

Regulatory Committee

Tuesday 8 December 2020

Minutes

Attendance

Committee Members

Councillor Mark Cargill (Chair)
Councillor Neil Dirveiks (Vice-Chair)
Councillor John Cooke
Councillor Anne Parry
Councillor Kate Rolfe
Councillor Jill Simpson-Vince
Councillor Adrian Warwick
Councillor Andy Jenns

Officers

Helen Barnsley, Democratic Services Officer
Ian Marriott, Legal Service Manager
Sally Panayi, Senior Planning Officer
Scott Tompkins, Assistant Director for Environment Services
Matthew Williams, Senior Planning Officer

Others Present

Carl Hipkiss, Development and Analysis Team Manager
Dawn Mardle, Civic Services Officer

1. General

(1) Apologies

Apologies were received from Councillor Dave Reilly who was replaced by Councillor Andy Jenns for this meeting.

Apologies were also received from Councillor Caroline Phillips, Councillor Clive Rickhards and Councillor Chris Williams.

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

In relation to Item 3 on the agenda, Councillor Neil Dirveiks confirmed that he had worked at Exhall Grange School for 26 years and was still in touch with some of the staff. It was agreed by the Committee that Councillor Dirveiks would withdraw from the meeting for Item 3.

It was also noted that Councillor Adrian Warwick had worked at Exhall Grange School for four years (ten years ago). It was confirmed that this would not count as an interest but would be noted in the minutes.

In relation to Item 4, Councillor Kate Rolfe confirmed that Stratford High School used to be part of her division and that she was aware of the works around the school. It was confirmed that this would not count as an interest but would be noted in the minutes.

(3) Minutes of the Previous Meeting

The minutes of the meeting held on the 3 November 2020 were agreed as a true and accurate record. There were no matters arising.

Ian Marriott, Legal Service Manager provided an update for the Committee in relation to planning application RBC/20CM002: Land at Ling Hall Quarry Landfill Site; which was discussed under Item 3 at the meeting held on 3 November 2020

The Committee noted that with reference to the Section 106 agreement, changes had been discussed and agreed to reinforce the sanctions on drivers and operators who breach the restrictions in relation to movements to and from the site, and routes taken. The new agreement had been discussed with the local County Councillor, Councillor Heather Timms and approved by the Chair of the Committee.

2. Delegated Decisions

None.

3. Planning application NBB/20CC007- Exhall Grange School, CV7 9JG - Proposed installation of Portakabin building to provide 2 temporary classrooms for a period of 104 weeks whilst asbestos removal takes place to the existing school buildings.

Sally Panayi, Senior Planner presented the report to the Committee confirmed that Exhall Grange was a special needs school for 2-to-19-year olds in Nuneaton and Bedworth Borough, located north of Coventry.

The application is for the installation of a temporary building to provide two classrooms for use during a two-year period while asbestos is removed from areas of the main school building. The temporary building would be placed on the overflow carpark to the south of the main school site. There would be no additional staff or pupils as a result of the proposed temporary classroom.

The following points were highlighted to the Committee

- The closest residential properties are 57m to the east of the site. There is no clear view between the site and the properties due to vegetation.
- No comments have been received from the neighbours in relation to the application.
- Ecology officers have no issues with the application. There is no plan for the removal of any vegetation.
- The proposed site is currently a car park with 22 spaces but the main car park at the school has 150 spaces with adequate parking for cars using the school. There is no issue with the loss of 22 spaces.

It was noted by the Committee that the Fire and Rescue Service commented that an access point should be created in the proposed security fencing for emergency vehicles. It was confirmed that gates will be erected to ensure entry for emergency vehicles and a condition recommended to ensure the provision.

The application was recommended for approval subject to a condition requiring that the temporary classroom is removed within two years and the site restored to use as a car park.

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

4. Change of use of existing disused car park to form school external recreation space and car park, land adjoining Stratford High School, Alcester Road, Stratford-upon-Avon, CV37 9NH. SDC/20CC006

Matthew Williams, Senior Planner, presented the report, confirming that the proposal was for the creation of external recreation space and a car park.

The following points were highlighted –

- The recreation area would consist of two, dual use tennis courts and the southern part of the site.
- The Committee noted that there is currently a footpath to the western side of the site and that some of the path would be closed if the application was approved.
- The northern area of the site would remain as it currently is.
- The recreation area would require the erection of a 4.1m high sports fence.
- Three CCTV cameras would be installed at a height of 4m.

- The Committee noted the hedge line that is currently on site and that a small section would need to be removed if the application was approved. The remaining hedge line would require some trimming.

It was confirmed to the Committee that no objections had been received and the ecological survey had concluded that there are no significant species on the site. The impact of development is considered to be minimal on the nearest residents.

It was noted that Councillor Jenny Fradgely had raised concerns in relation to the use of Willow Road North and the amount of traffic, especially at school drop off and pick up times. Matthew Williams confirmed that traffic in the area is a separate issue to the application but the issue is being looked at by Warwickshire County Council's road safety team. The proposed application would reduce the number of car parking spaces so there would be less traffic in the area.

Matthew Williams confirmed details of proposed amendments to the ecological and landscaping scheme condition as well as additional conditions to restrict the hours of use and to ensure that no floodlights are erected or operated on the site and to ensure that the cycle route which crosses the site is maintained open for use at all times. The Committee felt the additional conditions were fair and reasonable and agreed to include them in the recommendation.

The recommendation was proposed by Councillor John Cooke and was seconded by Councillor Neil Dirveiks. A vote was held, and the Committee voted unanimously in favour of the recommendation to grant planning permission with the agreed additional conditions.

5. Any Other Business

The Chair ended the meeting by thanking all the staff involved in supporting the Committee for all the hard work they do to ensure the meetings run smoothly.

The Chair also thanked the members of the Committee for all their support over the last twelve months, noting that it had been a difficult year for many; adding that we could be hopeful for a better 2021.

The Chair wished everyone a very merry Christmas and all the best for 2021.