

**ALLESLEY PARISH COUNCIL**  
**Minutes of Meeting held on Monday, 14<sup>th</sup> July 2014 at 7.45 pm**  
**at All Saints Church, Allesley**

Present: Cllr W Jeffery ( Chairman)  
Cllr N Slater

Cllr T Burton  
Cllr J Colledge

Cllr T Astbury  
Cllr L Swann  
Cllr V Smith  
The Clerk

Ward Cllr Galliers  
Mr T French – Northbrook Athletic Club  
6 members of the public

The Chairman welcomed members of the public to the meeting commencing with Public Forum.

### **PUBLIC FORUM**

Mrs Liz Read was present with local residents from the Swallows Nest development off Browns Lane to raise concern and awareness within Allesley Parish about three planning applications that have been submitted for the industrial land known as Lyons Park, Allesley (the former Jaguar factory site). Mrs Read advised that local residents considered these planning applications will have both a substantial and detrimental impact on the residents of Allesley Parish and outlined the three applications that had been submitted:

The first was for Covrad Heat Transfer Ltd (a supplier of bespoke heat transfer equipment) to build a factory on part of the adjacent land. This factory would be 120,000 square feet, at a height of 11.5 metres. In addition to this height boundary, there will be the height of 23 plus chimneys/flues, which Mrs Read advised they had been led to understand will emit dust, grit, smoke and other pollutants from shotblasting and other industrial activities taking place into the atmosphere across Allesley and the surrounding area.

Cllr Burton queried whether there was any evidence of pollution and advised that most chimneys emit steam. Mrs Read stated that the Planning Officer had informed them that the chimneys have got to be built high because of the level of pollution.

The second and third applications were to build either 3 industrial units or a mix of 5 industrial and warehousing units on another part of the land extending across and behind the whole of Lyons Drive and Walmsley Close. The combined size of these units will be 214,500 square feet, again at a height of 11.5 metres. The units are to be built without clarity on who will occupy them, so the activities taking place within them are yet to be determined and the impact is therefore difficult to quantify. However, what was clear was that the units would operate 24:7, including weekends and will accommodate "HGVs of the largest type licensed in the UK". 20 loading bays and 3 HGV turning circles were proposed.

Mrs Read advised that whilst they still undertaking research to clarify the impact of the proposed development on Allesley parish, what was apparent was that there would be a detrimental impact to health, social wellbeing and the environment. There would be a noise nuisance, not least from the 24 hour HGVs traveling around the vicinity of Allesley and the noise from the factory and warehouse units. There would be an impact to clean air, with the impact of pollutants and dust from furnaces on the health and wellbeing of local residents as well as to their properties and vehicles. There would be a detrimental impact to the environment as a direct result of the poorer air quality, which will impact the conservation of local wildlife, which the Allesley Conservation Society have worked so hard to protect.

Cllr Burton advised that the Browns Lane Site was previously industrial use. Mrs Read stated that when residents bought houses on the new development they were told that there would be small industrial units on this site, not high tech business units and had not anticipated a change to the

planning layout, whereby one industrial business could purchase a number of units and therefore have one large factory adjacent to residential properties in Allesley.

Mrs Read raised another issue linked to HGVs with international drivers needing rest breaks and nowhere to park and the impact on them parking in Browns Lane and Coundon Wedge.

The Chairman thanked Mrs Read for raising with the Parish Council, the effect that these applications would have on the parish, advising that the parish council could certainly consider and make representation regarding this.

Mr French, Northbrook Athletic Club had been invited to attend the Parish Council Meeting to discuss the proposals for the Northbrook Athletic Club races through the parish in 2015 which would involve road closures and the effect of the road closures on parishioners and local businesses.

He understood previous concern if there was a problem with livestock on the farm and arrangements for a vet to be able to through to the farm and he had made arrangements, if that happened, for them to be escorted in or out and he had also arranged for their letter setting out the arrangements for the road closures to be sent to farms and businesses and residents along the A45 Tamworth Road. He had also made arrangements for an escort for Cllr Burton to enable him to leave his premises should this be required, as the only vehicles allowed out are emergency vehicles, police, fire or ambulance, or those associated with the event. He had arranged for a Marshall at the top of Wall Hill Road at the entrance to Cllr Burton's business if he was called out, to escort him to Stonehouse Lane.

