

The **REGULATORY COMMITTEE** met at
WARWICK on the 21st **NOVEMBER, 2006**

Present:-

Councillor Joan Lea (Chair of Committee)
“ Peter Barnes (Vice Chair of Committee)
“ Richard Chattaway
“ Michael Doody
“ Pat Henry
“ Barry Longden
“ Sue Main
“ Brian Moss
“ Mike Perry
“ Ian Smith
“ John Wells

Councillor Izzy Seccombe also attended for item 2(1).

Officers

Ian Marriott, Community & Environmental Legal Services Manager, Performance & Development Directorate
Ian Grace, Principal Planner, Environment & Economy Directorate
Jasbir Kaur, Development Manager, Environment & Economy Directorate
Phil Maull, Senior Committee Administrator, Performance & Development Directorate

1. General
(1) Apologies

An apology for absence was submitted from Councillor Dave Shilton.

(2) Members Disclosure of Personal and Prejudicial Interests

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

- (i) Councillor Peter Barnes – Stratford-on-Avon District Council.
- (ii) Councillor Michael Doody – Warwick District Council.
- (iii) Councillor Pat Henry – Nuneaton and Bedworth Borough Council.
- (iv) Councillor Joan Lea – North Warwickshire Borough Council.
- (v) Councillor Sue Main – Stratford-on-Avon District Council.
- (vi) Councillor Brian Moss – North Warwickshire Borough Council.
- (vii) Councillor Mike Perry – Stratford-on-Avon District Council.

Councillor Peter Barnes also declared a prejudicial interest in agenda items 2(1).

(3) **Minutes of the meeting held on the 17th October 2006 and matters arising**
(i) **Minutes**

Resolved:-

That the minutes of the Regulatory Committee's 17th October 2006 meeting be approved and be signed by the Chair.

(ii) **Matters arising**

Nil.

2. **Applications for Determination**
(1) **"Longstaples", Ettington – Construction of a Waste Station**

Councillor Peter Barnes left the room in accordance with his earlier disclosure of a prejudicial interest in the item.

The report of the Strategic Director for Environment and Economy was then considered.

After Ian Grace had introduced the report, the Chair informed the Committee that Councillor Izzy Seccombe, the local member, and Mr. Bishton, the applicant's agent wished to speak on this item.

Councillor Izzy Seccombe

She had very great concern about the application because the applicants had demonstrated that they did not understand the commitment to conditions in operating the existing slaughterhouse facility. They had regularly polluted a watercourse and had been a problem to the village. The application site was overlooked from a site of special interest located at the top of a hill. Fast moving traffic on the Fosse Way made entering and exiting the site difficult.

Mr. Bishton

He said that there were 450 square metres of sheds to be demolished. The site would be virtually invisible. The proposed facilities were much needed in Warwickshire. If the application were not granted, the applicants would continue with the existing slaughter facility, which would be worse for local residents. The Waste Services Manager for Coventry City Council had confirmed the need for Material Recycling Facilities and, subject to the normal tendering arrangements, the City Council would be interested in using such facilities. There would only be two vehicles entering and leaving the site each day.

The following matters arose during the discussion on this item:-

- There was a disparity between the number of vehicle movements reported by Mr. Bishton and those in the paragraph 1.3 of the Director's report. This was because larger vehicles would be used than those originally planned.
- The fact that there might be a full commercial recycling facility on the site in the future was not part of the application and could not be taken into consideration in the Committee's deliberations.
- Although there would be a need for the type of facility proposed; this was best dealt with through the Waste Development Framework rather than allowing sporadic development.

It was then Resolved:-

That the Regulatory Committee authorises the refusal of planning permission for the construction of a waste transfer station consisting of bunkers, storage shed and associated yards and roadways at "Longstaples", Warwick Road, Ettington, for the following year:-

The proposed development constitutes sporadic development in the open countryside unrelated to the needs of agriculture or forestry and as such is contrary to policies GD.3 and GD.5 of the Warwickshire Structure Plan, policies STR.1, CTY.1 and CTY.3 of the Stratford on Avon District Local Plan Review 1996-2011, and furthermore does not receive support from policies 1 and 8 of the Waste Local Plan for Warwickshire; the proposal would therefore produce an essentially unsustainable pattern of development which would be damaging to the character and appearance of the countryside by consolidating commercial and essentially urban land uses in an attractive rural location and would if approved set an undesirable precedent for further similar proposals within the county which in equity would prove increasingly difficult to resist.

