

**IN THE HIGH COURT OF JUSTICE
KINGS BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY**

Claim No:

Filed on behalf of the Claimant
First Witness Statement of
Julian Turner
Exhibits JT01 to JT10
Date: 11 August 2025

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

-and-

Site 1

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) MR CHRISTOPHER TORRENS

-and-

Site 2

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) HELEN ROCHFORD
- (8) PENDING NEW OWNER FROM SOLS

Sites 1 and 2

- (9) PERSONS UNKNOWN

BRINGING CARAVANS/MOBILE HOMES ON TO THE LANDS KNOWN AS LAND ON THE EAST SIDE OF STONELEIGH GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, NUNEATON CV10 0TB (WK487422 - "SITE 1") **AND** LAND LYING TO THE NORTH-WEST OF ATHERSTONE ROAD, MANCETTER, ATHERSTONE (WK397261 - "SITE 2") ("THE LANDS") TO LIVE IN, OR UNDERTAKING ANY FURTHER DEVELOPMENT (INCLUDING RESIDENTIAL OCCUPATION) AS DEFINED BY SECTION 55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 ON THE LAND

Defendants

WITNESS STATEMENT OF JULIAN TURNER

JULIAN TURNER, Planning Enforcement Officer at North Warwickshire Borough Council, the Council House, South Street, Atherstone, CV9 1DE **WILL SAY AS FOLLOWS:**

1. I, Julian Turner am a Planning Enforcement Officer in the Planning Enforcement Team at North Warwickshire Borough Council. I'm an affiliate member of the Royal Town Planning Institute (RTPI) and have been employed by the Borough Council in a Planning Enforcement role since July 2022.
2. The facts in this statement come from my personal knowledge and evidence obtained from site visits to the land parcels (Site 1 and Site 2). Also, from the reading of documents relating to previous activity at same and surrounding locations. I believe that the facts stated in this witness statement are true.
3. This witness statement concerns two sites, Site 1 (WK487422) and Site 2 (WK397261). Both Site 1 and Site 2 are located within the wider area of land known as Kirby Glebe Farm comprising, Kirby Glebe Travellers Site, Barn Fishery and Land adjacent to Kirby Glebe. There are several Planning Injunctions already in force on some of the surrounding land. Namely Claim Numbers F90BM264 & QB-2019-00370 dated 12th March 2025 and a Consent Order under Claim Number KB-2024-BHM-000004 dated 19th September 2024, relating to Land adjacent to the Kirby Glebe Travellers' site and South of Barn Fishery. Site 1 and Site 2 are shown red on **Exhibit JT01**, with existing consent orders marked shown blue on this same exhibit.

SITE 1

4. Site 1 is located in-between Fanteens Folly and the parcel of land known as 'Land Adj Kirby Glebe Farm, Atherstone Road' to which the authority already has an Injunction in place (KB-2024-BHM-000004).
5. The land to which the Injunction is required is indicated below and is one of the only undeveloped parcels of land that remain that do not have the protection from a planning Injunction. Yet some minor works have taken place (removal of fencing, installation of pipework, laying of hardstanding and the siting of caravans) that suggest the landowner may have changed in recent times. Given the need for the adjacent injunction due to unauthorised development, it's reasonable to believe that the nearby travellers could move onto site 1, without first seeking planning permission for the material change of use of the land. The proposed land for the Injunction is indicated in red and the land which already has an injunction is indicated in blue (Land Adj Kirby Glebe Farm), please see **Exhibit JT01**.

RELEVANT PLANNING HISTORY SITE 1

6. In August 2017, planning permission was granted to convert a small agricultural building to a dwellinghouse – PAP/2016/0410. This grant of permission was prior to the current Development Plan, which was adopted in September 2021.

OBSERVATIONS SITE 1

7. I visited Site 1 on 22 July 2025 accompanied by Andrew Collinson, Principal Development Control Officer. Access to the site was gained via an access track leading from Atherstone Road. Upon entry to the site, having last visited the site on 5 February 2025, it was immediately apparent that recent clearance works, and development had taken place on the land. A compound known as 'Fanteens Folly', which had comprised of a few caravans, hardstanding and a small single storey dwellinghouse surrounded by enclosure fencing, had been cleared.

8. The remaining resultant development is hardstanding and the retained single storey dwellinghouse. Here, the clearance of the land may suggest future planned development. It cannot be demonstrated how the retention of hardcore would be of benefit to the equestrian activities that had taken place on Site 1 previously. Removing this existing development, which had narrowed access to this site, has created additional manoeuvring room, this additional space may ease the process of bringing caravans to this site. Dated photographs showing this area of the site pre and post clearance can be seen in **Exhibit JT02**.
9. Moving further west into Site 1, recent development comprising the laying of hardstanding and the siting of two static caravans is evident, see **Exhibit JT03**. This development is very recent; this new hardstanding and two static caravans do not appear in this location on Google Earth Satellite imagery dated July 2025, as is evidenced by **Exhibit JT02**. Upon visual inspection, one of the two static caravans had been connected to a water source. On review of photographs taken during previous visits, it is my belief that one of these static caravans has been relocated from the former 'Fanteens Folly' compound also found within Site 1. I noted blue piping attached to the caravan via a brass fitment, the piping leads vertically down under the ground, this type of piping is known to me as water piping to supply water. The provision of utilities, such as this water supply, suggests to me that residential use of the static caravans is intended or has already occurred.
10. Regarding utilities, it is suspected by me that water supply pipes have been laid along the length of the northern boundary of Site 1, adjacent to wooden close boarded fencing which demarcates the current extent of the Kirby Glebe Farm Gypsy and Travellers Site. As can be seen from site photographs and Google Earth Satellite imagery dated July 2025, vegetation has been disturbed, and a continuous line of ground works can be seen by **Exhibit JT04**. Based upon my experience, these works are to prepare the site for further planned development. The provision of utilities would enable permanent habitation of this land by member of the Gypsy and Traveller Community.

11. Neighbouring Site 1 to the south is existing Atherstone Road Injunction land. Presently, there is a single static caravan, and four storage containers located on this adjacent land. To the west is existing Barn Fishery Injunction land. To the north is the wider Kirby Glebe Farm Gypsy and Traveller site. By virtue of Site 1 being flanked by land occupied by the Gypsy and Traveller Community, it is suspected that development of this land to incorporate Site 1 into a larger combined Gypsy and Traveller site is highly likely to occur.

