

Subject: Planning Application 2022/1111/MAF

Date: Thursday, 20 October 2022 at 15:24:03 British Summer Time

From: clerk@mantonparish.org.uk

To: Edith Weston Parish Council, wingclerk@gmail.com, clerk@southluffenham-community.wa-webapps.iad3a, clerk@northluffenham.org.uk, clerk@preston-pc.gov.uk

Dear Clerks,

Following an Extraordinary Meeting last Wednesday, 12th October, to discuss our response to the below Planning Application, I have been requested by MPC to circulate details of this Application and MPC's response as a consultee. This is simply for your info. as a neighbouring PC as it is felt that this development may have some detrimental impact, if agreed by RCC, within your area. The Application reads:-

PROPOSAL:

Change of use from agricultural to E(g)(iii) business to facilitate relocation of Willowbrook Education Ltd. Conversion of existing buildings, adaption and new build elements including new yard and parking areas with access improvements.
Pheasants Roost Lyndon Road Manton Rutland LE15 8RN

Our Response

Manton Parish Council is very concerned about several aspects of this application to change the use of this property in open country from agricultural to industrial use and wish to object to this Planning Application. Our concerns extend to its potential impact on Manton residents, on the attractiveness of the area as a tourist destination and the potential impact on wildlife of increased noise and light pollution. MPC held an Extraordinary Parish Council Meeting on Wednesday, 12th October to discuss this Planning Application. Several members of the public who attended the meeting addressed Council during our "Public Participation" item on the Agenda. A notified neighbour expressed in strong terms his concerns and outlined the principle reasons for his objection. A further detailed response by this resident has now been included in the documentation on the planning portal on RCC's website; The Parish Council wish to endorse the planning issues raised in that response ("Wellfield, Lyndon Road").

We set out below specific areas of MPC's objection to this Planning Application:

1. Real danger of accidents on this stretch of road (60mph) by both HGVs, and associated new business traffic, including entrance to proposed new business, roundabout at Lyndon Road/ Chater Close, continuing on Lyndon road through village, and exit onto junction on A6003.
2. MPC seek clarification of numbers of vehicles, both day and evening, using proposed business is needed to give an accurate assessment of new traffic volumes.
3. No on-site lighting has been identified, both security and commercial, to facilitate requirement to operate the business and its impact locally and neighbouring areas.
4. Concern about noise levels including HGVs, industrial equipment and

extraction facilities from workshops.

5. Recommendation that other agencies be consulted (if not already done) including Natural England, Leicestershire and Rutland Wildlife, Anglia Water.

Please let me know if you need any further information

Kind regards

Lawrence Webster

Clerk and RFO

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