

# Regulatory Committee

Tuesday 2 April 2024

## Minutes

### Attendance

#### Committee Members

Councillor Jill Simpson-Vince (Chair)  
Councillor John Cooke (Vice-Chair)  
Councillor Andy Jenns  
Councillor Justin Kerridge  
Councillor Chris Mills  
Councillor Adrian Warwick

#### Officers

Ross Caws, Head of SEND & Inclusion  
John Cole, Senior Democratic Services Officer  
Caroline Gutteridge, Senior Solicitor – Legal Service Manager, Commercial and Regulatory  
Georg Urban, Planning Officer

### 1. General

#### (1) Apologies

Apologies for absence were received from Councillors Jeff Clarke, Judy Falp, David Humphreys, Caroline Phillips, and Tim Sinclair.

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

There was none.

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

The minutes of the meeting held on 12 March 2024 were approved as an accurate record.

### 2. Delegated Decisions

Members noted the delegated decision made by officers since the last meeting as set out in the report.

**3. Application under Section 73 of the Town and Country Planning Act (as amended) seeking permission for the variation of condition 2 of planning permission RBC/22CC007 for a new fire rescue training centre including a 'hot smoke house' Minerva fire simulation training facility, a welfare building, on-site parking, road way, fencing and planting, Warwickshire County Council owned land, former Land & Chippings site, Paynes Lane, Rugby, CV21 2UH**

Georg Urban (Planning Officer) introduced the report, stating that the application had been deferred by the Committee in January 2024 pending additional information. This had now been received. He advised that the application was made under Section 73 of the Town and Country Planning Act 1990 to vary one of the conditions attached to a previously granted permission.

Georg Urban advised that the original application had been approved by the Committee in June 2023. Approval was now sought to carry out the development without complying with certain conditions which had been attached to the previous permission. In these circumstances, it was necessary for the Committee to consider only the revised conditions. In this instance, some changes to the site layout were proposed alongside changes to the design of one of the buildings. Permission for an additional building on the site was also sought by the applicant. He provided a description of the site and its location.

Georg Urban provided an overview of the proposed site layout, highlighting changes from the existing permission. Minor amendments to the dimensions and design of the welfare building were proposed, as well as construction of a single storey equipment store building. Landscaping work was also proposed including soil mounds on the western, southern, and eastern parts of the site. These would be formed from material excavated from the site following removal of the existing hardstanding. The mounds would be no higher than 1.5m. The design of the fire simulation training facility was unchanged from the original planning application. The impact of these changes had been considered and deemed to be acceptable. No objections had been received from consultees or from members of the public.

Georg Urban advised that no objection had been raised by the Highway Authority. In its consultation response to the previous application, the Highway Authority had recommended a condition that use of the facility be restricted to Warwickshire Fire and Rescue Service (WFRS). This condition had been carried over to the revised application. He reported that neighbouring residential properties and businesses had been notified by letter, site notices had been displayed, and a press advert had been published. No representations had been received. The proposal was in accordance with the relevant planning policy considerations.

The Chair stated that, in January 2024, the Committee had deferred coming to a decision on the revised application pending receipt of additional information including the proposed revised designs for the welfare building. She reminded members that questions should be limited to the elements of the application which had been modified – these were the proposed landscaping, new equipment store building, and redesigned welfare building.

There were no questions and the Committee proceeded to discussion of the application.

Councillor Warwick stated that, as it was an application under Section 73 of the Town and Country Planning Act, the principle of the development had been approved. The proposed modifications were not significantly different to what had already been agreed.

The recommendation was proposed by Councillor Warwick and seconded by Councillor Mills. A vote was held, and the Committee voted unanimously in favour of the recommendation.

**Resolved:**

That the Regulatory Committee authorises the grant of a planning permission for the construction of a new fire rescue training centre including a 'hot smoke house' Minerva fire simulation training facility, a welfare building, onsite parking, roadway, fencing, and planting, without complying with condition 2 of planning permission reference RBC/22CC007 (development to be carried out in accordance with the approved plans and details), subject to the conditions and for the reasons contained within Appendix B of the report of the Executive Director for Communities.

**4. Reports Containing Confidential or Exempt Information**

**Resolved:**

That members of the public be excluded from the meeting for the items mentioned below on the grounds that their presence would involve the disclosure of exempt information as defined in paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972.

**5. Proposed Settlement Following the Decision of the Local Government and Social Care Ombudsman**

The Committee held a confidential discussion.

The meeting rose at 10:58.

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Chair