson

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

Employees (by Service Area):

Planning and Regulation: R Back
G Goodman
Y Lam
A Lynch
A Tew

Highways and Transportation: N Bennison

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

Apologies: Councillor J Gardiner, G Lewis and C Miks

Public Business

1. Declarations of Interest

Councillor Bailey declared an interest in the matter referred to in Minute 5 below (Application PL/2024/0000060/FUL – 37 Daventry Road) as he was supporting a petition objecting to the proposal. He did not participate in the consideration of and voting on this item.

2. Members Declarations of Contact on Planning Applications

There were no declarations of contacts.

3. Minutes of the Meeting held on 28 March 2024

The Minutes of the meeting held on 28 March 2024 were agreed and signed as a true record.

4. **Late Representations**

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

Application	Site	Minute
PL/2024/0000060	37 Daventry Road	5
PL/2024/0000191/FUL	16 Middlecotes	11

5. **Application PL/2024/0000060/FUL - 37 Daventry Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use from C3 dwelling house to C2 residential institution with a single storey rear extension, which was recommended for approval.

The Committee considered a petition objecting to the application bearing 128 signatures which was sponsored by Cheylesmore Ward Councillors, Councillor Bailey and Councillor Mosterman. Councillor Bailey attended the meeting and spoke in respect of the petition. Two registered speakers also spoke in respect of their objections to the proposal and the applicant's representatives spoke in support of the application.

The Late Representation report indicated that the site plan had been updated to show two cars on the driveway, rather than three, to allow space for manoeuvring and Conditions 2 and 5 had been updated to reflect the revised plans.

In addition, the Head of Development Management suggested Members may want to consider a revision to Condition 3 to ensure that the C2 use be restricted to being a children's home limited to a maximum of four children, under the age of 17.

RESOLVED that the grant of planning permission for application PL/2024/0000060/FUL be delegated to the Strategic Lead for Planning following consultation with the Chair, subject to conditions including amendments to Condition 3 that the Use be restricted to a children's home and that that the development be occupied by a maximum of 4 children, to the age of 17.

6. **Application PL/2023/0001155/OUTM - Hall Hill Cottage, Fivefield Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above outline application for variation of condition Nos. 20 and No.22 (Occupation

before Fivefield Road Closure); imposed on planning permission reference OUT/2019/0022 granted on 07/02/2022 for Outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site (in part). The application was recommended for approval.

Statements from three registered speakers who were objecting to the application were read out. The applicant's representative attended the meeting and spoke in support of the application.

Arising from discussion, Members requested officers to negotiate with applicants the possibility of securing S106 for traffic surveys. In addition, following consideration of the report and questions on the mix of housing, Members asked that this application come back to this Committee at the reserved matters stage.

RESOLVED that the grant of planning permission for Application PL/2024/0000320/RVC be delegated to the Strategic Lead for Planning, following consultation with the Chair, to agree any amendments to the conditions and that this matter be brought back to Committee to consider reserved matters.

7. Application PL/2023/0002525/FUL - 60 Princess Street

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use of single dwellinghouse to 2 no. (one bedroom) flats and the erection of a rear dormer with associated alterations which was recommended for approval.

RESOLVED that planning permission be granted for Application PL/2023/0002525/FUL, subject to conditions.

8. Application PL/2023/0002524/FUL - 88 Station Street West

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use from single dwelling house to 2no. 1 bed flats, dormer to rear, rooflights to front elevation and single storey, infill extension to rear outrigger. The application was recommended for approval.

RESOLVED that planning permission be granted for Application PL/2023/0002524/FUL, subject to conditions.

9. Application PL/2023/0002522/FUL - 12 St Elizabeths Road

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use of single dwellinghouse to 2 no. (one

bedroom) flats and the erection of a rear dormer with associated alterations. The application was recommended for approval.

RESOLVED that planning permission be granted for Application PL/2023/0002522, subject to conditions.

10. Application PL/2023/0002521/FUL - 14 Eld Road

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use from single dwelling house to 2no. 1 bed flats, erection of rear dormer and associated changes. The application was recommended for approval.

RESOLVED that planning permission be granted for Application PL/2023/0002521, subject to conditions.

11. Application PL/2024/0000191/FUL - 16 Middlecotes

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a change of use of from C3 to C4 HMO. 4 Bed, 4 person HMO. The application was recommended for approval.

The Late Representation report indicated that further details of cycle parking and bin storage had been received, therefore Conditions 4 and 5 had been updated accordingly.

RESOLVED that planning permission be granted for Application PL/2024/0000191, subject to conditions.

12. Outstanding Issues

There were no outstanding issues.

13. 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 4.00 pm)