

# Regulatory Committee

17<sup>th</sup> October 2006

# Agenda

The Regulatory Committee will meet at the **SHIRE HALL, WARWICK** on **TUESDAY** the 17<sup>th</sup> **OCTOBER 2006** at **10 a.m.**

**Members please note that there will be a pre-meeting training session at 9.30 a.m. on the 17<sup>th</sup> October.**

The agenda will be:-

## 1. General

- (1) Apologies.
- (2) Members Disclosures of Personal and Prejudicial Interests.

**Note: Members are reminded that they should declare the existence and nature of their interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a prejudicial interest the Member must withdraw from the room.**

Personal interests relating to any item on the agenda arising by virtue of the member serving as a District/Borough councillor are declared below:-

Councillor Peter Barnes – Stratford-on-Avon District Council  
Councillor Michael Doody – Warwick District Council  
Councillor Pat Henry – Nuneaton and Bedworth Borough Council  
Councillor Joan Lea – North Warwickshire Borough Council  
Councillor Sue Main – Stratford-on-Avon District Council  
Councillor Brian Moss – North Warwickshire Borough Council  
Councillor Mike Perry – Stratford-on-Avon District Council  
Councillor Dave Shilton – Warwick District Council

- (3) Minutes of the meeting held on the 7<sup>th</sup> September 2006 (copy attached) and Matters Arising.

## 2. Applications for Determination

Reports of the Strategic Director for Environment and Economy.

### **(1) Buchan Works, Coton Road, Nether Whitacre – Shredding of Waste Wood**

This report recommends the refusal of planning permission for the use of land for the shredding of waste wood and associated infrastructure at the Buchan Works, Coton Road, Nether Whitacre.

#### Recommendation

That the Regulatory Committee authorises the refusal of planning permission for the use of land for the shredding of waste wood and associated infrastructure at the Buchan Works, Coton Road, Nether Whitacre for the following reasons:-

- (i) The proposed development would be inappropriate development in the Green Belt and no very special circumstances exist, including the planning history and waste policies, capable of justifying harm which would be caused both to Green Belt policy and the openness and character of the Green Belt. The proposed development is, therefore, contrary to Policy GD.6 of the Warwickshire Structure Plan 1996-2011 and Policy ENV3 of the North Warwickshire Local Plan 2006.
- (ii) The proposed development falls within neither Part A nor Part B of Policy ENV13 of the North Warwickshire Local Plan 2006 and, even if it did, would fail to satisfy criteria (i), (ii) and (iv) of Part A and criteria (vii) to (xi) of Part B. The proposed development is, therefore, contrary to Policy ENV13.
- (iii) There are no other material considerations sufficient to support a decision to grant permission for a development which would revive and intensify the former undesirable commercial use of the application site.

### **(2) Canalside Yard, Napton – Erection of Reception/Sorting Building for Tipping and Sorting of Waste.**

This report recommends the refusal of planning permission for the erection of a reception/sorting building for tipping and sorting at Canalside Yard, Napton.

#### Recommendation

That the Regulatory Committee authorises the refusal of planning permission for the erection of a reception/sorting building for tipping and sorting of waste at Canalside Yard, Napton for the following reason:-

The proposed development is contrary to Policy RA1 (Rural Areas) of the Warwickshire Structure Plan 1996-2011, Policies 1 and 8 of the Waste Local Plan (adopted August 1999) and Policies PR.1, CTY.1, CTY.3 and DEV.1 of the Stratford on Avon District Local Plan Review 1996-2001 (adopted July 2006). It is considered that the proposed development would be unacceptable in the open countryside and have an adverse visual impact on the area as a whole.

**(3) Ryton Mill, Ryton-on-Dunsmore – Continued Operation of Material Recovery Facility**

The application proposes the variation of condition 1 of planning permission R821/00CM020 to allow the site to operate for an additional two years until 14<sup>th</sup> August 2008 at Ryton Mill, London Road, Ryton-on-Dunsmore.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the variation of condition 1 of planning permission R821/00CM020 to allow the site to operate for an additional two years until 14<sup>th</sup> August 2008 at Ryton Mill, London Road, Ryton-on-Dunsmore, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(4) Severn Trent Water, Stratford Road, Warwick – Extensions and Alterations to Longbridge Offices**

This application is for the enlargement of the main building entrance and reception area, the construction of a new Disability Discrimination Act compliant link between two existing buildings, the erection of a new enclosed building to house plant, and minor building modifications.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the enlargement of the main building entrance and reception area, the construction of a new Disability Discrimination Act compliant link, the erection of a new enclosure to house plant, and minor building modifications at Severn Trent Water, Longbridge Office, Stratford Road, Warwick, subject to the conditions and reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(5) Princes Drive Recycle Warehouse, Leamington Spa – Installation of a Demonstration Micro Wind Turbine**

This application is for the installation of a demonstration micro wind turbine and explanatory panel at Princes Drive Recycle Warehouse, Leamington Spa.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a demonstration micro wind turbine and explanatory panel at Princes Drive Household Waste site, Leamington Spa, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(6) Oakfield Junior School, Southlands, Atherstone – Erection of Security Fence and Access Gates**

This application is for the erection of a 2 metre high triple splayed top palisade fence and access gates on a section of the eastern site boundary.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of the proposed 2 metre high security fence and access gates at Oakfield Junior School, Southlands, Atherstone, subject to the conditions and

for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(7) Land adjacent to Woodhill Meadow, off Mill End, Kenilworth – Erection of a 1.1m High Handrail**

This application is for the erection of a 1.1 m high steel handrail on land adjacent to Woodhill Meadow, off Mill End, Kenilworth.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of a 1.1m high handrail on land adjacent to Woodhill Meadow, off Mill End, Kenilworth, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**3. Appointment to Outside Bodies**

Reports of the Strategic Director of Performance & Development.

The Committee are requested to consider:-

- (1) the appointment of a replacement for Councillor Ray Sweet on the Warwickshire Environmental Trust
- (2) the appointment of a replacement for Councillor Alan Cockburn on Scape System Build Limited together with the appointment of an alternate director.

Recommendations

That the Regulatory Committee:-

- (a) Appoint a replacement for Councillor Ray Sweet on the Warwickshire Environmental Trust.
- (b) Appoint a replacement for Councillor Alan Cockburn on Scape System Build Limited together with an alternate director.

**4. Any Other Items**

which the Chair decides are urgent.

JIM GRAHAM  
Chief Executive

### **Committee Membership**

Councillor Peter Barnes (Vice-Chair), Richard Chattaway, Michael Doody, Pat Henry, Joan Lea (Chair), Barry Longden, Sue Main, Brian Moss, Mike Perry, Dave Shilton, Ian Smith and John Wells.

## **The reports referred to are available in large print if requested**

**General Enquiries:** Please contact Phil Maull, Performance and Development Department on 01926 412834 or e-mail [philmaull@warwickshire.gov.uk](mailto:philmaull@warwickshire.gov.uk)  
**Enquiries about specific reports:** Please contact the officers named in the reports