

**PARISH COUNCIL MEETING  
OF THE PARISH OF MANCETTER**

Minutes of the Parish Council Meeting of the Parish of Mancetter, held on  
Tuesday 28<sup>th</sup> January 2020 commencing at 7pm in the Schoolroom, St. Peter's Church, Mancetter.

**Present:**

**Chairman** Mr T Hopkins.

**Parish Councillors** Mr J Arrowsmith, Mr H Blackburn, Mrs G Forknall, Mr P Mann, Mr R Taylor.

**Borough Councillors** Mr A Clews, Mrs D Clews.

**Police** PC Joseph Colley

**Parish Clerk** Mrs E Higgins.

**Finance Assistant** Mrs K Meads.

**Item 1- Welcome and Apologies.**

Mr T Hopkins welcomed everyone to the meeting including four Mancetter residents. He noted apologies from County Councillor M Bell, PCSO M Snape and Parish Councillors Mrs S Healy due to illness and Mr P Kelly as a result of pre-arranged annual leave. These apologies were accepted.

**Item 2 – Recording of the meeting.**

The Chairman asked if anyone recording the meeting could make themselves known. There was no recording of the meeting.

**Item 3 – Notice of Interest.**

Mr T Hopkins and Mrs G Forknall declared an interest in Item 13 - Allotments.

**Item 4 – Public Question Time.**

Members of the public attended to discuss concerns with councillors over the planning application **PAP/2019/0685** to convert and extend the former school building in Church Walk, demolish the outbuildings and erect a new building to provide 27 dwellings.

To allow people freedom to speak, the Chairman suspended the standing order regarding public speaking being limited to 15 minutes, but explained that he reserved the right to halt proceedings if points were being duplicated.

Residents are concerned that a four -storey building resembling a tower block with balconies will overshadow their bungalows causing loss of privacy and light. They stated that the development is overdeveloped and has inadequate parking for the number of properties. They feel this will result in on road parking close to the bend and the busy junction with Manor Road. They are also concerned that the proposed new build is higher than the adjacent Laurel Gardens development and also closer to the pavement.

Signed

Date:

They wanted to know what benefit this would bring to the village. Mancetter already has a large number of flats and concerns over an imbalance of demographics leading to anti-social behaviour were raised.

A petition has been mobilised in the village shop as parishioners are “fed up of the village being a dumping ground” for development, with well over 100 new dwellings being built in Church Walk over the past couple of years putting pressure on drainage and other resources.

This is in spite of Mancetter not being identified as having a need for additional housing in the local plan.

Concerns were also raised over where exactly materials, equipment and workforce would be housed during the development, as the residents have already experienced upheaval with the two previous developments with noise, mess and parking issues. Parishioners also felt that submitting the application on the run up to Christmas was a deliberate ploy to discourage the public from expressing an opinion. The same happened the previous year with the threat of demolition.

Residents were advised that a petition would only count as one objection and they should write individual letters / e-mails to the planning department that are not carbon copies in order to ensure their points are made.

**The Parish Council will raise concerns on behalf of residents but are constrained by the limitations of planning law.**

**In response to the application the council will object in its current form and reference:**

- **That the site is overdeveloped and has inadequate parking for the number of properties.**
- **The issue of road safety as the plans assume an element of on street parking which will cause traffic build up and poor visibility around an already busy road junction. The current road layout is not suitable for the volumes of traffic it already faces.**
- **How the building looks within the streetscape and ask for it to be limited to three storeys in keeping with the surrounding properties and reduce overshadowing of the neighbouring bungalows.**
- **Request English Heritage to be in attendance to oversee archaeological work due to the proximity of the Roman Fort and the alleged site of the last battle of Boudicca and the Iceni.**
- **Ask for a risk assessed strategy to be put in place to manage delivery of materials, equipment, workforce parking and traffic movements.**

It was agreed that the Clerk would liaise with one of the residents concerning the application as a central point of contact to disseminate information.

**Item 5 – Minutes of the last meeting.**

It was unanimously agreed that the draft minutes of the Parish Council meeting held on 26<sup>th</sup> November 2019 be accepted and were therefore signed by the Chairman.