REASONS FOR THE NEED FOR INJUNCTIONS FOR SITE 1

12. As of the date of this statement, the Land Registry title deed for this site (WK487422) is pending application. This suggests that ownership is currently being transferred by the current listed landowner David John Pitt and Kaye Linda Pitt of 3 Marlowe Close, Galley Common, Nuneaton CV10 9QP **Exhibit JT05**.

13. It is my view that recent development of Site 1 shows a clear desire within the locality for additional Gypsy and Traveller plots. It is reasonable to assume that such development will occur on Site 1, as is evidenced by the recent siting of two static caravans and associated development. Site 1 contains an access track that leads to Barn Fishery, this track with established between June 2023 and November 2024 without planning consent. The land at Barn Fishery is subject to its own Planning Injunction because of previous unauthorised development. The two sites subject to existing injunctions have a direct relationship (Father and Son), Site 1 is located between these two Injunctions and therefore is highly likely that further unauthorised development could take place.

14. Upon spatial assessment of Site 1, it is my view that this land could reasonably accommodate a substantial number of caravans. Due to the lack of planning consent, the impact of this suspected development cannot be assessed or any potential impacts mitigated.

SITE 2

15. Site 2 - Land Lying to the North West of Atherstone Road (WK397261) is located centrally within the main Kirby Glebe Farm Travellers site. Recent visits have indicated the land has been subdivided into plots and caravans have started to move onto some of the plots, but not all. Also, a response to a Planning Contravention Notice has indicated that the current occupiers are relations of the families that already live on the permitted plots opposite the site for the injunction, this is demonstrated via **Exhibit JT06**.

RELEVANT PLANNING HISTORY SITE 2

19. Planning permission was granted in April 2012 for Erection of a block of four timber stables, to house ponies and storage of hay and bedding materials – PAP/2011/0262. This permission was implemented, and the block remains in situ on the land, albeit in a dilapidated state. At last inspection, it was not being actively used.
20. Planning application reference: PAP/2019/0457 - 'Change of use of land to use as a residential caravan site for 7 no: gypsy families, each with 2 no: caravans, together with laying of hardstanding and erection of 3 no: ancillary amenity buildings', was refused by the Local Planning Authority on 5 November 2019. An appeal against the LPA's decision to refuse planning permission was made with the Planning Inspectorate, planning permission was subsequently granted by the Planning Inspectorate as a result of this appeal. However, the site has not been laid out in accordance with the plans.

OBSERVATIONS SITE 2

21. In times past this site had been remarked as the only portion of the Kirby Glebe Gypsy and Traveller Site to have remained largely undeveloped. This site had provision for equestrian use and horse grazing. In line with the former use, a stable was provided, with the relevant permission - PAP/2011/0262.

22. Site 2 was visited on the same day I had attended Site 1, on 22 July 2025. As such, access to the site was gained via the same access track leading from Atherstone Road. I noticed change to Site 2 upon immediate attendance. What had been an open site is now subdivided into approximately 6 plots. These plots form what are on visual inspection and my experience, plots laid out for residential occupation by the Gypsy and Traveller Community. With reference to **Exhibit JT07**, recent development of the land is evident when drawing comparison with Google Earth aerial imagery dated November 2024 and July 2025.

23. Each of these plots is defined by boundary treatments, these being typically either tall close boarded wooden fencing or brick-built walls. Each plot has also been laid with gravel hardstanding's. Prior to the subdivision of Site 2 into plots, it was possible to walk from the west side to the north side of the plot, this is now not possible due to the provision of tall fencing. Examples of these plots witnessed is shown via **Exhibit JT08**. With reference to one of the exhibited photographs, it is my belief that these touring caravans are being lived in, caravan doors and windows were seen open, and domestic washing had been hung out to dry.

24. The stables approved via planning permission PAP/2011/0262 is no longer being used for equestrian purposes. The stable was witnessed in a dilapidated state. Four out of the six plots have now been occupied by the Gypsy and Traveller Community, with the siting of touring caravans evident on these associated plots. I suspect that the two unoccupied plots are to be occupied shortly, these plots have been laid out in similar fashion to those now occupied. Within both unoccupied sites, blue pipes that I associate with the provision of a water supply were found strewn about.

REASONS FOR THE NEED FOR INJUNCTIONS FOR SITE 2

25. As of the date of this statement, the Land Registry title deed for this site (WK397261) is pending application. This suggests that ownership is currently being transferred by the current

listed landowner THOMAS CORCORAN of 7 Long Green, Cressing, Braintree CM77 8DL, please refer back to **Exhibit JT06**.

26. Site 2, again, as evidenced, has undergone a material change of use of land for residential purposes for members of the Gypsy and Traveller Community, without the benefit of planning permission. In order to establish information about the proposed, Planning Contravention Notices (PCNs) were served on surrounding plots. In response to this service, two PCNs were returned. A PCN is a key tool within the Planning Enforcement toolkit. It is essentially a formal questionnaire that recipients must respond to with truthful answers, for the avoidance of committing an offence. It allows the local planning authority to require information about any operations being carried out; any use of; or any activities being carried out on the land, and; can be used to invite its recipient to respond constructively to the local planning authority about how any suspected breach of planning control may be satisfactorily remedied.

27. The first PCN returned was from Martin Torrens of Plot 4, Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB, as indicated on **Exhibit JT09**. The notice revealed that Martin Torrens has begun the process of purchasing the land (WK397261) which includes Site 2, in February 2025. Mr advises he is awaiting completion of the sale. When questioned upon whom else holds an interest in Site 2, Mr Torrens states that a Teresa Torrens, Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB and Helen Rochford, Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB, also have an interest in the land. Martin Torrens confirmed that he is a part of the Gypsy and Traveller Community and has been since birth and he began residential occupation of Site 2 on 25 February 2025. When asked 'How many caravans are occupied on the land, and how many people intend to live on the land?' Mr advises, 'currently caravans being occupied on the land'. When asked when operation development of the land began (i.e. laying of hardstanding, connection of services, erection of fences) Mr Torrens disclosed that, 'all operational development was carried out before the purchase of the land'. When asked 'is it your intention to use this as a permanent residential

pitch' Martin Torrens confirms, "Yes". As previously stated, a planning application is to be submitted by Philip Brown Associates on behalf of Martin Torrens.

28. The second PCN response received was completed by Teresa Torrens, see **Exhibit JT10**, Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB. Teresa Torrens' stated that her interest in Site 2 is as follows: 'Started the process of purchasing the and in February 2025. Awaiting completion of the sale. Note that not all of the land shown under the area edged red is under the ownership of those mentioned in section 1 or 3' (those mentioned being Martin Torrens, Teresa Torrens and Helen Rochford). The returned PCN of Teresa Torrens reads almost identical to the one returned by Martin Torrens. It was again confirmed by Teresa Torrens that it is her intention to use Site 2 as a permanent residential pitch.

