

Public Document Pack

5. **Late Representations** (Pages 3 - 6)

To be circulated at the meeting.

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Late Representations Planning Committee 18th December 2025

Item No. 6	<p>Planning Ref: PL/2025/0001922/FULM</p> <p>Site: Land South East Of Shilton Lane And South And South East Of Lentons Lane Coventry.</p> <p>Proposal: Solar farm development including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development</p>
CONSULTEE RESPONSE(S)	
CADENT (Gas): No objection (holding objection removed) Canal and River Trust: No objection, subject to additional landscaping condition set out below.	
NEIGHBOUR RESPONSE(S)	
<p>Tenant Farmer The Tenant Farmer has submitted comments via their Solicitor on 12/12/2025 which raise two key points:</p> <p>(i) Claims that the Council has not complied with the intentions set out in the Heads of Terms and asks the Council to withdraw the current application from the 18th December 2025 Planning Committee pending revised plans being submitted to address the issue raised; and</p> <p>(ii) The Tenant Farmer has requested a greater buffer zone between the solar panels and farm buildings. The Tenant advises that they have withheld objecting to the application on the basis of the original Heads of Terms and suggest their opportunity to comment has passed.</p>	
<p>Officer Response Officers advise that the matters raised relating to the Heads of Terms between the Council (in its capacity as landlord) and the Tenant Farmer are private law matters which do not constitute a material planning consideration for the purposes of the planning system. It is widely accepted that planning is concerned with land use in the public interest and not private interests.</p> <p>In addition, as part of the planning application process, the Tenant Farmer was formally notified of the planning application on 07/10/2025 in accordance with consultation requirements giving them the opportunity to comment. The repositioning of the fence line closest to the farm buildings is being finalised between the parties. These are deemed to be minor amendments to the planning proposal and will be dealt with under the amended recommendation set out below to facilitate agreed changes.</p>	
<p>Warwickshire, Solihull and Coventry Local Access Forum In addition to the objection raised in relation to the application, the Warwickshire, Solihull and Coventry Local Access Forum (LAF) have written to Longford and Henley Ward Councillors directly and have raised the following concerns, summarised as follows:</p>	

- LAF's formal objection, as a Statutory Advisory Body, have not been published on the planning portal. *[Officers wish to clarify that LAF are not a statutory consultee for the purposes of a planning and furthermore that representations are not posted on the Council's website].*
- Deep concern by lack of definitive information in the re-submitted documents and technical drawings.
- Too many unanswered questions, serious omissions, anomalies and inaccuracies remain in the supporting documents & technical drawings.
- No exceptional or special circumstances were previously demonstrated, and no exceptional or very special circumstances have been demonstrated within the resubmitted application.
- Loss of best and most versatile agricultural land from some of the last irreplaceable productive parcels in the area.
- Site prevents further urban sprawl in an area where urbanisation and erosion of the Green Belt is all too obvious.
- The application fails to acknowledge ancient public rights of way.
- The site has some of the last remaining rare, 'ridge and furrow' fields in the area and other hidden archaeological features.
- Other possible unexplored problematic features include, old colliery workings, capped mine shafts, mining subsidence, flooding and the farm being in a 'high risk' area for unexploded military ordinance.
- Coventry City Council have treated their tenant shamefully and without any understanding of the impact and toll their actions have taken and continue to take.
- Great Portland Estates v Westminster City Council, Lord Scarman clarified that a tenant's personal circumstances can be considered a Material Consideration.
- Coventry City Council as the landowner, landlord and decision maker demonstrates a clear potential for bias and/or pre-determination due to the serious pecuniary conflicts of interest.
- The significant financial interest within the partnership with E.ON makes it impossible to demonstrate impartiality.
- Inexplicable change to Coventry City Council's requirement from 5 objections to 15 needed to trigger determination by Planning Committee.
- Objection to not being reconsulted on updated plans or providing a further fair and reasonable period of consultation for affected residents, members of the public and other interested parties who have already objected.
- Failure to include formal definitive confirmation on whether or not a connection to the National Grid is formally and necessarily certificated.
- Concern regarding timing of Planning Committee and impact of Christmas post – strong case to reschedule for New Year.
- Ask that the application to be REFUSED for all the weighty material planning considerations referred to above.