Signed

Date:

**Item 6 – Matters Arising from the Parish Council meeting on 26<sup>th</sup> November 2019.**

- **Traffic Calming Update**

County Councillor Margaret Bell is continuing to chase a meeting date involving representatives from Highways the Parish Council and the department responsible for the allocation of section 106 monies. The aim is to ringfence some funds towards traffic calming methods within Mancetter and Ridge Lane. Some information concerning payments made by Tarmac Quarry has been identified, but a copy of the section 106 agreement and what it can be used for including confirmation of payments made is still required.

Ansley Parish has obtained approval for £8,000 towards traffic calming from WALC which is 20% of the overall costings. The Clerk will make contact with the Ansley Clerk to find out more about the proposed project and application.

- **Parish Website**

It was resolved to defer this agenda item to the next meeting with confirmation that a new website needs to be operational by July 2020.

**Item 7 – Report from the Police.**

PC Joseph Colley transferred from West Midlands Police six months ago and works alongside PCSO Molly Snape covering North Warwickshire East. There are now three warranted officers and two bases for response officers to improve response times.

Anti -Social behaviour outside Gramer Court in Mancetter has calmed down following six community protection notices being issued to parents of under 16's. There is a CCTV camera currently outside the flats. Vehicle crime has escalated and the Safer Neighbourhood teams will be working to address this.

Drug dealing continues to affect Mancetter and Ridge Lane and intelligence is being gathered as part of a larger scale investigation.

**Item 8 – Report from County and Borough Councillors.**

**County Report**

Apologies had been received by County Councillor M Bell and her written report discussed as part of the traffic calming update.

**Borough Report**

Tony Clews declared an interest by virtue of being a member of the planning and development board.

Denise Clews confirmed that there had been some meetings with the planning board and Wathen Grange developers which had resulted in the preservation of the original school building.

She recommended that a representative from the Parish speaks when the application goes before the board, and due to the time restrictions adheres to bullet points written in advance.

Between 6pm on the 22<sup>nd</sup> January and 8am on 23<sup>rd</sup> January damage was caused to the village green with the demolition of a road sign broken kerb stones and churned up grass. The Clerk will speak to WCC Highways for advice as the Parish Council may incur repair costs as owners of the green.

A lorry had been stopped on the 23<sup>rd</sup> January by a resident from trying to go up Quarry Lane ignoring the narrow road and weight limit. It is strongly suspected that the damage has been caused by a lorry but there are currently no witnesses.

Signed

Date:

Tarmac Quarry have now numbered all 21 vehicles in their fleet. However due to an operational change more lorries are visiting from other tarmac sites so it is worth contacting the site manager.

### **Item 9 – Correspondence**

A full list of correspondence received had been passed to councillors. (Appendix I)

### **Item 10– Finance**

- **Signing of Payments**

All cheques and bank payments were signed in accordance with the bank mandate.

- **To finalise budget and agree on the parish precept for 2020/2021**

With the addition of £200.00 towards renewing the Local Council Award Scheme, the parish council budget for 2020/2021 was approved unanimously.

Following an examination of precept options and forecast expenditure it was proposed by Mr H Blackburn seconded by Mr J Arrowsmith and agreed unanimously to set the Mancetter Parish Council Precept for 2020/2021 at £29,840.00. This is an increase in value of 2% but in actual cost terms is only 1.07% due to a slightly higher tax base. **This equates to an annual increase of 46p on a band D property.**

- **To discuss any Grant Applications received**

No grant applications have been received

### **Item 11– Planning Matters and Current Applications**

- **Update on outstanding Enforcement Issues**

A new Enforcement Officer has been employed to work alongside the existing team. Hopefully the backlog of outstanding issues will gradually begin to clear.

Mr H Blackburn updated councillors with information regarding Fir Tree Paddock. He will continue to look at the planning conditions and work alongside the clerk.

