

Regulatory Committee

24th July 2007

Agenda

The Regulatory Committee will meet at the **SHIRE HALL, WARWICK** on **TUESDAY** the **24th JULY 2007** at **10 a.m.**

Members please note that there will be a pre-meeting training session at 9.30 a.m. on the 24th July 2007.

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.

Membership of a district or borough council is classed as a personal interest under the Code of Conduct. A member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If a Member does not wish to speak on a matter, the Member may still vote on the matter without making a declaration.

- (3) Minutes of the meetings held on the 12th June 2007 (copies attached) and Matters Arising.

2. Applications for Determination

Reports of the Strategic Director for Environment and Economy.

(1) Bodymoor Green Farm, Kingsbury – New Access, Demolition of Workshop, Continued use of Ancillary Operation of Secondary Aggregate Production Associated with Haulage Business

The proposed development comprises a new access, demolition of workshop, continued use of ancillary operation of secondary aggregate production associated with haulage business at Bodymoor Green Farm, Coventry Road, Kingsbury.

Recommendation

That the Regulatory Committee authorises the refusal of planning permission for the construction of a new access, demolition of workshop, continued use of ancillary operation of secondary aggregate production associated with haulage business at Bodymoor Green Farm, Coventry Road, Kingsbury for the following reasons:-

- (i) The proposed development would be contrary to Policy GD6 (Green Belt) in the Warwickshire Structure Plan 1996-2011 and to Policy ENV2 (Green Belt) in the North Warwickshire Local Plan 2006 because the development would adversely affect the open character of the area and the proposed use constitutes inappropriate development within the Green Belt as defined in paragraph 3.12 of PPG2 and policy ENV2 of the adopted local plan. In addition, the development would be contrary to guidance contained within PPS10 relating to development within the Green Belt.
- (ii) The proposed development would be contrary to Policy 6 of the Waste Local Plan for Warwickshire because it would have a significant adverse impact on the character of the locality.
- (iii) The access from which it is intended to serve this development falls significantly below acceptable standards in terms of vision splays which can be achieved at a proposed new access and its use for the purposes proposed would therefore be unacceptably detrimental to highways safety contrary to the provisions of policy TPT3 of the North Warwickshire Local Plan 2006 and Policy 1 of the Waste Local Plan for Warwickshire.

(2) Kingsbury Landfill Site, Tamworth – Variation of Condition 11 to allow Construction of Site Facilities

This application seeks to vary the approved layout for the service facilities on the landfill site in order to include car parking, a double weighbridge with associated office, wheel spinner and leachate storage tank at Kingsbury Landfill Site, Tamworth.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the variation of condition 11 of planning permission NW378/97CM014 to allow construction of site facilities to an amended layout to that shown on plan K/BP/08 at Kingsbury Landfill Site, Tamworth subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

(3) Coleshill Sludge Destruction Plant, Water Orton – Conversion of the Existing Sludge Destruction Plant into an Energy from Waste Installation

This application proposes conversion from a Sludge Destruction Plant into an Energy from Waste Installation at Coleshill Sludge Destruction Plant, Lichfield Road, Water Orton.

Recommendation

That the application be referred to the Secretary of State in accordance with Circular November 2005 – The Town and Country Planning (Green Belt) Direction 2005, and subject to the application not being called in for her determination that the Regulatory Committee authorises the grant of planning permission for the conversion of a Sludge Destruction Plant into an Energy for Waste Installation at Coleshill Sludge Destruction Plant, Lichfield Road, Water Orton, Birmingham, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

(4) St. Johns Primary School, Kenilworth – Installation of a Modular Building for Use as a Children's Centre

This application is for the installation of a modular building for use as a children's centre at St. Johns Primary School, Mortimer Road, Kenilworth.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a modular building for use as a children's centre at St. Johns Primary School, Kenilworth subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

(5) Newburgh Primary School, Warwick – Construction of a Single Storey Extension to Create a Children's Centre with Associated Facilities

This application is for the erection of a single storey extension to create a children's centre and associated facilities at Newburgh Primary School, Kipling Avenue, Warwick.

Recommendation

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

(6) Bishopton Primary School - Installation of a Modular Building for use as a Children's Centre at Bishopton Primary School, Stratford-upon-Avon

This application is for the Installation of a modular building for use as a Children's Centre at Bishopton Primary School, Drayton Avenue, Stratford-upon-Avon.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a Modular Building for use as a Children's Centre at Bishopton Primary School, Drayton Avenue, Stratford-upon-Avon subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

(7) Warwick Nursery School, Warwick - Erection of Two Extensions to Create Children's Centre

This report recommends the grant of planning permission for the erection of two extensions to create a children's centre at Warwick Nursery School, Coventry Road, Warwick.

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of two extensions to create a children's centre on land at Warwick Nursery 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.

3. Development Control Forums

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 trialed during a pilot period. The Committee first received this report at their meeting on the 8th May 2007 when they deferred a decision to give members the opportunity to see a webcast of a typical forum run by Waverley Borough Council. Now members have had that opportunity, the report is brought back to this meeting as requested by the Committee at their meeting on the 12th June 2007.

Recommendation

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

4. Representation by Warwickshire County Council on the Board of Warwickshire Education Business Partnership

Report of the Strategic Director for Environment and Economy.

The Committee is asked to decide on the Council's representatives to the Board of the Warwickshire Education Business Partnership.

Recommendation

That the Regulatory Committee nominates the Council's representatives, and their alternatives, to:-

- (1) Reflect all of the three main political parties, and
- (2) Balance the nominations in such a way as to ensure that the Council's Portfolio Holders and Chairs of Overview and Scrutiny Committees dealing with Economic Development and Children, Young People and Families are represented.

5. Any Other Items

which the Chair decides are urgent.

JIM GRAHAM
Chief Executive

Committee Membership

Councillor Peter Barnes, Richard Chattaway, Jose Compton, Michael Doody, Pat Henry, Nina Knapman, Joan Lea, Barry Longden, Sue Main, Brian Moss, Ian Smith and Ray Sweet.

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
Enquiries about specific reports: Please contact the officers named in the reports