

# Minutes of the meeting of the Regulatory Committee held on 13 June 2017

## Present:

### Members of the Committee

Councillors Margaret Bell, Mike Brain (Vice-Chair), Bill Gifford, Clare Golby, Keith Lloyd, Bill Olnor (Chair), Wallace Redford, David Reilly, Clive Rickhards, Dave Shilton, Adrian Warwick and Alan Webb

### Warwickshire County Council Officers

Helen Barnsley, Democratic Services Officer

Ian Grace, Principal Planner

Jasbir Kaur, Strategic Planning and Development Manager

Ian Marriott, Corporate Legal Service Manager

Laura White, Planning Officer (Enforcement & Monitoring)

### Members of the Public

None

## 1. General

### 1) Apologies

Councillors Chris Williams – replaced by Councillor Wallace Redford

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

None

### 3) Minutes of the previous meeting held on 11 April and the Council meeting held on 23 May 2017 and matters arising

The committee agreed that the minutes of the Regulatory Committee meeting held on 11 April and the Council meeting held on 23 May 2017 be signed by the Chairman as a true and accurate record.

There were no matters arising.

## 2. Delegated Decisions

Members noted the contents of the report.

**3. Planning application: NBB/17CC006 Application for the variation of condition 13 of NBB/16CC002 to permanently retain the temporary staff car park, All Saints C of E School, Knebley Crescent, Nuneaton, CV10 7AT.**

Ian Grace, Principal Planner, presented the report to members and stated that the temporary car park had been put in place following a previous application to the committee concerning an extension to the school buildings. The original application was authorised by the committee with a condition that a temporary car park was installed for the duration of the building work, which is now complete. The application before the committee was to permanently retain the car park.

Councillor Dave Shilton moved the recommendation. The proposal was seconded by Councillor Clive Rickhards.

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 variation of condition 13 of planning permission NBB/16CC002 to allow for the permanent retention of the temporary staff car park at All Saints C of E School subject to the conditions and for the reasons contained within Appendix B of the report of the Joint Managing Director (Communities).

**4. Planning application: RBC/17CM008 - Ryton Pools Country Park**

Ian Grace presented the report concerning an application to extend the current permission for a landfill gas utilisation facility from 2020 to 2035.

Members were reminded that the site is located with the Green Belt (paragraph 4.5 of the report) and asked to note that the gas on site was harvestable and that its use for renewable energy is preferable to being burned off as a flare.

The benefit of use for renewable energy and reducing greenhouse gases, combined with the fact that the facility must be located on the landfill, constitute “very special circumstances” that are sufficient to allow retention of the facility within the Green Belt.

Moving to debate, members agreed that the conditions should be expanded to require a restoration scheme.

Councillor Bill Gifford moved the recommendation. The proposal was seconded by Councillor Clive Rickhards.

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 variation of condition 3 (date upon which the landfill gas generator equipment must be removed from the site) of planning permission R1330/05CM010 (Replacement

generator for landfill gas utilisation facility) in order to allow retention of the landfill gas utilisation facility on site for a further 15 years until 25th May 2035 subject to the conditions and for the reasons contained within Appendix B of the report of the Joint Managing Director for Communities.

## **5. Planning Application: RBC/16CC016 Construction of two new schools at Rokeby**

Members of the committee reported that they have received correspondence from residents regarding the application. Councillors Rickhards and Gifford have also received telephone calls.

Ian Grace provided general advice on the process and procedures around a site visit and recommended that members resolve to undertake a formal site visit to Rokeby in order to assess planning application RBC/16CC016 with specific regard to:

- the layout and topography of the site
- the suitability of the local highway network
- the impact of the development upon local amenity
- the landscape impact of the proposed development
- the location and importance of the open space

Councillor Alan Webb moved the recommendation. The proposal was seconded by Councillor Dave Shilton.

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

### **Resolved**

The Regulatory Committee resolves to undertake a formal site visit regarding the proposed school(s) at Rokeby, at a date and time to be agreed by the Chair and Vice Chair of the committee.

## **6. Planning Enforcement Investigations (Public)**

Laura White, Planning Officer (Enforcement & Monitoring) presented the report to the committee and provided information as requested.

Following a question from Councillor Bell regarding the Daw Mill Colliery, members were informed that officers were still awaiting the result of a public enquiry.

With regard to Marston Fields Farm, members were informed that there are currently two applications in place as well as one application that relates to HS2. A request was made by members that applications relating to this site that come from the applicant are dealt with via the Regulatory Committee rather than via delegated decisions.

Members were informed that the cases relating to Clifton Lakes and Cawston Grange were now fully resolved and both cases are to be closed.

Members wished it to be placed on record, their thanks and congratulations to all the officers involved in the high number of recently resolved cases, stating that they

felt they were always kept up to date, well informed and received all the information that they needed.

**Resolved**

The Regulatory Committee noted the content of the report.

**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. Planning Enforcement Investigations (Exempt)**

Laura White, Planning Officer (Enforcement & Monitoring) presented the report to the committee.

**Resolved**

The Regulatory Committee noted the content of the report.

The meeting closed at 11:41am

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Chair