

The **REGULATORY COMMITTEE** met at  
**WARWICK** on the **8<sup>th</sup> MAY, 2007**

**Present:-**

Councillor Joan Lea (Chair of Committee)

- “ Peter Barnes (Vice Chair)
- “ Richard Chattaway
- “ Pat Henry
- “ Barry Longden
- “ Sue Main
- “ Brian Moss
- “ Mike Perry
- “ Ian Smith
- “ John Wells

**Officers**

Ian Marriott, Community & Environmental Legal  
Services Manager, Performance &  
Development Directorate

Jasbir Kaur, Development Manager, Environment &  
Economy Directorate

Matthew Williams, Planner, Environment & Economy  
Directorate

Phil Maull, Senior Committee Administrator,  
Performance & Development Directorate

**1. General**

**(1) Apologies**

An apology for absence was submitted from Councillor Michael Doody.

**(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 Joan Lea – North Warwickshire Borough Council
- (iii) Councillor Pat Henry – Nuneaton and Bedworth Borough Council.
- (iv) Councillor Sue Main – Stratford-on-Avon District Council.
- (v) Councillor Brian Moss – North Warwickshire Borough Council.
- (vi) Councillor Mike Perry – Stratford-on-Avon District Council.

**(3) Minutes of the meeting held on the 3<sup>rd</sup> April 2007 and matters arising**

**(i) Minutes**

The Chair thanked the Vice-Chair for chairing the Committee in her absence on the 3<sup>rd</sup> April 2007.

It was then Resolved:-

That the minutes of the Regulatory Committee's 3<sup>rd</sup> April 2007 meeting be approved and be signed by the Chair.

(ii) **Matters arising**

Nil.

2. **Applications for Determination**

(1) **Wellesbourne CE Primary School Annex, Mountford Close, Wellesbourne – Construction of a Single Storey Extension to Create Three Classrooms, Additional Hard Play Area and Car Parking**

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

***Mrs. McDonough, resident Mountford Close, Wellesbourne***

The proposal was for an increase in the number of pupils at the infant school very near to four blind bends. Traffic problems already existed daily on Mountford Close and the proposal would create more chaos. Those pupils would eventually transfer to the main school. Stratford-on-Avon Area Committee had been informed at their meeting on the 24<sup>th</sup> January that the main school would increase by 60 pupils a year until the year 2010. There would be an additional twenty-seven vehicles not nine. A check on traffic at the school revealed 80 cars and only three cyclists. The school traffic already had an adverse impact upon the amenity of the area and the proposals would exacerbate this.

Jasbir Kaur said that the three classroom would result in the demolition of two temporary classrooms and the transfer of 50 pupils from the main school site plus 25 new pupils. There would only be an additional nine vehicles on an enclosed square with no other passing traffic. In common with schools around the county there would be congestion for twenty minutes a day for about thirty-three weeks in the year.

Councillor Sue Main sympathised with the residents of Mountford Close but she had spoken to the Headteacher and obtained agreement for a dropping off point on the site of the main school. The Headteacher was also keen to have a dropping off point on the annex site.

Councillor Richard Chattaway was unable to identify any planning grounds on which to refuse the application. However he considered that as a policy issue the Committee should support the principle of the provision of dropping off points to be consistent with the recent decision made in respect of the North Leamington School.

In response to a question from the Chair, Mrs. McDonough said that her figures had come from a report to the Stratford-on-Avon Area Committee. The traffic

movements were not restricted to twenty minutes a day but were continuous throughout the day from 8 a.m. to 9 p.m. and on Saturday mornings with various events.

Councillor John Wells said that he had concerns about dropping off and picking up points but had been reassured by the agreements reached on those issues.

