

Planning comments February and March 2016

PAP/2016/0045 – White Gate Farm – Temporary agricultural tied dwelling

No objection

That it follows the recommendations for an agricultural worker dwelling applies and that it can only be used for occupation by someone employed in the agricultural industry.

It should be noted that the access track from Quarry Lane and along the track past the site of the application is Public Footpath AE103 which is one of the routes from Mancetter to Hartshill Hayes Country Park. The applicant will be able to confirm that there are no matters that might arise that would hinder the use of the track by the public on foot. In this context it should be noted that there have been no issues with this landowner in respect of rights of way in Mancetter Parish and the landowner has been helpful to the Parish Council in the past in respect of rights of way matters.

It appears from the map that this may possibly be the area where some waste processing was undertaken by another party some years ago. If this is the same land then is there a need to clarify there is no pollution on the site that would be detrimental to residential use of the land

PAP/2016/0052 – Dobbies – Siting of hand car wash and valet facility

No objection

Comments:

Structures are temporary with no potential for detergents or contaminated water getting into water courses.

Given the relatively short distance between Dobbies site and that of Severn Trent Water will there be sufficient flow of water and travelling distance for the detergents to properly dilute prior to reaching Severn Trent Water's site for further treatment.

PAP/2016/0072 – Oakdene Ridge Lane Nuneaton – Rear single storey extension

No objection

PAP/2015/0658 – Land to the Rear and Side of 90 & 92 Mancetter Road – Erection of 1 dwelling House

As discussed at the Parish Council Meeting on 15th March 2016 it was stated that the Councillors would prefer a Dormer Property so as not to obscure the existing views, particularly from Gramer Cottages across the road. A Dormer Property would also be more in keeping architecturally with the existing cottages opposite.

All parking must be kept within the development boundary.

PAP/ 2016/0105 - Land Adjacent to Fir Tree Paddock – Variation on Conditions

As discussed at the Parish Council Meeting on 15th March 2016 it was agreed that this is a reasonable application despite concerns at the size of the Day Room.