29. REASONS FOR WITHOUT NOTICE APPLICATION ON SITE 1 & SITE 2

The need for injunctions on land in the immediate locality has been demonstrated and evidenced to the satisfaction of the Court.

30. As is evident from PCN responses, it is demonstrable that even with the suggestion of a further application submission(s), an injunction is the only power a Local Planning Authority can use to try and apprehend further breeches of planning control, namely the moving of further caravans onto the land and the carrying out of further operational development without planning permission. The authority and relevant parties will continue to work together to regularise and or remedy the matters on the site after the grant of an injunction.

31. Whilst the planning history will be a material consideration, specifically in relation to site 1 which had permission for residential use, it does not prevent the authority from seeking an Injunction under section 187B1 of the TCPA 1990 which makes it clear that: "*Where a local planning authority consider it necessary or expedient for any actual or **apprehended** breach of planning control to be restrained by injunction, they may apply to the court for an injunction,*

whether or not they have exercised or are proposing to exercise any of their other powers under this Part.” Given no permission has been granted that can still be implemented, the injunction will apprehend a further serious breach of planning control from taking place. This part of the legislation also covered persons whose identity is unknown.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed:

A solid black rectangular box used to redact the signature of the witness.

Dated: 11 August 2025

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT01

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

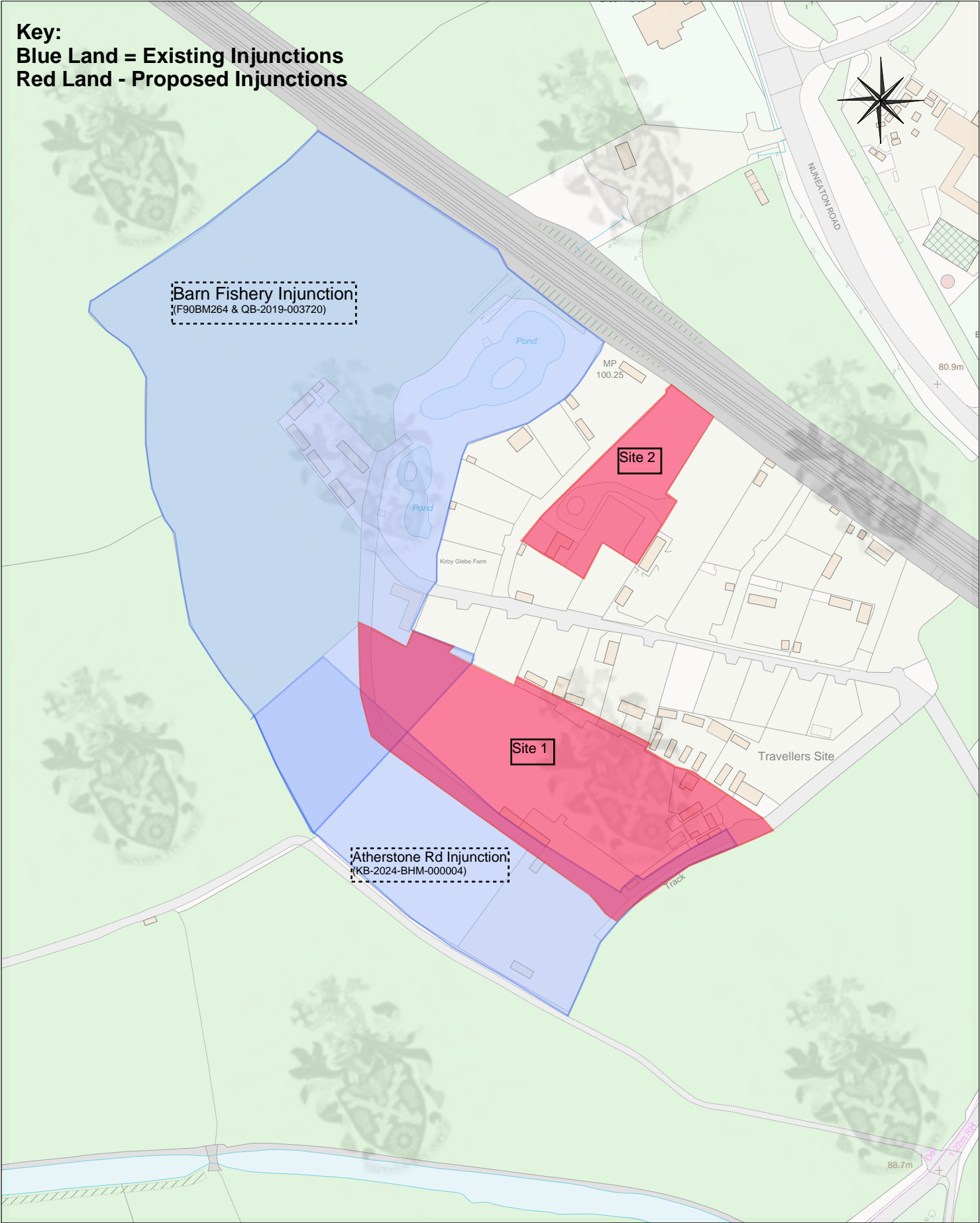
This is the exhibit JT01 referred to in the Witness Statement of Julian Turner

Signed:



Dated: 11 August 2025

Key:
Blue Land = Existing Injunctions
Red Land - Proposed Injunctions



North Warwickshire Borough Council
The Council House
South Street
Atherstone
CV9 1DE



Date: 30 July 2025
Scale: 1:2500

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT02

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT02 referred to in the Witness Statement of Julian Turner

Signed:



Dated: 11 August 2025

Dwelling approved via PAP/2016/0410

A
B

Entrance to site from Atherstone Road

Image © 2025 Airbus

Dwelling approved via PAP/2016/0410



Entrance to site from Atherstone Road

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT03

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT03 referred to in the Witness Statement of Julian Turner

Signed:



Dated: 11 August 2025

A

JT03



IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT04

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT04 referred to in the Witness Statement of Julian Turner

Signed:

A large black rectangular redaction box covering the signature area.

Dated: 11 August 2025

JT04

7/2025



Image © 2025 Airbus

Page 19 of 54
Google Earth

1945

Imagery Date: 7/4/2025 52°33'22.24" N 1°31'05.29" W elev 0 m eye alt 212 m



IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT05

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT05 referred to in the Witness Statement of Julian Turner

Signed:

A dark red rectangular box redacting the signature, with a handwritten checkmark to its right.