Cllr Burton asked if it was possible to move the children's race so that the road was not closed all morning. Mr French advised that they had looked at that possibility, but there were a number of problems and safety issues associated with doing that. A number of alternative options were discussed for the Fun Run which was linked with Allesley Festival. Mr French advised that the Club tried to minimise the problems. The issue of runners with headphones was raised. Mr French advised that Northbrook runners do not use headphones and the reason they run on the road was that there were no pavements and they run on the road by Allesley Park because of cars parked on the pavement.

## **APOLOGIES**

Apologies from Ward Councillors Kershaw and Viridi. Cllr Shakespeare absent.

## **MEMBERS' CODE OF CONDUCT - DECLARATIONS OF PECUNIARY OR OTHER INTEREST**

There were no declarations of interest.

## **REQUESTS FOR DISPENSATIONS**

None received.

## **MINUTES OF LAST MEETING**

The **Minutes of the Council Meeting held on 19th May 2014** had been circulated.

**RESOLVED:** that the minutes of the meeting held on the 19<sup>th</sup> May 2014 be approved

## **MATTERS ARISING FROM THE MINUTES**

### **MINUTE 37/2014 – WINDMILL HOTEL – COMPLAINT RE FIREWORKS**

Members noted that following the Parish Council's complaint, the option for firework displays had been removed from the Hotel's events package, although existing bookings would be honoured.

### **MINUTE 39/2012 - HIGHWAYS MATTERSUPDATE**

a) The junction of Windmill Hill and Washbrook Lane – Ward Cllr Galliers reported that the Highways Officer advised that the traffic and safety engineering group had looked at the number of accidents at the junction of Washbrook.Butt/Browns Lane, but of two reported accidents at the junction of

Washbrook Lane, neither reported a specific association or mention in the police 'accident causes' report of lack of visibility being a contributory factor. However, given the parish councils on-going concerns regarding visibility a letter would be sent to the occupier of the house asking if they could reduce the height of the hedge.

b) Harvest Hill Cottages –Ward Cllr Galliers reported that the City Council advised that they had looked at motor vehicle repairs, sales and dismantling at Harvest Hill Cottages, Oak Lane and a lot of the detritus and several vehicles had been removed. As there had been a tidy up of the land, legal advice was being sought with regard to any justification for further action as the Officers failed to identify any evidence of commercial activity taking place.

c) Wall Hill Cottage – broken drain

Ward Cllr Gallier advised that the City Council had been liaising with the Clerk and an order had now been placed to undertake this repair.

d) Highway issues raised with Ward Cllr Galliers

With regard to drainage/flooding issues, it was considered that the ditches worked well and water was draining away. It was difficult to cut deeper into the verge without causing a problem to pedestrians. Cllr Slater referred to problems with the drainage channels which had been raised with the City Council on numerous occasions. Ward Cllr Galliers advised that photographs of any problems would be useful and if it was felt that work undertaken did not comply with the Guide to let him know. He advised that City Council expenditure had been vastly reduced.

Cllr Burton referred to various highway work undertaken, involving realigning of the road which had not worked and confused traffic and the need for the City Council to revert to the previous road markings. Ward Cllr Galliers advised that work had been funded by European money. The Chairman advised that although funding came from European funds, the work and requirements were established by Coventry City Council and the standard of work was questioned.

Cllr Burton questioned the standard of the surfacing at Browns Lane/Windmill Hill and considered that white lines had been painted onto an inadequate surface.

Ward Cllr Galliers suggested that these issues be raised with the City Council copying him into any correspondence.

**RESOLVED:** that the Clerk raise these issues with Coventry City Council.

#### **MINUTE 8/2014 – MEETING WITH WEST MIDLANDS POLICE**

Members noted there was no update.

#### **MINUTE 38/2014 - WALC – NEWSLETTER / NALC UPDATES, PROTOCOL ON RECORDING AND FILMING OF COUNCIL MEETINGS, ISSUES WITH REGARD TO NATIONAL PLANNING POLICY FRAMEWORK LEGAL TOPIC NOTES – LGS DISCRETIONARY POLICY / CLOSED CHURCHYARDS**

A copy of email correspondence received from WALC including a Good Practice Note on the Protocol on Recording and Filming of Council Meetings and NALC Legal Topic Notes had been circulated to members.