REPORT

The 'Application Proposal' section of the report is updated to clarify the following:

6 No. transformer containers located at strategic locations arranged around the site (identified in the report as 6 inverter containers). The final details of transformer station will be secured by condition to be discharged prior to installation as set out below.

73 No. inverters will be located at strategic locations arranged around the site. These are minor panel units that will be attached to the solar supports and measure approximately 1136mm by 870mm by 361mm deep.

CONDITIONS

Canal and River Trust requested condition:

The development hereby approved shall proceed in accordance with a detailed landscape planting scheme for the northern canal bank, which shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall include full details of the location, species and height on planting of all trees, shrubs and hedgerows, information to demonstrate how far it will limit views of the development from the adjacent Oxford Canal both on planting and at maturity, a timetable for its implementation and details of the arrangements for the long-term management and maintenance of all planting. The approved scheme shall be implemented as approved. Any tree(s), hedge(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

REASON: To ensure that appropriate landscaping measures are implemented to minimise the visual impact of the development on the character and appearance of the Oxford Canal in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

Transformer Station condition:

Notwithstanding the approved plans prior to any installation, details of the location of the transformer stations shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with this plan. No other transformer stations shall be erected within the site, at any time, other than that approved.

REASON: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

RECOMMENDATION

The existing recommendation states:

“Planning Committee are recommended to grant planning permission for the part of the scheme within Coventry’s administrative boundary, subject to conditions.”

The new recommendation is:

“Planning Committee are recommended to grant planning permission, for the part of the scheme within Coventry’s administrative boundary, subject to conditions; and Delegate authority to the Strategic Lead for Planning, following consultation with the chair of Planning Committee, to approve any additional conditions or any amendments to these conditions, which are considered necessary.”

Item No. 7	<p>Planning Ref: PL/2025/0001978/FUL</p> <p>Site: 118 Alpine Rise Coventry. CV3 6NR</p> <p>Proposal: Conversion of residential property (Use Class C3a) to children's residential care home (Use Class C2) - two staff members and up to three children.</p> <p>CONSULTEE RESPONSE(S)</p> <p>Children's services have responded to the application and do not have any objection to the use of this property in this location.</p> <p>PETITION</p> <p>A petition was raised on 17th December, further expressing residents concern regarding the proposal. At this current time no councillor is supporting the petition. The issues raised have been addressed within the officer report. Any planning permission granted at any site, goes with the land itself not the current owner. No assessment can be made on the owners in determining applications. Children's services will ensure that homes are suitable before placing children in them.</p>				
Item No. 9	<p>Planning Ref: PL/2025/0001852/PAEC</p> <p>Site: Grass Verge At Ferrers Close, Coventry, CV4 9RA 1 - 65 Ferrers Close Coventry.</p> <p>Proposal: Prior approval application for proposed installation of telecommunications base station comprising 20m monopole supporting 9no. antennas and 2no. dishes with wrap-around cabinet at the base, together with 6no. equipment cabinets and ancillary development hereto.</p> <p>CONDITIONS</p> <p>Condition No.2 is amended to include anti-graffiti paint.</p> <table border="1" data-bbox="239 1388 1489 1758"> <tr> <td data-bbox="239 1388 382 1635">2.</td><td data-bbox="382 1388 1489 1635"> <p>Within one month of the installation of the Mast and associated apparatus hereby approved, they shall have been colour coated Black (RAL 9005) anti-graffiti paint.</p> <p>The ground based cabinet(s) hereby approved, shall have been colour coated Green (RAL 6005) anti-graffiti paint.</p> </td></tr> <tr> <td data-bbox="239 1635 382 1758">Reason</td><td data-bbox="382 1635 1489 1758"> <p><i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p> </td></tr> </table>	2.	<p>Within one month of the installation of the Mast and associated apparatus hereby approved, they shall have been colour coated Black (RAL 9005) anti-graffiti paint.</p> <p>The ground based cabinet(s) hereby approved, shall have been colour coated Green (RAL 6005) anti-graffiti paint.</p>	Reason	<p><i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
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