

Regulatory Committee

Tuesday, 26 May 2020

Minutes

Attendance

Committee Members

Councillor Mark Cargill (Vice-Chair)
Councillor John Cooke
Councillor Neil Dirveiks
Councillor Bill Gifford
Councillor Anne Parry
Councillor David Reilly
Councillor Clive Rickhards
Councillor Kate Rolfe
Councillor Jill Simpson-Vince
Councillor Adrian Warwick
Councillor Chris Williams

Officers

Helen Barnsley, Democratic Services Officer
Steve Buckley, Senior Architectural Technologist
John Cole, Trainee Democratic Services Officer
Carl Hipkiss, Development and Analysis Team Manager
Jasbir Kaur, Planning Manager
Ian Marriott, Legal Service Manager
Isabelle Moorhouse, Trainee Democratic Services Officer
Sally Panayi, Planning Assistant
Scott Jasbir Kaur, Planning Manager
Helen Barnsley, Democratic Services Officer
Ian Marriott, Legal Service Manager
Sally Panayi, Planning Assistant
Matthew Williams, Senior Planning Officer
Victoria Barnard, Strategy and Commissioning Manager (Infrastructure & Sustainable Communities)
Scott Tompkins, Assistant Director for Environment Services
Nic Vine, Strategy & Commissioning Manager, Legal and Democratic
Matthew Williams, Senior Planning Officer
Tracy Zbilut, Project Manager

Others Present

Andrew Hardcastle, Architectural Technologist, Lungfish Architects

1. General

Before the meeting started Councillor Mark Cargill welcomed everyone to the first virtual meeting of the Regulatory Committee and explained some of the protocols for virtual meetings and general house keeping for the new way of working.

The Committee held a minute's silence for Councillor Bill Olnier who passed away on the 18 May 2020. Members took the time to comment on how much Councillor Olnier will be missed, particularly by his colleagues on the Committee. Councillor Mark Cargill remembered how Councillor Olnier had amazing knowledge in relation to planning and that he was someone you could always go to for advice.

Councillor Jill Simpson-Vince remembered that you could talk to Councillor Olnier about anything to do with the history of planning – he knew about all the main planning areas of Warwickshire. Councillor John Cooke added that he had personally known Councillor Olnier for many years and that he will be greatly missed by not only everyone at Warwickshire County Council but also all those who knew him.

The Planning Officers thanked Councillor Olnier for all his guidance and diplomacy in the handling of planning applications over the years; it was always a pleasure to work with him.

Democratic Services Officers also said what a pleasure it had been to work with Councillor Olnier, not only as part of the regulatory committee but with other committees and meetings. He will be very much missed.

The Committee was then told that Ian Grace, Principal Planner would be retiring in June 2020. The Committee wished their thanks to be noted for all the advice, support and detailed explanations Mr Grace had supplied over the years. It was noted that he knew every application down to the very last detail and could always be counted on for sound advice. The Committee wishes Ian a long and lovely retirement.

(1) Apologies

Apologies were received from Councillor Caroline Phillips

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

In relation to Agenda Item 4 (Paynes Lane, Rugby) it was noted that Councillor Jill Simpson-Vince is a Portfolio Holder at Rugby Borough Council for Growth and Investment.

It was noted that Councillor Neil Dirveiks is a member of the Planning Committee for North Warwickshire Borough Council

(3) Minutes of the Previous Meeting

The Committee agreed that the minutes of the Regulatory Committee meeting held on Tuesday, 3 March 2020 were 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 presented in the report.

3. Planning Application WDC/20CC001 Provision of one temporary classroom for educational use whilst second phase of Heathcote School is completed.

Sally Panayi, Planning Assistant presented the report to the Committee confirming that the application was for the provision of a single, temporary classroom while phase two of the development of the school is completed.

It was noted by the Committee that development under phase one had been completed in 2017. It was confirmed that construction had started on phase two but that there had been delays which were made significantly worse due to the Coronavirus Pandemic. Construction has now restarted but it was acknowledged that this now may take longer than originally planned due to social distancing regulations.

Debate

The Chair moved the meeting into debate and confirmed the following points;

- No objections have been received in relation to the application.
- There is adequate parking on site, including disabled parking spaces, electric charging points and bike racks.
- Phase two of the construction is due for completion during the October 2020 school half term holidays; although due to issues relating to the pandemic and the resulting delays, this date may change.

The recommendation was proposed by Councillor Anne Parry and was seconded by Councillor John Cooke. A vote was held, and the Committee voted unanimously in favour of the recommendation to grant planning permission.

4. Planning application for proposed use of land at Paynes Lane Rugby for WCC Highways Depot, Paynes Lane Highways Depot (Land and chipping store), Paynes Lane, Rugby, CV21 2UH.

Sally Panayi, Planning Assistant presented the report to the Committee confirming that the application was for the provision of a gritter vehicle store (plus vehicle wash), salt dome and office building on land at Paynes Lane in Rugby for use by Warwickshire County Council's Highways depot.

The Committee was shown a detailed presentation which included the location of the proposed car park, salt dome and details of a willow tree which would need to be removed should permission be granted.

The Committee noted that a condition had been added to the application for additional tree protection fencing to be used. Officers felt that the current fencing may not be adequate during the construction phase.

The following points were noted by the Committee –

- There is no landscaping scheme within the application. Officers stated that the current planting on site is still young and is health and growing well. In time this would provide enough screening of the site and the addition of extra landscaping may damage what is already on site.
- Should the application be approved, construction would have no impact on the public footpath highlighted on the presentation to the Committee.
- There had been no objections received from Environmental Health

Following a question from Councillor Jill Simpson-Vince it was confirmed that due to the sui generis use of the site, the car parking facilities had been deemed to be appropriate; and would include one disabled parking space and two electric charging points.

Debate

Moving into debate, Councillor Jill Simpson-Vince stated that the application would be beneficial to the area and provide a proper use for the derelict site.

Scott Tompkins, Assistant Director for Environment Services confirmed to the Committee that should permission be granted, Warwickshire County Council would be able to suspend gritting services in Dunchurch; the area currently in use is not suitable for the large HGV movement often at unsocial times of the day and night.

The recommendation was proposed by Councillor Jill Simpson-Vince and was seconded by Councillor Adrian Warwick. A vote was held, and the Committee voted unanimously in favour of the recommendation to grant planning permission.

5. Reports Containing Exempt or Confidential Information

Resolved

That members of the public be excluded from the meeting for the items below on the grounds that their presence would involve the disclosure of confidential or exempt information as defined in Paragraph 2, Schedule 12A of the Local Government Act 1972 as amended.

6. Exempt Minutes of the Previous Meeting

The Committee agreed that the exempt minutes of the Regulatory Committee meeting held on Tuesday, 3 March 2020 were a true and accurate record.

There were no matters arising.