#### **Previous Applications**

- PAP/2018/0050 – Land adjacent to Fir Tree Paddock – Amendments of Planning/Appeal Conditions – **Pending**
- PAP/2019/0541 – Brooklands Nuneaton Road Mancetter – Change of land use from agricultural to residential with a new garage with store and boundary wall and railings – **Granted**
- PAP/2019/0581 – Downsway, Nuneaton Road Mancetter – Two storey side and rear extensions to form enlarged bedroom, living room, kitchen and front garage extension – **Pending**
- PAP/2019/0589 – 8 The Coppice Mancetter – Erection of single and two storey extensions – **Granted**

**New Applications**

PAP/2019/0610      **Keepers Cottage, Purley Chase Lane**, Balcony to the rear.  
**No Objection.** (Interests declared by Mr J Arrowsmith and Mr T Hopkins due to involvement with the applicant on a Liaison Committee. They took no part in the determination.)

PAP/2019/0631      **Barn Fisheries**, change of use to single dwelling house.  
**Request that no planning is approved until the overall development of the surrounding site has been resolved.**

PAP/2019/0685      **Wathen Grange Major Housing Development 27 Apartments.**  
Discussed as part of the public question time and NWBC report. A letter will be written submitting the Parish Council comments.

PAP/2020/0002      **Brooklands, Nuneaton Road**, change of use from residential / agricultural to full residential, including erection of three car garage, with store, including walls and railing South West-  
**No objection to garage, walls and railings. Request that the store area above should not be converted into a residential apartment at a later date.**

PAP/2020/0003      **Kenilworth Farm, Watling Street**, Erection of four holiday lets and three stable blocks for equestrian tourism –  
**No objection to holiday lets as tourism is encouraged. However, the safety of the site access so close to the busy Woodford lane junction needs consideration, especially with an increase in horsebox traffic.**

PAP/2020/0005      **Leco House, Old Farm Road**, rear extension and alterations to main roof-  
**No objection.**

PAP/2020/0013      **48 Ridge Lane**, Two storey side extension. – **No objection.**

PAP/2020/0030      **74a Mancetter Road**, Single storey rear extension. – **No objection.**

**Item 12– Cemetery and Maintenance around the Parish**

• **To discuss new policy regarding benches in the cemetery**

Due to issues that have arisen in the past, and the complexity and importance of this policy, it was agreed to defer this item to the March meeting due to time constraints following a high volume of planning applications.

The family who have recently requested permission to install a bench will be asked to bear with the council during this interim period.

Councillors were asked to forward points that they wish to include to Mr P Kelly to allow him to work alongside the clerk to draft a policy for approval at the March meeting.

• **Update on replacement of sections within Graveyard Railings.**

Mr P Kelly submitted a written report on the railings, which has identified the manufacturer as a company called Alpharail Ltd. The design of the railings is unique to them, and at the moment he is awaiting further information on the process of replacement and costings. This could be included within a grant application for 20% WALC funding along with traffic calming and investment in community provisions.

**Item 13 – Allotments**

- **To authorise and approve collection of allotment rents by the Chairman.**

It was proposed by Mr H Blackburn seconded by Mr J Arrowsmith and agreed unanimously to authorise Mr T Hopkins to collect the allotment rents.

The work to the allotment noticeboard has been completed.

**Item 14 – Footpaths**

- **Update on Mill Lane Footbridge/ Anti-slip material.**

The two broken tread boards have been repaired along with the rail. Although the overall responsibility for repairs and maintenance falls to WCC, the Parish Council could make a contribution from the section 106 monies earmarked for rights of way. Mr J Arrowsmith will contact RSPB Middleton to find out details of the solid anti-slip strips they use and obtain costings. Mr R Taylor is also aware of recycled decking that has a built- in anti-slip coating.

Councillors will keep a close eye on the water colour in the Mill Race and report any concerns to the environment agency.

Mr P Mann raised an issue with the drainage ditch overflowing on the footpath near Crabtree farm making crossing difficult. Mr J Arrowsmith suggested emailing the ranger to see if this is something that the Thursday volunteers could look at clearing.

**Item 15 – Publicity**

- **Approval of Mancetter Matters report.**

The report written by the Clerk for the February issue of Mancetter Matters was approved and a copy signed by the Chairman for the records.

**Item 16 – Date of next meeting: Tuesday 24<sup>th</sup> March 2020 at 7pm.**

As there was no further business the meeting closed at 9.50pm.