

# Regulatory Committee

3<sup>rd</sup> April 2007

# Agenda

The Regulatory Committee will meet at the **SHIRE HALL, WARWICK** on **TUESDAY** the **3<sup>rd</sup> APRIL 2007** at **10 a.m.**

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

- (3) Minutes of the meetings held on the 23<sup>rd</sup> January and 27<sup>th</sup> February 2007 (copies attached) and Matters Arising.

## 2. Applications for Determination

Reports of the Strategic Director for Environment and Economy.

**(1) Construction of a New 1,500 Pupil Community School Campus at North Leamington School and Manor Hall Educational Development Centre, Leamington Spa**

The application was deferred at the 23<sup>rd</sup> January 2007 Regulatory Committee to enable a site inspection to be carried out and was again deferred at the 27<sup>th</sup> February 2007 Regulatory Committee to allow further assessment of highway implications. The application proposes the construction of a new 1,500 pupil community school campus, to include floodlit sports pitches, car parking, landscaping and boundary treatment at North Leamington School and Manor Hall Educational Development Centre, Sandy Lane, Leamington Spa.

Recommendation

Subject to further advice on traffic impact to be given at the meeting that the application be referred to the Secretary of State in accordance with Circular 11/2005 – The Town and Country Planning (Green Belt) Direction 2005, and subject to the application not being called in for her determination the Regulatory Committee authorises the grant of planning permission for the construction of a new 1,500 pupil community school campus at North Leamington School and Manor Hall Educational Development Centre, Sandy Lane, 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.

**(2) Southam Quarry – Development of a Facility for the Disposal of By-Pass Dust**

The application proposes the use and preparation of land for disposal of by-pass dust and associated operations at Southam Quarry, Long Itchington.

This application was deferred at 27<sup>th</sup> February 2007 meeting of the Regulatory Committee in order to allow the applicant the opportunity to address the concerns raised by Natural England. The applicants have subsequently submitted additional supporting information. Natural England have now confirmed that the additional supporting information satisfactorily addresses their concerns. Therefore, they no longer raise objection to the proposed development.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the use and preparation of land for disposal of by-pass dust and associated operations at Southam Quarry, Long Itchington, subject to the signing of a Section 106 Agreement covering vehicle routing and the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(3) Construction of a 50m<sup>2</sup> Single Storey Extension at Severn Trent Water, Longbridge Office, Stratford Road, Warwick**

This application is for the erection of a 50m<sup>2</sup> office extension to provide an additional seminar/meeting room.

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a 50m<sup>2</sup> single storey extension to the main office buildings at Severn Trent Water, Longbridge Office, Stratford Road, Warwick, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

#### **(4) Land off Bodymoor Heath Road, Marston – Erection of a Control Kiosk, Electricity Meter Box, Permanent Hard Standing and Dropped Kerb with Planting and Fencing**

The proposed development is for the construction of a control kiosk, electricity meter box, hard standing, dropped kerb, planting and fencing in relation to an underground sewerage pumping station.

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of a control kiosk, electricity meter box, permanent hard standing and dropped kerb with planting and fencing at land at Marston Sewerage Pumping Station, Bodymoor Heath Road, Marston, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

#### **(5) Kingsbury Water Park – Outdoor Education Activity Centre**

The application proposes the construction of an education outdoor activity centre at Kingsbury Water Park, Bodymoor Heath, Kingsbury.

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of an education outdoor activity centre at Kingsbury Water Park, Bodymoor Heath, Kingsbury, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

#### **(6) Bubbenhall Landfill Site – Five Metre High Litter Fence**

The application proposes the installation of a five metre high litter fence at Bubbenhall Landfill Site.

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a five metre high litter fence at Bubbenhall Landfill Site, Weston Lane, Bubbenhall, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

#### **(7) Children's Centre at Boughton Leigh Infant School, Brownsover, Rugby**

The application proposes the construction of a Children's Centre at Boughton Leigh Infant School, Brownsover, Rugby.

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a single storey children's centre with associated facilities at Boughton Leigh Infant School, Hollowell Way, Brownsover, Rugby, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(8) Westgate Primary School, Warwick – Construction of a Modular Building to Create a Children's Centre with Associated Facilities**

This application is for the construction of a modular building to create a children's centre with associated facilities at Westgate Primary School, Warwick.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a modular building to create a children's centre with associated facilities at Westgate Primary School, Warwick, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(9) Birchwood Primary School, Dordon – Construction of a Single Storey Children's Centre with Associated Facilities**

This application is for the construction of a single storey children's centre with associated facilities at Birchwood Primary School, Birchwood Avenue, Dordon.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a single storey children's centre with associated facilities at Birchwood Primary School, Dordon, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(10) Security Fencing at Water Orton School, Water Orton**

The application proposes the provision of security fencing and gates at the playing field access at Water Orton School, Water Orton.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of palisade fencing and a metre wide double access gates to western boundary all to be powder coated green at Water Orton School, Water Orton, Warwickshire, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(11) Security Fencing at Abbey CE Infants School, Aston Road, Nuneaton**

The application proposes the provision of security fencing to the boundaries of Abbey CE Infants School, Aston Road, Nuneaton.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for works to boundary of the site including the demolition of boundary wall and the erection of 2 metre and 2.4 metre high palisade fencing with triple spiked tops,

coloured green (RAL6005) at Abbey C E Infants School, Aston Road, Nuneaton, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

### **(12) Street Lighting along the Approved Rugby Western Relief Road**

This report recommends the discharge of the street lighting condition for the approved Rugby Western Relief Road.

#### Recommendation

That the Regulatory Committee authorises the discharge of Condition number 4 of Planning Permission R1442/02CC093 for street lighting of the approved Rugby Western Relief Road.

### **3. Development Control Forums Item to be deferred to next meeting**

Joint report of the Strategic Directors for Performance and Development and Environment and Economy.

This report proposes guidelines for a scheme for development control forums within which detailed processes and techniques can be developed and trialled during a pilot period.

#### Recommendation

To approve the piloting of development control forums in accordance with the guidelines appended to this report.

### **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, 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