Dated: 11 August 2025

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Property details

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Title number: WK487422

Address: Land On The East Side Of Stoneleigh Glebe Farm, Atherstone Road, Hartshill, Nuneaton (CV10 0TB)

Tenure: Freehold

This Title is administered by: HM Land Registry, Gloucester Office

Pending application

There is at least one pending application for registration against this title number.

You may want to view the day list using the Application Enquiry service.

If you proceed with this application then the official copies of the register and title plan will be backdated.

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number WK487422

Edition date 21.11.2016

- This official copy shows the entries on the register of title on 14 MAR 2025 at 16:28:25.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 Jul 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

WARWICKSHIRE : NORTH WARWICKSHIRE

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the east side of Stoneleigh Glebe Farm, Atherstone Road, Hartshill, Nuneaton (CV10 0TB).
- 2 (12.07.2001) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 22 June 2001 made between (1) Andrew Mark Jacques and (2) David John Pitt and others.
NOTE: Original filed under WK394768.
- 3 (12.07.2001) The Transfer dated 22 June 2001 referred to above contains a provision as to light or air.
- 4 (21.11.2016) The land has the benefit of any legal easements granted by the Transfer dated 11 November 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.11.2016) PROPRIETOR: DAVID JOHN PITT and KAYE LINDA PITT of 3 Marlowe Close, Galley Common, Nuneaton CV10 9QP.
- 2 (21.11.2016) The value stated as at 21 November 2016 was £80,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (21.11.2016) A Transfer of the land in this title dated 11 November

Title number WK487422

C: Charges Register continued

2016 made between (1) David John Pitt, Kaye Linda Pitt, Beverley Ann Underhill and Nicola Reynolds and (2) David John Pitt and Kaye Linda Pitt contains restrictive covenants.

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 18 July 2025 shows the state of this title plan on 14 March 2025 at 16:28:25. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Gloucester Office .



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Kirby Glebe Farm



Travellers Site

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT06

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT06 referred to in the Witness Statement of Julian Turner

Signed:

A large black rectangular redaction box covering the signature area.

Dated: 11 August 2025

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Property details

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Title number: WK397261
Address: Land Lying To The North-West Of Atherstone Road, Mancetter, Atherstone
Tenure: Freehold
This Title is administered by: HM Land Registry, Gloucester Office

Pending application

There is at least one pending application for registration against this title number.

You may want to view the day list using the Application Enquiry service.

If you proceed with this application then the official copies of the register and title plan will be backdated.

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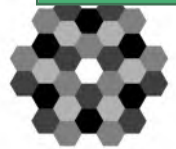
Land Charges Services

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number WK397261

Edition date 24.07.2019

- This official copy shows the entries on the register of title on 18 MAR 2025 at 13:25:29.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 Jul 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

WARWICKSHIRE : NORTH WARWICKSHIRE

- 1 (19.06.1997) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the north-west of Atherstone Road, Mancetter, Atherstone.
- 2 (27.09.2001) The land has the benefit of the following rights reserved by a Transfer of the adjoining land to the south-east dated 17 September 2001 made between (1) Andrew Mark Jacques (Transferor) and (2) Roy Anthony Grassby and Kaz Michelle Bindley (Transferees):-

"The Transferor reserves the right for the owners and occupiers of the retained land to carry on any farming activity on it notwithstanding that it may be or become a nuisance or annoyance to the Transferee or the owner or occupier for the time being of the land hereby transferred

The Transferor reserves the right to discharge rain water onto or into drains ditches or watercourses in or on the land hereby transferred"
- 3 (29.10.2001) The land has the benefit of the rights granted by a Deed dated 26 September 2001 made between (1) Alfred John Harris and (2) Andrew Mark Jacques.

NOTE: Original filed under WK369648.
- 4 (14.11.2001) The land has the benefit of the following rights reserved by a Transfer of adjoining land to the north-west dated 1 October 2001 made between (1) Andrew Mark Jacques (Transferor) and (2) Anthony Douglas Green and Jacqueline Edith Green (Transferees):-

"1. The Transferor reserves the right for the owners and occupiers of the Retained Land to carry on any farming activity on it notwithstanding that it may be or become a nuisance or annoyance to the Transferee or the owner or occupier for the time being of the land hereby transferred

2. The Transferor reserves the right to discharge rain water onto or into drains ditches or watercourses in or on the land hereby transferred from the Retained Land"
- 5 (23.11.2001) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title

Title number WK397261

A: Property Register continued

dated 7 November 2001 made between (1) Andrew Mark Jacques and (2) David Royston Tromans and Heather Tromans.

NOTE: Original filed.

- 6 (23.11.2001) The Transfer dated 7 November 2001 referred to above contains provisions.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (24.07.2019) PROPRIETOR: THOMAS CORCORAN of 7 Long Green, Cressing, Braintree CM77 8DL.
- 2 (24.07.2019) The price stated to have been paid on 24 July 2019 was £15,000.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 18 July 2025 shows the state of this title plan on 18 March 2025 at 13:25:29. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Gloucester Office .

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Green Acres

Cross Lanes Farm
(Nursery)



8965

8057

Fernlea

Holmleigh

Kenilworth House
Bonfield Cottage

063

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT07

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT07 referred to in the Witness Statement of Julian Turner

Signed:



Dated: 11 August 2025

11/2024

November 2024

JT07

Image © 2025 Airbus

Google Earth

Imagery Date: 11/26/2024 52°33'26.36" N 1°31'04.96" W elev 0 m eye alt 213 m

1945

7/2025

July 2025

JT07

Image © 2025 Airbus

Google Earth

Imagery Date: 7/4/2025 52°33'29.77" N 1°31'13.58" W elev 0 m eye alt 213 m

1945

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT08

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT08 referred to in the Witness Statement of Julian Turner

Signed:

A large black rectangular redaction box covering the signature area.

Dated: 11 August 2025

A



B



C



D



E



F





IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT09

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT09 referred to in the Witness Statement of Julian Turner

Signed:

A large black rectangular box redacting the signature of the witness.

Dated: 11 August 2025



JT09

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING CONTRAVENTION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

SERVED BY: North Warwickshire Borough Council
REFERENCE: CMP/2025/00057

Served To: **Martin Torrens**

- **THIS NOTICE** is served by the Council because it appears that there may have been a breach of planning control, as defined in section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council therefore requires you, in exercise of its powers under section 171C(2) and (3), in so far as you are able, to provide certain information about interest in, and activities on, the land.

