

Minutes of the meeting of the Regulatory Committee held on 11 April 2017

Present:

Members of the Committee

Councillors Mike Brain, Mike Gittus, Peter Morson, Bill Olnier (Chair), Mike Perry, June Tandy, Alan Webb and Chris Williams

Warwickshire County Council Officers

Helen Barnsley, Democratic Services Officer

John Gregory, Senior Solicitor

Jasbir Kaur, Strategic Planning and Development Manager

Sara-Louise Lee, HS2 Project Manager

Sally Panayi, Planning Assistant

Matthew Williams, Planner

Members of the Public

Mr Andrew Ambrose (Item 4)

1. General

1) Apologies

Councillors Richard Dodd, Keith Lloyd, Clive Rickhards, Dave Shilton (Vice-Chair)

2) Members' Disclosures of Pecuniary and Non-pecuniary Interests

None

3) Minutes of the previous meeting held on 7 March 2017 and matters arising

The Committee agreed that the minutes of the meeting held 7 March 2017 be signed by the Chairman as a true and accurate record.

There were no matters arising.

2. Delegated Decisions

None

3. High Speed 2 - Approvals Process (Schedule 17)

Sara-Louise Lee, HS2 Project Manager, presented the report to Members outlining what the HS2 planning regime is and the key details relating to Schedule 17. The County Council will primarily have responsibility for decisions relating to road safety and waste; which will be delegated to the Strategic Director.

With regards to discretionary consultation (point 1.12 of the report), it was confirmed to members that, should the County Council decide that a public engagement is necessary, it will not be resourced by the HS2 Ltd, the costs will fall to Warwickshire County Council.

Councillor Alan Webb moved the recommendation and the proposal was seconded by Councillor Mike Perry.

A vote was held and the Committee voted unanimously in favour of the recommendation.

Resolved

The Regulatory Committee authorises that authority is delegated to the Strategic Director for Communities (or their nominee) to:

- (i) determine all requests for approval submitted to the Council under Schedule 17 of the High Speed Rail (London to West Midlands) Act 2017; and
- (ii) take all appropriate administrative and other steps pursuant to (i).

4. WDC/16CM019 - Edgeway Environmental Services Limited, Lock Lane, Warwick

Matthew Williams, Planner, presented the report to Members and confirmed that the application was seeking permission to approve the variation of Condition 2 of the original application. Members received background information which included the 12 month extension to Condition 2.

Members acknowledged concerns from the local member, Councillor John Holland and a nearby business, JME Healeys. The concerns relate to the condition of Lock Lane which is a privately owned road and is considered to be in poor condition. Councillor Holland asked that consideration be given to the school children who use Lock Lane to get to the Woodloes Primary School and their safety.

Matthew Williams confirmed that the approval of the application under consideration would not lead to an increase in access to the site, or the number of vehicle movements. The safety concerns of Councillor Holland and JME Healeys were understood and accepted by the Committee but it was acknowledged that the current proposal would not alter that existing and approved situation. It would therefore not be appropriate to require improvements to be made to Lock Lane in connection with this planning application or be reasonable to withhold the grant of planning permission for this reason.'

Councillor Mike Brain moved the recommendation and the proposal was seconded by Councillor Alan Webb.

A vote was held and the result was 6 votes for and 1 vote against the recommendation, with 1 abstention.

Resolved

The Regulatory Committee authorises the grant of planning permission for the variation of Condition 2 (timeframe within which the development must be completed) of planning permission WDC/15CM002 (erection of new materials recycling facility and sit infrastructure) in order to extend the period of time within which development of the new materials recycling facility must be completed to no later than 31 October 2017 at Edgeway Environmental, Unit 8, Lock Lane, Warwick, subject to the conditions and for the reasons contained with Appendix B of the report of the Strategic Director for Communities.

5. NBB/17CC005 - Expansion and redesign of existing car parking facilities, Eliot Park Innovation Centre, 4 Barling Way, Nuneaton CV10 7RH

Sally Panayi, Planning Assistant, presented the report and confirmed that the application related to the expansion of car parking facilities. Members received confirmation that there was no on-street parking adjacent to the site, although some cars did park on the grass verges (it was noted that these may be from the local hospital, rather than workers at the centre).

At the moment, approximately 15% of the building is not let due to the lack of car parking spaces. The conference centre is also not used to its full potential. The expansion of the car park would enable greater use of the centre to and to increase income.

It was confirmed to members that the proposal would create a total of 216 car parking spaces. The creation of the new car park to the east of the building would require the relocation of a gas meter. As a result of past landfill on the site, ground levels in the existing car park have dropped so re-levelling of the whole car park would be required. Members were informed that a condition had been added to increase the total number of disabled parking spaces to 9.

Members acknowledged that while it would be regrettable to see the landscaping removed in order to make space for the new car park spaces, the building does need to be used to its full potential and be able to offer growth to new companies.

Councillor June Tandy moved the recommendation and the proposal was seconded by Councillor Mike Brain.

A vote was held and the Committee voted unanimously in favour of the recommendation.

Resolved

The Regulatory Committee authorises the grant of planning permission for the expansion and redesign of existing car parking facilities at Eliot Park Innovation Centre, 4 Barling Way, Nuneaton, subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

6. WDC/17CC004 - Retrospective application for the construction of a multi-use games area (MUGA) on part of the school playing field with perimeter fence, Park Hill Junior School, Parkfield Drive, Kenilworth CV8 2JJ

Sally Panayi, Planning Assistant, presented the report and confirmed that the application was retrospective. The applicants had not been aware that they needed planning permission for the MUGA.

Members noted that concerns had been raised regarding the hours of use and potential noise issues. It was also noted that there were no proposals for lighting to be added to the site and that it would be used only by the school.

Following a discussion, members agreed to amend the conditions as follows

Planning Conditions.

- 1 The Multi-Use Games Area (MUGA) hereby permitted shall not be used outside the hours of 08:30 and 18:00 on Monday to Saturday and shall not be used at all on Sunday.

Reason: In the interests of highway safety and the amenities of neighbouring occupiers.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no lighting associated with the Multi-Use Games Area (MUGA) shall be installed.

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers.

Councillor Alan Webb moved the recommendation and the proposal was seconded by Councillor Mike Brain.

A vote was held and the Committee voted unanimously in favour of the recommendation with amended conditions

Resolved

The Regulatory Committee authorises the grant of retrospective planning permission for the construction of a multi-use games area (MUGA) on part of the school playing field with perimeter fence, subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

7. Reports Containing Confidential or Exempt Information

The Regulatory Committee passes the following resolution:

‘That members of the public be excluded from the meeting for the item mentioned below on the grounds that their presence would involve the disclosure of exempt information as defined in paragraph 3 of Schedule 12A of Part 1 of the Local

Government Act 1972’.

EXEMPT ITEMS FOR DISCUSSION IN PRIVATE (PURPLE PAPERS).

8. Exempt minutes of the meeting held on 7 March 2017 and matters arising.

The Committee agreed that the exempt minutes of the meeting held on 7 March 2017 be signed by the Chairman as a true and accurate record. There were no matters arising.

The meeting closed at 11.45am

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Chair