#### **MINUTE 39/2014 – KERESLEY PARISH COUNCIL – GREEN BELT CONCERNS**

Members considered email correspondence from Keresley Parish Council regarding its concern over proposed development for 800 houses in Keresley and requesting the Parish Council consider the application when submitted.

**RESOLVED:** that a meeting provisionally be arranged for 13<sup>th</sup> August 2014 to consider the planning application for 800 houses in Keresley, subject to the application being submitted, in particular the impact on the parish.

## **MINUTE 40/2014 – NORTHBROOK ATHLETIC FUN RUN – ROUTE 2015**

The Chairman referred to the discussion with Mr French during Public forum and advised that the Parish Council's concerns had been addressed and dealt with.

## **MINUTE 41/2014 – WARWICKSHIRE WILDLIFE TRUST – RIVER SHERBOURNE**

Members noted an email from Warwickshire Wildlife Trust giving details of a new partnership comprising of organisations and community groups with an interest in the River Sherbourne and enclosing Terms of Reference for the group, The Wildlife Trust was keen to develop a project along the river, with regular volunteer days cleaning up the river and generally engaging the wider public and raising awareness of the river and its value, both to people and wildlife. .

## **MINUTE 42/2014 - PLANNING MATTERS**

a) Planning Applications

**List week ending 30th May 2014**No applications

**List week ending 6th June 2014**Application LB/2014/1627 Applicant: Mrs Cash Application Type Listed Building Pickford Grange Farm, Pickford Grange Lane, Allesley. Proposal: Conversion and alterations of existing disused farm barns and adjacent courtyard into short stay lettable accommodation. **RESOLVED:**No comment

Application Number: FUL/2014/1621 Applicant: Mrs Cash, Pickford Grange Farm, Pickford Grange Lane, Allesley.

Proposal: Conversion of existing disused farm barns and adjacent courtyard into short stay lettable accommodation. **RESOLVED:**No comment

**List week ending 13th June 2014**No applications

**List week ending 20th June 2014**No applications

**List week ending 27th June 2014**1989 Applicant: Mr Delaney, Wall Hill Cottage Wall Hill Road, Allesley Proposal: Provision of Menage **RESOLVED:**No objection

Application: FUL/2014/2039 Applicant: Mr Holcroft, Pikers Farm, Pikers Lane, CV7 8AE Proposal: Change of use of a traditional agricultural building to a dwelling and amendments to existing highway access. Changes of previous approved application FUL/2014/2095 to include increase in ridge and eaves height of central barn and new opening in existing wall **RESOLVED:**Defer to the next meeting, amendments to existing highway access to be queried.

Application Number: RMM/2014/1796 Applicant: Covrad Heat Transfer Limited & Goodman Logistics Dev. Application Type Reserve Matters (MAJOR) Application Site: Plots 2 & 4 (in part) Lyons Park Coundon Wedge Drive - Submission of reserved matters details for redevelopment of part of the former Jaguar Browns Lane site (access from estate road, appearance, landscaping, layout and scale) in respect of the erection of an industrial building (Use Class B2) with ancillary office/storage areas and associated access, parking, landscaping and curtilage structures/plant pursuant to outline planning permission reference 55011 granted on the 23 December 2009 for a mixed-use commercial & residential redevelopment (an Environmental Impact Assessment was not required at outline stage) **RESOLVED:**object on grounds of traffic disruption to rural roads, size of industrial premises, noise, intrusive, environmental impact, concern about health and safety of residents living near the development

Application Number: DC/2014/2037 Applicant: Covrad Heat Transfer Limited & Goodman Logistics Development Application Type Discharge of Condition - Application Site: Plots 2 & 4 (in part) Lyons Park CV5 9EY Submission of details to discharge in respect of plots 2 and 4 (in part) conditions 5 & 19 - noise attenuation details, 17 - air quality details, 20(4) - ground contamination and 35 - drainage details: imposed on planning permission reference 55011 granted on the 23 December 2009 for a

mixed-use commercial & residential development. **RESOLVED:** object on grounds of traffic disruption to rural roads, size of industrial premises, noise, intrusive, environmental impact, concern about health and safety of residents living near the development

**List week ending 4th July 2014** Applicant: Mr Williams, Old Byre, Wall Hill Road, Allesley, CV5 9EN Application: Discharge of Condition Proposal: Submission of details to discharge condition 3 - hard landscaping and Condition 4 - cycle storage facilities; imposed on planning permission reference S73/2014/1009 determined on the 24th January 2012 for use of converted barn as residential dwelling. **RESOLVED:** No comment