- **THE LAND TO WHICH THE NOTICE RELATES**

Land within Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB

The land subject to this notice is shown outlined in **RED** on the attached plan.

- **THE MATTER(S) WHICH APPEAR(S) TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the material change in use of land to residential gypsy and traveller pitches with the siting of caravans as associated development.

- **WHAT YOU ARE REQUIRED TO DO**

Provide answers in writing, in the space provided to the following questions. You may continue on a separate sheet if required, clearly indicating which question the information relates to. You may wish to keep a copy of your response for your records, before returning it to the Council at the address above.

General Information**1. Please state in full**

Your Full Name = MARTIN TORRENS

Date of Birth = [REDACTED]

Current Address* = PLOT 4, KIRBY GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, CV10 0TB

Previous Address* =

Contact Number = Email

Address = [REDACTED]

**If a registered Company please include registered name, company number, and full details of the Company secretary).*

2. Please state the nature of your interest and the date of when this interest started in relation to the land described in section 2 and outlined on the attached plan. (i.e date of purchase, signed/dated tenancy agreement, include documents as evidence).

STARTED THE PROCESS OF PURCHASING THE LAND IN FEBRUARY 2025. AWAITING COMPLETION OF THE SALE.

3. Please state the full names and addresses and other contact information you hold, for all other persons known to you that have an interest in the land, (Including any other owner, tenant, bank, building society or financial lender which has granted a mortgage as described in section), 2 and outlined on the attached plan.

TERESA TORRENS, ~~MARTIN~~ KIRBY GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, CV10 0TB

HELEN ROCKFORD
~~MARTIN TORRENS~~, KIRBY GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, CV10 0TB

4. Do you consider yourself to be part of the Gypsy and Traveller Community, and if so please explain.

I AM A PART OF THE GYPSY AND TRAVELLER COMMUNITY. I AND MY FAMILY HAVE LIVED ON TRAVELLER SITES ALL OF OUR LIFE.

Information relating to the suspect breach of planning control (Section 3)
The Site
<p>5. When did you start the residential use of the land?</p> <p>18/11/2024 25/02/2025</p>
<p>6. How many caravans are occupied on the land, and how many people intend to live on the land?</p> <p>CURRENTLY 8 CARAVANS BEING OCCUPIED ON THE LAND.</p>
<p>7. Please detail all operational development that has taken place, and when was it completed? ie laying of hardstanding, connection of services, erection of fences?</p> <p>ALL OPERATIONAL DEVELOPMENT WAS CARRIED OUT BEFORE THE PURCHASE OF THE LAND.</p>
<p>8. Is it your intention to use this as a permanent residential pitch?</p> <p>YES. AS PREVIOUSLY STATED A PLANNING APPLICATION IS TO BE SUBMITTED BY PHILIP BROWN ASSOCIATES ON BEHALF OF MARTIN TORRENS.</p>
<p>9. NOT ALL OF THE LAND SHOWN ON THE AREA EDGED RED IS UNDER THE OWNERSHIP OR IN ANYWAY ASSOCIATED WITH THE PEOPLE MENTIONED IN SECTION 1 OR 3.</p>

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representation about this notice, the Council or representative of the Council, we will consider them with a meeting at The Council House, South Street, Atherstone, CV9 1DE. You must contact the case officer or a member of the planning enforcement team to arrange for a meeting to take place prior to the date by which you need to respond to this notice (21 days). You will be able to make any such offer or representation in person at that time and place.

15. WARNING

It is an **offence** to fail, without reasonable excuse, to comply with any requirement of this notice within the twenty-one (21) days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine not exceeding level 3 (£1000) on the standard scale. Continuing failure to comply following

a conviction will constitute a further offence. It is also an offence to knowingly or recklessly give information, in response to this notice, **which is false or misleading in any way**. The maximum penalty on conviction of this offence is an unlimited fine.

16. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action to deal with the suspect breach of planning control. In particular, they may issue an enforcement notice under section 172 of the 1990 Act, requiring the breach, or an injury to amenity cause by it, to be remedied. Please note in accordance with Section 186(5) of the 1990 Act, if a stop notice is served under section 183 of the Act, then no compensation is payable in the case of a claimant who was required to provide information on this notice, in respect of any loss or damage suffered which could have been avoided if the information was provided or had otherwise co-operated with the authority when responding to this notice.

Date of Notice: Tuesday, April 15, 2025

Nominated Officer

Ryan Lee-Wilkes

Principal Planning Enforcement Officer

01827 719290

planningenforcement@northwarks.gov.uk

Signed:

A solid dark red rectangular box used to redact the signature of the authorized officer.

Jeff Brown
(Authorised Officer)
Head of Development Control
North Warwickshire Borough Council



North Warwickshire Borough Council
The Council House
South Street
Atherstone
CV9 1DE



Date: 15 April 2025
Scale: 1:1250

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Ordnance Survey AC0000823273

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Julian Turner
First Witness Statement
Exhibit JT10

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit JT10 referred to in the Witness Statement of Julian Turner

Signed:

A large black rectangular box redacting the signature of the witness.

Dated: 11 August 2025



JT10

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING CONTRAVENTION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

SERVED BY: North Warwickshire Borough Council
REFERENCE: CMP/2025/00057

Served To: *Teresa-Torren*

- **THIS NOTICE** is served by the Council because it appears that there may have been a breach of planning control, as defined in section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council therefore requires you, in exercise of its powers under section 171C(2) and (3), in so far as you are able, to provide certain information about interest in, and activities on, the land.

- **THE LAND TO WHICH THE NOTICE RELATES**

Land within Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB

The land subject to this notice is shown outlined in **RED** on the attached plan.

- **THE MATTER(S) WHICH APPEAR(S) TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the material change in use of land to residential gypsy and traveller pitches with the siting of caravans as associated development.

- **WHAT YOU ARE REQUIRED TO DO**

Provide answers in writing, in the space provided to the following questions. You may continue on a separate sheet if required, clearly indicating which question the information relates to. You may wish to keep a copy of your response for your records, before returning it to the Council at the address above.

General Information**1. Please state in full**

Your Full Name = TERESA TORRENS

Date of Birth = [REDACTED]

Current Address* = KIRBY GLEBE FARM, ATHERSTONE ROAD,
HARTSHILL, CV10 0TB

Previous Address* =

Contact Number = Email [REDACTED]

Address = [REDACTED]

**If a registered Company please include registered name, company number, and full details of the Company secretary).*

2. Please state the nature of your interest and the date of when this interest started in relation to the land described in section 2 and outlined on the attached plan. (i.e date of purchase, signed/dated tenancy agreement, include documents as evidence).