Councillor Richard Chattaway, seconded by Councillor John Wells, moved and it was unanimously Resolved:-

That the Regulatory Committee authorise the grant of planning permission for the erection of a single storey extension to create three classrooms, an office, meeting room, staff room and additional hard play area and parking at Wellesbourne CE Primary Annex, Mountford Close, Wellesbourne, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(2) Ashlawn School, Rugby – Erection of a 12 Metre High Free Standing Wind Turbine**

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

Jasbir Kaur introduced the report.

Some members expressed concern about the potential noise from the wind turbines and whether it would impact upon radio and television reception. However the advice was that the noise would not be a problem and that there would be no interference with radio or television reception. It was suggested that the Committee should look at the operation of the wind turbine in a year's time to inform them for any future similar applications

It was then Resolved, with 8 members voting in favour, Councillor Mike Perry voting against and Councillor Barry Longden abstaining:-

That the Regulatory Committee authorises the grant of planning permission for the erection of a 12 metre high free standing wind turbine at Ashlawn School, Ashlawn Road, Rugby, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy and that the Committee receive a report back on the operation of the wind turbine after one year.

**(3) Construction of a New Pumping Station Compound, Kiosk and Access Track on Land Adjacent to Wolverton Sewage Pumping Station, Wolverton**

The report of 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 change of use of land and the construction of a new pumping station and vehicle turning area on land adjacent to Wolverton Sewage Pumping Station, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**(4) Scrapyard Ryton Mill – Extension to Existing Reception Building**

The report of 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 extension to an existing reception building on a scrapyard 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.

**(5) Rugby Western Relief Road – Balancing Pond**

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

Matthew Williams said that the Environment Agency had confirmed that it had no objections to the application.

It was then Resolved:-

That the Regulatory Committee authorises the grant of planning permission for a balancing pond, outfall works, access track and extension of the highway boundary on land adjacent to the proposed Rugby Western Relief Road, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

**3. Development Control Forums**

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

Ian Marriott introduced the report.

Councillor Chattaway clarified his position about independent chairs and said that he was not against the proposal but considered that it was important to have the right person. Planning issues were often complex and sometimes the best person for the job was a senior elected member with experience of chairing meetings. Although he was in favour of the proposals, he would have preferred that an overview and scrutiny committee should look at them to increase public confidence in the arrangements.

Members requested clarification about the time allowed for presentations and whether the times shown was for each person or the total for each group. It was also considered that there should be equity between the applicant and supporters and opponents. The view was suggested that everyone should be allowed to speak to avoid the situation where particular representations would not be put to the Committee.

It was noted that it was proposed that the officers and the Committee Chair and Spokepersons would normally decide whether an application would be subject to a forum. It was also agreed that these should not be held during the run ups to elections to avoid the temptation of using them for political purposes.

Councillor Barry Longden said that he was opposed to the proposal as there were very able objectors who would argue that members had predetermined the application.

Councillor Chattaway suggested that the Committee should defer a decision until they had a chance to see a webcast of a typical forum run by Waverley Borough Council.

It was then Resolved, with Councillor Barry Longden voting against:-

That the Regulatory Committee defers consideration of the piloting of development control forums to allow further research to be made and that the matter be brought back to the Committee as soon as possible.

**4. Any other items**

**(1) Appointment of replacement for Councillor Ray Sweet on the Warwickshire Environmental Trust**

Ian Marriott reminded the Committee that they had agreed that the Labour Group should agree the replacement for Councillor Ray Sweet on the Warwickshire Environmental Trust. He said that the Labour Group had agreed

to appoint Councillor Mick Jones to the vacancy and he had been formally appointed at the WET Board meeting on the 6<sup>th</sup> March. This was noted.

**(2) Planning Performance 2006/2007**

Jasbir Kaur said that the County Council's had determined 72% of applications with within thirteen weeks during 2006/07. This placed the County Council's performance in the top 25% for all county councils. The target range was for 70-76% of applications to be completed within thirteen weeks. Experience showed that if performance exceeded 76%, complaints increased from the public who felt that applications were being decided with too much haste.

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Chair of Committee

The Committee rose at 11.33 a.m.