

MANCETTER PARISH COUNCIL  
PLANNING APPLICATIONS DISCUSSED AT THE PARISH COUNCIL MEETING  
24<sup>TH</sup> NOVEMBER 2015 – APPENDIX III

**Oak Tree Farm PAP/2015/0436**

Agricultural Building to provide stock pen for Alpacas. **Permission Granted**

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**Holly Lodge, Nuneaton Road, Mancetter PAP/2015/0659**

Part of 21 day experiment

**No objection**

Pitched roof over existing garage

**Entered on Planning Portal**

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**8 Harpers Lane, Mancetter PAP/2015/0669**

Part of 21 day experiment

**No objection**

Internal alterations, extensions and loft conversion

**Entered on Planning Portal**

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**Ladywood Farm, Ridge Lane PAP/2015/0707**

**No additional details required**

**Permitted Development Rights** – Agricultural building

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**Outwoods Farm, Monks Park Lane PAP/2015/0544**

**Change of use to Farm Shop**

**Comments**

An adjacent track is used for access to/ from Bridleway with permission of Merevale Estates, who stated years ago that they were happy for this to be a bridleway but not a byway to all traffic. Anticipated increased traffic flow, which could be expected from a farm shop could be a safety issue for traffic moving towards Ridge Lane. The exit point is at the top of a fairly steep slope, coupled with a slight curve in the road.

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**Land on the site of The Plough PAP/2015/0658**

**Erection of 2 dwelling houses with double garages**

Mancetter Parish Council feel that this is an over development of this site. We re-iterate our comments made on PAP/2015/0073 that we would not support further development on this site.

NW2/NW4/NW5

This site was not included in the Preferred Sites List for Mancetter.

NW10

We appreciate that the car park to the public house is no longer in use. However, due to the size of the proposed properties, including roadway, garages and car parking there will be a minimal amount of green space for vegetation and planting, let alone gardens, which will do little to lessen the demand on storm water drainage.

Although the application includes minimum parking allocation for each dwelling on this application and the previous application to convert the pub, there will be no additional visitor parking. The access between the existing property and the first house is not wide enough to allow any parking. If vehicles were to park outside of the development this would have a serious impact on the flow of traffic along Mancetter Road which is already a busy road and the main route for trucks using the CRH Tarmac quarry.

Additional housing on this site may cause issues with the bus stop which is located next to the site exit.

**Mancetter Parish Council strongly objects to two additional dwellings on this site.**

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**Caravan – Fir Tree Paddock PAP/2015/0611**

**Objection lodged**

**Entered on Planning Portal**

Replacement of existing building to utility/day room to serve existing gypsy caravan pitch.

It is our understanding that there are sufficient provisions already within the Parish of Mancetter for Gypsy / Traveller sites.

The proposal states that the utility/ day room is to serve the existing gypsy caravan pitch. The size of the utility room is far too big to support the occupants of one caravan and would result in over development of the site.

The proposed layout resembles a single storey residence with a large “domestic storage” area. A construction of this size could easily become a permanent residence. It is our opinion that the ethos of Gypsy/ Traveller life will not be maintained on this site if this application is approved.

These comments are made in conjunction with comments on application PAP/200015/0607

**Land adjacent to Fir Tree paddock PAP/2015/0607 Objection lodged**

**Entered on Planning Portal**

Use of land for the stationing of caravans for residential purposes, together with the formation of hard standing and utility/dayroom.

It is our understanding that there are sufficient provisions already within the Parish of Mancetter for Gypsy / Traveller sites.

The proposal states that there will be one mobile home and one caravan. The size of the utility room is far too big to support the occupants of one mobile home and one caravan and would result in over development of the site.

The proposed layout is detailed as indicative. A construction of this size could easily become a permanent residence. It is our opinion that the ethos of Gypsy/ Traveller life will not be maintained on this site if this application is approved.

These comments are made in conjunction with comments on application PAP/200015/0611

**Land East of Kirby Glebe Farm, Atherstone Road, Hartshill PAP/2015/0701**

Change of use of land to use as a residential caravan site for 4 gypsy families, each with two caravans, including laying of hard standing and erection of 2 amenity buildings.

Members of Mancetter Parish Council have considered this application in conjunction with NWBC Core Strategy Policy NW7 and NW8 relating to Gypsy and Traveller sites.

**Mancetter Parish Council objects to this application for the reasons stated below.**

**North Warwickshire Borough Council- Gypsy and Traveller Site provision  
Consents: Existing Gypsy sites in NW Borough**

**M** Land off Atherstone Road 7 pitches

\*\* (this consent was granted a temporary consent in 2007 and so was not counted in the Council's need from 2011. If the permanent consent had not been granted in 2011 then 7 further pitches would have been required to be allocated elsewhere. These 7 pitches would have been in addition to the 9 pitches required in Policy NW7).

**M** Fir Tree Paddock \* 1 pitch

\*\* (this permission was granted at appeal in 2008 so is not counted in the Council's need from 2011)

\*\* Information provided by Sharron Wilkinson Senior Planner NWBC

**Applications:**

**Permanent/residential**

**M** Fir Tree Paddock a \* 1 pitch (2 caravans + amenity building)

**M** Fir Tree Paddock b 1 pitch (2 caravans + amenity building)

**M** Kirby Glebe Farm 4 pitches (8 caravans + 4 amenity buildings)

**Emergency stopping places**

**A** Oldbury Road 12 caravans

Fir Tree Paddock a \* is an existing Gypsy Site the new application is to replace the amenity building.

The additional applications for 5 pitches (10 caravans and 5 amenity buildings) would be a total of 13 pitches in Mancetter Parish alone, with 12 emergency pitches on the border with Ansley.