STARTED THE PROCESS OF PURCHASING THE LAND IN FEBRUARY 2025. AWAITING COMPLETION OF THE SALE. NOTE THAT NOT ALL OF THE LAND IS SHOWN UNDER THE AREA EDGED RED IS UNDER THE OWNERSHIP OF THOSE MENTIONED IN SECTION 1 OR 3

3. Please state the full names and addresses and other contact information you hold, for all other persons known to you that have an interest in the land, (Including any other owner, tenant, bank, building society or financial lender which has granted a mortgage as described in section), 2 and outlined on the attached plan.

MARTIN TORRENS, PLOT 4, KIRBY GLEBE FARM,
ATHERSTONE ROAD, HARTSHILL, CV10 0TB

HELEN ROCHFORD, KIRBY GLEBE FARM, ATHERSTONE
ROAD, HARTSHILL, CV10 0TB

4. Do you consider yourself to be part of the Gypsy and Traveller Community, and if so please explain.

I AM A PART OF THE GYPSY AND TRAVELLER COMMUNITY. I AND MY FAMILY HAVE LIVED ON TRAVELLER SITES ALL OF OUR LIFE

Information relating to the suspect breach of planning control (Section 3)

The Site

5. When did you start the residential use of the land?

25/02/2025

6. How many caravans are occupied on the land, and how many people intend to live on the land?

CURRENTLY 8 CARAVANS BEING OCCUPIED ON THE LAND

7. Please detail all operational development that has taken place, and when was it completed? ie laying of hardstanding, connection of services, erection of fences?

ALL OPERATIONAL DEVELOPMENT WAS CARRIED OUT BEFORE THE PURCHASE OF THE LAND

8. Is it your intention to use this as a permanent residential pitch?

YES. AS PREVIOUSLY STATED A PLANNING APPLICATION IS TO BE SUBMITTED BY PHILIP BROWN ASSOCIATES ON BEHALF OF TERESA TORRENS

9.

NOT ALL OF THE LAND SHOWN ON THE AREA EDGED RED IS UNDER THE OWNERSHIP OR IN ANYWAY ASSOCIATED WITH THE PEOPLE MENTIONED IN SECTION 1 OR 3

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representation about this notice, the Council or representative of the Council, we will consider them with a meeting at The Council House, South Street, Atherstone, CV9 1DE. You must contact the case officer or a member of the planning enforcement team to arrange for a meeting to take place prior to the date by which you need to respond to this notice (21 days). You will be able to make any such offer or representation in person at that time and place.

15. WARNING

It is an **offence** to fail, without reasonable excuse, to comply with any requirement of this notice within the twenty-one (21) days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine not exceeding level 3 (£1000) on the standard scale. Continuing failure to comply following

a conviction will constitute a further offence. It is also an offence to knowingly or recklessly give information, in response to this notice, **which is false or misleading in any way**. The maximum penalty on conviction of this offence is an unlimited fine.

16. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action to deal with the suspect breach of planning control. In particular, they may issue an enforcement notice under section 172 of the 1990 Act, requiring the breach, or an injury to amenity caused by it, to be remedied. Please note in accordance with Section 186(5) of the 1990 Act, if a stop notice is served under section 183 of the Act, then no compensation is payable in the case of a claimant who was required to provide information on this notice, in respect of any loss or damage suffered which could have been avoided if the information was provided or had otherwise co-operated with the authority when responding to this notice.

Date of Notice: Tuesday, April 15, 2025

Nominated Officer

Ryan Lee-Wilkes
Principal Planning Enforcement Officer
01827 719290
planningenforcement@northwarks.gov.uk

Signed:



Jeff Brown
(Authorised Officer)
Head of Development Control
North Warwickshire Borough Council



North Warwickshire Borough Council
The Council House
South Street
Atherstone
CV9 1DE



Date: 15 April 2025
Scale: 1:1250

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Ordnance Survey AC0000823273

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibits RLW01 to RLW07
CLAIM NO:

**IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY**

BETWEEN:

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

-and-

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

Sites 1 and 2

- (9) PERSONS UNKNOWN

BRINGING CARAVANS/MOBILE HOMES ON TO THE LANDS KNOWN AS LAND ON THE EAST SIDE OF STONELEIGH GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, NUNEATON CV10 0TB (WK487422 - "SITE 1") **AND** LAND LYING TO THE NORTH-WEST OF ATHERSTONE ROAD, MANCETTER, ATHERSTONE (WK397261 - "SITE 2") ("THE LANDS") TO LIVE IN, OR UNDERTAKING ANY FURTHER DEVELOPMENT (INCLUDING RESIDENTIAL OCCUPATION) AS DEFINED BY SECTION 55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 ON THE LANDS

Defendants

WITNESS STATEMENT OF

Ryan Lee-Wilkes, Principal Planning Enforcement Officer at North Warwickshire Borough Council, The Council House, South Street, Atherstone, CV9 1DE **WILL SAY AS FOLLOWS:**

1. I, Ryan Lee-Wilkes am the Principal Planning Enforcement Officer at North Warwickshire Borough Council, the claimant in this claim. I'm an associate member of the Royal Town Planning Institute (RTPI) and have been employed as Principal Planning Enforcement Officer at the Borough Council since October 2022. I have worked within the local government planning sector since 2009 and specifically in an enforcement role since 2016.
2. The facts in this statement come from my personal knowledge and evidence obtained from site visits to the land. Also, from the reading of documents relating to previous activity on the surrounding Traveller Site known as Kirby Glebe. I believe that the facts stated in this witness statement are true.
3. I am line manager to Mr Julian Turner (Planning Enforcement Officer) and following his site visit to the Kirby Glebe travellers' site on the 22nd July 2025, he updated me with his findings. Given my previous knowledge and involvement in the wider site this statement is to be read in support of Mr Turner's first witness statement. Where evidence of multiple breaches of planning control have been evidenced. These mainly indicate the presence of multiple caravans being used for residential purposes and the associated operation development.

BACKGROUND

4. As evidenced in Mr Turner's statement multiple breaches of planning control have already occurred on parcels of land (referred to as "Site 1" and "Site 2") by some parties that are known and currently unknown to the authority. It is suspected that families that already reside on the wider site may have some involvement, given the proximity to their land. These breaches of planning control have occurred despite the suspected parties having been involved in previous court matters regarding the existing injunctions on the wider site.

