

# Regulatory Committee

Tuesday, 3 December 2019

## Minutes

### Attendance

#### Committee Members

Councillor Mark Cargill (Vice-Chair)  
Councillor John Cooke  
Councillor Bill Gifford  
Councillor Bill Olnier (Chair)  
Councillor Anne Parry  
Councillor Caroline Phillips  
Councillor David Reilly  
Councillor Clive Rickhards  
Councillor Jill Simpson-Vince  
Councillor Adrian Warwick

#### Officers

Helen Barnsley, Democratic Services Officer  
Jasbir Kaur, Planning Manager  
Ian Grace, Team Leader Planning Control  
Ian Marriot, Legal Service Manager  
Sally Panyai, Planning Assistant  
Matthew Williams, Senior Planning Officer

#### Others Present

Tony Harley – Applicant (Item 3)

### 1. General

#### (1) Apologies

Apologies were received from Councillor Kate Rolfe and Councillor Chris Williams.

#### (2) Disclosures of Pecuniary and Non-Pecuniary Interests.

None.

#### (3) Minutes of the Previous Meeting

The Committee agreed that the minutes of the Regulatory Committee meeting held on the 5 November 2019 be signed by the Chair as a true and accurate record.

There were no matters arising.

## 2. Delegated Decisions

The Committee noted the delegated decisions made by officers since the last meeting as laid out in the report.

### 3. Planning application WDC/19CC005; Proposed kitchen extract ducting and cedar vertical panel screening, Milverton Primary School, Greatheed Road, Leamington Spa, CV32 6ES.

Sally Panayi, Planning Assistant, presented the report to the Committee confirming that the application was for the erection of a kitchen flue and cedar screen to replace the emergency flue that had been put in place to meet Gas Regulations following ventilation issues and in order to avoid the closure of the school's kitchen facility.

The following points were highlighted to the Committee –

- i) The new flue will be lower in height than the current, temporary flue and will be screened with cedar panels. This new position will reduce the visibility of the flue.
- ii) Complaints had been received in relation to the noise and odour generated from the emergency flue. Details of the noise mitigation measures for the replacement flue are required by a pre-commencement condition.
- iii) Details submitted for odour filtering were accepted by Warwick District Environmental Health to reduce odour to an acceptable level. A condition was recommended to ensure the implementation of those details.
- iv) The proposed timber screen would preserve the character of the Conservation Area

Moving in to debate, Councillor Bill Gifford stated that the school was in his ward and that he had received complaints in relation to the temporary flue currently in place. The application proposed meets the concerns of local residents and he is satisfied with the application.

The recommendation was proposed by Councillor Bill Gifford and was seconded by Councillor John Cooke. A vote was held and the Committee voted unanimously in favour of the application.

#### **Resolved**

That the Regulatory Committee authorises the grant of planning permission for the proposed kitchen extract ducting and cedar vertical panel screening subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

#### **4. Planning application SDC/19CC014; Proposed extension to tarmac playground to the front of Quinton Primary School, Main Street, Lower Quinton, CV37 8SA**

Sally Panayi presented the report to the Committee confirming that the application was for a 195m<sup>2</sup> increase to the current playground area. It was confirmed that because of the number of pupils at the school and the size of the existing playground, children currently use the playground on a staggered basis during breaks. The playground is also used for some P.E. lessons.

The following points were highlighted to the Committee –

- i) The current play equipment will be relocated
- ii) There have been no written complaints from local residents
- iii) A pre-commencement condition is recommended which requires careful consideration regarding the construction so as not to damage any of the trees. (Condition 3)

The recommendation was proposed by Councillor Adrian Warwick and was seconded by Councillor Anne Parry. A vote was held and the Committee voted unanimously in favour of the application.

#### **Resolved**

**That the Regulatory Committee authorises the grant of planning permission for the proposed extension to tarmac playground to the front of Quinton Primary School, Main Street, Lower Quinton subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.**

#### **5. Planning Enforcement Update**

Before the report was presented to the Committee, members were informed that Laura White, Planning Enforcement Officer, had left Warwickshire County Council. It was noted that the work carried out by Laura had resulted in many cases being resolved and the Committee wished it to be noted that they acknowledged all the hard work she did. Continuing, the Committee wished it to be placed on record their thanks for all the work carried out by Warwickshire County Council Planning Officers.

Ian Grace, Team Leader Planning Control and Matthew Williams, Senior Planning Officer presented the report to the Committee and Members were given an opportunity to ask questions relevant to their divisions and in addition to the information included in the report the following updates were also received –

##### North Warwickshire

Councillor Dave Reilly wished to be placed on record his thanks to Sally Panayi, Planning Assistant, and other planning officers for their support in relation to the issues at High Meadow School.

Nuneaton and Bedworth

In relation to the resolution of the case against Canner Aggregates, it was confirmed that the details of the High Court decision would be shared with members of the Committee.

Rugby

Following a question from Councillor Jill Simpson-Vince, it was confirmed that HGV movements at the Charles Trent Ltd site was currently within the limit set out in the conditions. The situation is being monitored by Warwickshire County Council Officers.

In relation to the issues on the land on the corner of Main Road and Overstone Road, Withybrook, Councillor Adrian Warwick stated that the Parish Council wished their thanks to be passed on to the planning officers for all the efforts made in resolving the issues at the site.

**Resolved**

That the Committee notes the information in the report

The meeting rose at 11:26am

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The Chair