Application Number: RMM/2014/2068 Applicant: Homes and Communities Agency & Goodman Logistics Application Type Reserve Matters (MAJOR) Valid date: 02/07/2014 Application Site: Plots 4 (in part) and 5 Lyons Park Coundon Wedge Drive - Submission of reserved matters details for redevelopment of part of the former Jaguar Browns Lane site (access from estate road, appearance, landscaping, layout and scale) in respect of the erection of 3 no. industrial buildings (Use Class B2) with ancillary office/storage areas and associated access, parking, landscaping and curtilage structures/plant pursuant to outline planning permission reference 55011 granted on the 23 December 2009 for a mixed-use commercial & residential redevelopment (an Environmental Impact Assessment was not required at outline stage) **RESOLVED:** object on grounds of traffic disruption to rural roads, size of industrial premises, noise, intrusive, environmental impact, concern about health and safety of residents living near the development

Application Number: FM/2014/2105 Applicant: Homes and Communities Agency & Goodman Logistics Application Site: Plots 4 (in part) and 5 Lyons Park Coundon Wedge Drive Development of 5 no. general industrial (Use Class B2) and/or storage and distribution (Use Class B8) units with ancillary office areas and associated access, service yards, parking, landscaping and curtilage structures/plant. **RESOLVED:** object on grounds of traffic disruption to rural roads, size of industrial premises, noise, intrusive, environmental impact, concern about health and safety of residents living near the development

Application Number: RMM/2014/1796 Applicant: Covrad Heat Transfer Limited & Goodman Logistics Dev. Application Type Reserve Matters (MAJOR) Application Site: Plots 2 & 4 (in part) Lyons Park Coundon Wedge Drive - Submission of reserved matters details for redevelopment of part of the former Jaguar Browns Lane site (access from estate road, appearance, landscaping, layout and scale) in respect of the erection of an industrial building (Use Class B2) with ancillary office/storage areas and associated access, parking, landscaping and curtilage structures/plant pursuant to outline planning permission reference 55011 granted on the 23 December 2009 for a mixed-use commercial & residential redevelopment (an Environmental Impact Assessment was not required at outline stage) **RESOLVED:** object on grounds of traffic disruption, size of industrial premises, noise, intrusive, environmental impact, concern about health and safety of residents living near the development

Application Number: DC/2014/2037 Applicant: Covrad Heat Transfer Limited & Goodman Logistics Development Application Type Discharge of Condition Application Site: Plots 2 & 4 (in part) Lyons Park - CV5 9EY Submission of details to discharge in respect of plots 2 and 4 (in part) conditions 5 & 19 - noise attenuation details, 17 - air quality details, 20(4) - ground contamination and 35 - drainage details: imposed on planning permission reference 55011 granted on the 23 December 2009 for a mixed-use commercial & residential development. **RESOLVED:** object on grounds of traffic disruption to rural roads, size of industrial premises, noise, intrusive, environmental impact, environment pollution and concern about health and safety of residents living near the development

b) Licensing Application—Old Shepherd, Keresley Road, Coventry  
Members noted that the application did not fall within the parish.

c) Complaint by resident – proposed response  
Members noted the proposed response to be sent to Mr Casserly.

#### **MINUTE 43/2014 – WALL HILL ROAD – GRASS CUTTINGS IN DITCH**

Members noted advice from the City Council that grass cuttings in ditches are not the City Council's responsibility, they are the Riparian Land Owner's responsibility. This was disputed by members,

who advised that Coventry City Council took this responsibility back about 20 years ago. The Clerk advised that she would seek clarification.

**MINUTE 44/2014 – FINANCE**

a) Payments		
W J Robinson	Cheque No.100053	£45.00
Internal Audit Fee		

**RESOLVED:-** that the payments presented be approved.

**MINUTE 45/2014 – INTERNAL AUDIT REPORT**

**RESOLVED:** the Internal Audit Report be duly noted by the members.

**MINUTE 46/2014 – TO NOTE ANY COMMUNICATIONS RECEIVED**

- a) Ashtav Magazine
- b) Local Council Review

Date of the next meeting : provisionally agreed 13<sup>th</sup> August 2014 to consider planning application for 800 houses at Keresley

The Chairman closed the Meeting at 10.05 pm