5. The surrounding land has two existing injunctions in place one relating to land known as Barn Fishery, Atherstone Road Hartshill with Court Order (F90BM264 & QB-2019-003720) dated 12th March 2025, **see exhibit RLW01**. A further injunction is in place for land North of Atherstone Road and South of Barn Fishery with Court Order (KB-2024-BHM-000004) dated 19th September 2024, **see exhibit RLW02**. A wider site plan clearly displays the close relationship between the land for the proposed and where the existing injunctions are in force, **see exhibit RLW03**.

WHY AN INJUNCTION IS NEEDED

6. As evidenced by the need for the existing injunctions, residents of the wider site and persons unknown are continuing in their unreasonable behaviour to carry out unauthorised development. Despite previous court and formal enforcement actions, currently two Court injunctions are in force on the surrounding land parcels.
7. With the Barn Fishery injunction site (12/03/25), the authority is currently in receipt of a retrospective planning application (PAP/2024/0538) and is under consideration. The previously refused and dismissed application submission was not for members of the Traveller Community. The more recent submission is for residential use for members of the Traveller community. This is a different material planning consideration that the authority must consider, despite the previous determined applications. The current residents are likely to be in contempt of the current order, given they have moved further caravans onto the land. However, it is not considered to be in the interests of the relevant parties to bring more formal proceedings until the outcome of this application is known including any subsequent appeals.
8. Similarly, with the Atherstone Road injunction site (19/09/24), a retrospective application is also under consideration (PAP/2024/0186) for traveller residential use. However, with this site the Court Order already details the steps required for the unauthorised development to be resolved in the event that the application is refused, and any subsequent appeal is dismissed. The Order requires the residential use to cease and remove all caravans and hardstanding from the land. Therefore, these further injunctions are required because increased development of this nature could

be detrimental to the wider community without the necessary planning controls in place. These controls are usually achieved if planning permission is granted (with conditions) following an application submission.

9. It is believed that Site 1 is currently in process of being transferred. Enquiries have been made and the TR1 form provided indicates the new owners as a Mr Christopher Torrens, **see exhibit RLW04**. To bring this matter to their attention as current landowners.
10. The parties have a clear disregard for the lawful planning system, evidenced with the operational development to install utility infrastructure (pipework and drainage) as indicated in Mr Turners statement. Plus, with the siting of two static caravans likely to trigger a material change in use of the land, without first seeking planning permission to do so.
11. Regarding Site 2 some of the current occupants are relatives of the residents that live opposite the Site2, **see exhibit RLW05**. In early 2025 when some minor site clearance works were taking place on Site 2, I visited the site and discussed with Mr M Torrens what the intension was for the land. At the time he advised that the land had been abandoned by the previous owner, and he just wanted it made safe for children to play on. He arranged for land to be cleared. He briefly mentioned future development and I stressed that planning permission would be required. I advised the principle of development for further traveller pitches, given its central location to the site may be acceptable, subject to the normal planning application process.
12. In April 2025 the authority received further calls from members of the public suggesting that large hardcore deliveries and further caravans had arrived on Kirby Glebe. A further site visit (15/04/2025) to Site 2 confirmed that large hardstanding area had been created, and caravans had been moved onto the land. The caravan appeared to be occupied. This confirmed a breach of planning control had occurred, with the material change in use of land for residential purposes for members of the traveller community with associated operational development. This was despite clear advise been given previously as to the need for planning permission.

13. Following this visit, Planning Contravention Notices (PCN) were served (hand delivered) to establish the facts of the matter. Included within the PCN's were Welfare Questionnaire's which were not returned. At the time of serving, I asked if people needed assistance completing the forms and was advised that other members of the family will be able to assist. Shortly after the visit I was contacted by Mr Phillip Brown (a Planning Agent who regularly acts on behalf of members of the Traveller Community) via email on the 5th May 2025, he stated that as "*Martin Torrens and his mother Theresa Torrens cannot read or write.*" he will complete and return the PCN's. **See exhibit RLW06.**
14. The PCN responses are almost identical and indicate that at that time eight caravans were on the land and Martin Torrens, Teresa Torrens and Helen Rochford had an interest in the land. **See exhibit RLW07.** The response also states that a retrospective application is to be submitted by Mr Brown (section 8 in PCN response). No application has yet been submitted to the authority.
15. This demonstrates that even with the suggestion of a further application submission(s), an injunction is the **only power** a Local Planning Authority can use to try an **apprehend** further breeches of planning control, namely the moving of further caravans onto the land and the carrying out of further operational development without planning permission. The authority and relevant parties will continue to work together to regularise/remedy the matters on the site after the grant of an injunction.

PERSONS UNKNOWN

16. Whilst some of the parties are known to the authority most remain unknown despite planning contravention notices having been returned. Given they have only revealed three parties yet eight caravans, clearly more than three people can reside within eight caravans some of which may be young children, but it's likely more adults who remain unknown reside on site 2. Currently with site 1 all the parties remain unknown to the authority.
17. I am told that there is a 6-fold legal test which was articulated in Boyd & Anor v Ineos Upstream Ltd & Ors [2019] EWCA Civ 515 when the Court comes to decide when the

injunction ought to apply against unnamed defendants. I shall now address each of these 6 points, in turn:

- a. There is sufficient and imminent risk of a tortious act being committed such as to justify the application of this 'quia timet' relief. I remain satisfied that there is a significant risk of further breaches of planning control.
 - b. It is impossible to identify the perpetrator of the apprehended breaches of planning control unless they were restrained. In particular, the Council has no way of knowing the names of those people who might be tempted to occupy the Land in the future and nor is there any way for the Council to elicit this information. It is a "known unknown".
 - c. The likelihood of giving notice of the injunction and the method of doing can be set out on the face of the order. Included in draft order detail.
 - d. The terms of the injunction are not so wide as to prohibit lawful conduct and refer directly to the apprehended breaches of planning control. I am satisfied that the injunction is tailored to the apprehended breaches and merely restrains unlawful conduct.
 - e. The terms of the order are sufficiently clear to allow persons who could be affected by the injunction to know what they cannot do.
 - f. There are clear temporal and geographical limits to the injunction as the restraint is limited to clearly identified site(s) and its terms will be fixed for a determinate (and relatively modest) period of time.
18. Since the above case the Judgment in *Wolverhampton City Council and others V London Gypsies and Travellers and others* [2023] UKSC 47, is relevant to this matter in particular to the Traveller community. The outcome detailed in 238(iv) states that

“In deciding whether to grant a newcomer injunction, the application of those principles in the context of trespass and breach of planning control by Travellers will be likely to require an applicant:

(a) to demonstrate a compelling need for the protection of civil rights or the enforcement of public law not adequately met by any other remedies (including statutory remedies) available to the applicant.