NW7 Provision 2011 to 2028

9 Residential (2 up to 2017; 3 up 2022; 4 up to 2028)

5 Transit

0 Emergency

**We refer to Gypsies and Travellers Development Plan June 2012**

2.7 To achieve this, local planning authorities should, in producing their Local Plan:

d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and,

e) protect local amenity and environment.

We feel that 2.7 a and b would not be met if permission was granted for all applications mentioned above; along with the site proposed by Nuneaton and Bedworth Borough Council near to Tuttle Hill and Warwickshire County Council Emergency Stopping site on the edge of our boundary in Ansley.

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**Land adjacent to Oldbury Road, Nr Oldbury, NWB/15CC015**  
**Application in Ansley Parish by Warwickshire County Council**

Comments on issues with this site to be sent to Tom Evans at WCC

**Access to site and related road issues:**

1. All but one approach road of the five routes which could be used carry some element of restriction.
  - They are narrow with no footway in all four cases.
  - Accessibility in adverse weather conditions. Three of the access roads are not on the Winter Gritting Routes
  - Some of the routes carry weight limits imposed by the County Council in order to reduce the possibility of heavy vehicles having collisions. This, therefore, makes the site unsuitable by travelling showmen to rest/check vehicles between venues. Restrictions include bridge weight limits and 7.5 tonnes road access except for deliveries.
  - The County Council has historically refused to issue permits to pupils because Oldbury Road was deemed to be the safe walking route to schools in Hartshill. There are no footways along this road and therefore, it is reasonable to expect the County Council to provide a footway so that pupils or other walkers can travel safely through Oldbury Road.
  - At the turning point into Oldbury Road from Pipers Lane there is no safe crossing point or footway for the safe walking of parents to Nursery Hill School (parents regularly walk pupils to that school which under recommendations for health is to be encouraged)

- 2 At the current time Mancetter is in the process of writing a Neighbourhood Plan for the Parish of Mancetter. Although this proposal falls on the very boundary of Mancetter the impact will be upon the Parish.

Along Oldbury Road there is a constant problem with fly tipping. This has a cost and also impacts on the large number of people that use the area for recreational purposes.

Hartshill Hayes is a Country park with evidence of ancient usage which has suffered in recent times because of the lack of warden supervision.

If the proposed development takes place there must be an implied cost for this site to ensure that it is used correctly. The term Emergency Stopping Place would indicate that there is a need for constant supervision for the safe and effective running of the site.

- To collect monies for the use of the facilities
- To police the length of stay time to prevent permanency
- Tidiness and care of the site.
- Prevention of damage/ vandalism

If this does not happen then the visual impact on the rural landscape will be great.

- 3 Disturbance to local residents.

The village of Ridge Lane is likely to suffer considerably from this site. The village has very limited facilities and the existing businesses are liable to reaction between local residents and the temporary visitors. It is an unfortunate fact that such incidents are not infrequent. The movement of vehicles through the village will add to unpredictable traffic flow possibly at unsociable hours. The properties close to would suffer with traffic movement and potential noise.

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4 Previous use of the site.

The proposed site was originally part of a railway cutting servicing the Ansley Hall Pit site. After the closure of the mine the disused cutting was used as a landfill site for the disposal of household waste. It is also known that some other materials of non- domestic waste were also tipped at this site. At this time the regulation of landfill was not enforced to the strict EU rulings which now apply. This site was not lined and as far as it is known was only capped with poorer quality soil. Domestic waste, at this time, was not sorted for recycling. Therefore, this site may well be contain elements of contamination which could take the form of asbestos, heavy metals and possible contaminated water from unknown liquids. When a Conference Centre was proposed on an adjoining site there was confirmation of gases being emitted from former outcrop workings. It is likely, as well as methane, hydrogen sulphide could be pocketed in the waste materials. After capping, the site was planted with mixed hardwood whips and the indicated picnic area later installed. Lack of supervision of the site led to vandalism and fly tipping and the eventual demise of the picnic area. It was at this point that WCC started to use the area for the storage of road surface chippings.

If this site is to be developed as an emergency stop for up to 12 caravans then the installation of facilities would require obvious works which would penetrate into the landfill and possibly release toxic materials/gases.

Under a duty of care heading it would be necessary to carry out proper investigations as to materials in the tip. The other option would be to open and clear the site of all potentially harmful material and restore the land – possibly cost prohibitive!

The Jubilee Quarry site was also used for landfill on a slightly younger time scale. This site has been landscaped to blend in with rural landscape. If the County no longer require the site for stone storage then this site should be restored to woodland and therefore closely relate to the rural aspect.

Mancetter Parish Council feels that this site is unsuitable for use largely because of:

- Access
- Damage to the rural aspect
- Most importantly health issues because of the nature of the site.
- Hazards being:
  - poor initial treatment of the landfill site
  - Bacteria in the waste material
  - Potential heavy metal contamination
  - Asbestos
  - Leachate in the water

In the past there have been cases of installed plastic pipe supplies being damaged by unknown content of landfill.

Mancetter Parish Council would point out that it was not until 1974 that the Control of Pollution Act meant that all landfill sites had to be licensed and detail of the type and volume of waste had to be recorded.

What has been the Contaminated Land Inspection Strategy for the County?

This site pre-dates the 1974 Act!

Paragraph 198 NPPF

“Where a planning application conflicts with a Neighbourhood Plan that has been brought into force, planning permission should not normally be granted”

Our Neighbourhood Plan is in the course of preparation and Hartshill’s is in draft form. In both cases there would be conflict!