(2) Highways Depot, Leicester Lane, Cubbington – Materials Recycling

Councillor Barnes returned to the room

The report of the Strategic Director for Environment and Economy was considered.

Jasbir Kaur referred to the proposed conditions and said that Condition 5 should be amended by the deletion of the words “and 8am-1pm on Saturdays” as the crushing facility would only take place on Mondays to Fridays.

It was then Resolved:-

That the Regulatory Committee authorises the grant of planning permission for the use of land at the Highways Depot, Leicester Lane, Cubbington, for periodic processing (crushing) of waste construction materials for recycling purposes, subject to the conditions (with an amendment to Condition 5 to remove reference to Saturday working) and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

(3) Trinity Road Scrap Metal Yard, Kingsbury – Construction of a New Gatehouse, Weighbridge Office and Crew Room Building together with a Retrospective Application for the End of Life Vehicle Dismantling Building and Two Weighbridges

The report of the Strategic Director for Environment and Economy was considered.

Ian Grace introduced the report. He reported the following updates to consultations:-

- North Warwickshire Borough Council had no objections providing that the new building was green and the existing offices should be demolished before the new one was built. It was noted that if the second proviso were taken literally it would be unreasonable.
- The Environment Agency had no objections subject to certain conditions relating to the disposal of foul water, the provision of a bund and any discharges being passed through oil interceptors.
- Kingsbury Parish Council had no objections.

Ian Grace proposed to add modified conditions to take account of the above points. He added that he had received a letter from a local resident objecting to noise pollution, odour, traffic and fire risks bearing in mind the proximity of the oil terminal.

Councillor Brian Moss said that he was not aware of any significant problems that residents had with the site. He was aware of the problems with vehicles waiting on the highways.

It was then Resolved:-

That the Regulatory Committee authorises the grant of planning permission for the construction of a new gatehouse, weighbridge office and crew room building together with the grant of planning permission for the retrospective application for the end of life vehicle building and two weighbridges at Trinity Road Scrap Metal Yard, Kingsbury, subject to the conditions, and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy and further modified conditions to meet the requirements of the Environment Agency, and subject to the receipt of no further representations by 23rd November 2006, the end of the advertised public consultation period.

(4) Wolston Sewage Treatment Works, Rugby – Erection of One Kiosk and Access Improvements

The report of the Strategic Director of Performance and Development and the Strategic Director for Environment and Economy was considered and it was then Resolved:-

That the Regulatory Committee authorises the grant of planning permission for the erection of one kiosk and access improvements including the provision of a new bridge at Wolston Sewage Treatment Works, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

(5) Exhall Grange School, Wheelwright Lane, Ash Green, Bedworth – New Hall Block, Gym Block, Plus Various Extensions

The report of the Strategic Director of Performance and Development and the Strategic Director for Environment and Economy was considered.

Jasbir Kaur introduced the report.

It was noted that the RNIB would still use the Wheelwright Lane access and the school would use the new access from Windinghouse Lane.

It was then Resolved:-

That the Regulatory Committee authorises the grant of planning permission for a new hall block, gym block and covered ways, plus various extensions, hard play areas, access roads, turning areas and car parking at Exhall Grange School and Science College, Wheelwright Lane, Ash Green, Bedworth, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

3. Any other items

It was noted that there were gaps of 7 to 8 or more weeks between meetings and that this would have a serious impact on the ability to meet performance targets to determine planning applications within 13 weeks. It was agreed that the officers should review the programme of meetings with a view to bringing revised dates to the Committee for consideration.

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Chair of Committee

The Committee rose at 11.27 a.m.