(b) to build into the application and into the order sought procedural protection for the rights (including Convention rights) of the newcomers affected by the order, sufficient to overcome the potential for injustice arising from the fact that, as against newcomers, the application will necessarily be made without notice to them. Those protections are likely to include advertisement of an intended application so as to alert potentially affected Travellers and bodies which may be able to represent their interests at the hearing of the application, full provision for liberty to persons affected to apply to vary or discharge the order without having to show a change of circumstances, together with temporal and geographical limits on the scope of the order so as to ensure that it is proportional to the rights and interests sought to be protected.

(c) to comply in full with the disclosure duty which attaches to the making of a without notice application, including bringing to the attention of the court any matter which (after due research) the applicant considers that a newcomer might wish to raise by way of opposition to the making of the order.

(d) to show that it is just and convenient in all the circumstances that the order sought should be made.

(v) If those considerations are adhered to, there is no reason in principle why newcomer injunctions should not be granted.”

19. I believe the evidence provided within this statement and the drafted order comply with the requirements of the Wolverhampton case and confirms that there is no reason in principle why a newcomer (unknown party) injunction should not be granted.
20. Therefore, in accordance with section 187B (Injunctions restraining breaches of planning control) of the Town and Country Planning Act 1990, as amended it is

considered that it's expedient to seek an injunction to prevent any further breach of planning control on the land. If my concerns are realised, in my view the unauthorised activity is likely to cause significant planning harm, with large areas of hardstanding and siting of further caravans in the open countryside its likely to be consider contrary to several policies within the adopted North Warwickshire Borough Council Local Plan 2021 and the Mancetter Neighbourhood Plan 2016-2029.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed

A solid black rectangular box used to redact the signature of the witness.

Dated 11 August 2025

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW01

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit RLW01 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:

A solid dark red rectangular box used to redact a signature.

Dated: 11 August 2025

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim Nos F90BM264 & QB-2019-003720

BETWEEN:

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

-and-

(1) MR HUGH PATRICK McGINLEY

(2) MR WILLY McGINLEY

(3) MR THOMAS CORCORAN

(4) PERSONS UNKNOWN BRINGING CARAVANS/MOBILE HOMES ON TO
THE LAND KNOWN AS BARN FISHERY, ATHERSTONE ROAD,
HARTSHILL, WARWICKSHIRE, CV10 0JB ("THE LAND") TO LIVE IN,
OR UNDERTAKING DEVELOPMENT (INCLUDING RESIDENTIAL
OCCUPATION) AS DEFINED BY SECTION 55 OF THE TOWN AND
COUNTRY PLANNING ACT 1990 ON THE LAND

Defendants



ORDER

IMPORTANT NOTICE – ORDER OF THE COURT

YOU SHOULD READ THIS ORDER CAREFULLY AND LOOK AT THE MAPS WITH CARE. IF YOU DO NOT UNDERSTAND ANYTHING IN THIS ORDER YOU MAY GO TO A SOLICITOR, LEGAL ADVICE CENTRE OR CITIZENS ADVICE CENTRE. ANY MEMBER OF THE PUBLIC HAS THE RIGHT TO APPLY TO THE COURT TO CHANGE OR CANCEL THE ORDER.

IF YOU DO NOT OBEY THE INSTRUCTIONS CONTAINED WITHIN THIS ORDER, YOU WILL BE GUILTY OF CONTEMPT OF COURT AND MAY BE SENT TO PRISON.

Before His Honour Judge Tindal Sitting as a Judge of the High Court on 24 February 2025;

UPON hearing counsel for the Claimant and the solicitor for the First and Second Defendants, and the Third Defendant not attending or being represented;

UPON the First and Second Defendants agreeing to accept service of any documents by email to their solicitors at casework@brilliance.co.uk.

UPON the Court indicating that the Third Defendant may be served with any documents by email to irishvansales@gmail.com;

AND UPON the Court varying the Order of HHJ Wall sitting as a Judge of the High Court, dated 19 November 2019, to amend the named Defendants in the matter;

AND UPON the Court agreeing to extend the Order of HHJ Wall sitting as a Judge of the High Court, dated 19 November 2019;

IT IS ORDERED THAT:

1. The Defendants are amended as follows:
 - a. the First Defendant is Mr Hugh Patrick McGinley;
 - b. the Second Defendant is Mr Willy McGinley;
 - c. the Third Defendant is Mr Thomas Corcoran;
 - d. the Fourth Defendant is "Persons unknown bringing caravans/mobile homes on to the Land known as Barn Fishery, Atherstone Road, Hartshill, Warwickshire, CV10 0JB ("the Land") to live in, or undertaking development (including residential occupation) as defined by section 55 of the Town and Country Planning Act 1990 on the Land".
2. Until 26 February 2028 [three years from date of order]:

Nobody shall (whether by himself or by instructing or encouraging any other person) move any further caravans or mobile homes on to the Land or undertake development on the Land as defined by section 55 of the Town and Country Planning Act 1990 which provides as follows: the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

This would include activities such as the digging of trenches, the erection of any building/structure or the laying of further hardstanding without the written consent of the claimant's solicitor or the further grant of planning permission.

3. The Land referred to in this order are 2 sites namely:
 - a) Known as Barn Fishery, Atherstone Road, Hartshill, Warwickshire as delineated in red on the attached Plan 1.
 - b) At Kirby Glebe Farm, Atherstone Road, Hartshill, Warwickshire as delineated in blue on the attached Plan 2.
4. For the avoidance of doubt, if a person unknown claims that s/he was unaware of the terms of this order when they breached it, they must remove any caravan/mobile home and vacate the site within 4 hours of being informed of the terms of the order. Otherwise, they shall be in contempt of Court.
5. The Claimant shall advertise the terms of this order on its website and affix a laminated copy of this order at two conspicuous locations at the entrance to the Land so that it comes to the attention of visitors.
6. Any party is at liberty to apply to discharge or vary this order upon 48 hours written notice.
7. The First, Second, and Third Defendants shall pay the Claimant's costs to be assessed if not agreed.

Plan 1 - Barn Fishery



Date: 24/10/24

Scale: 1:2500

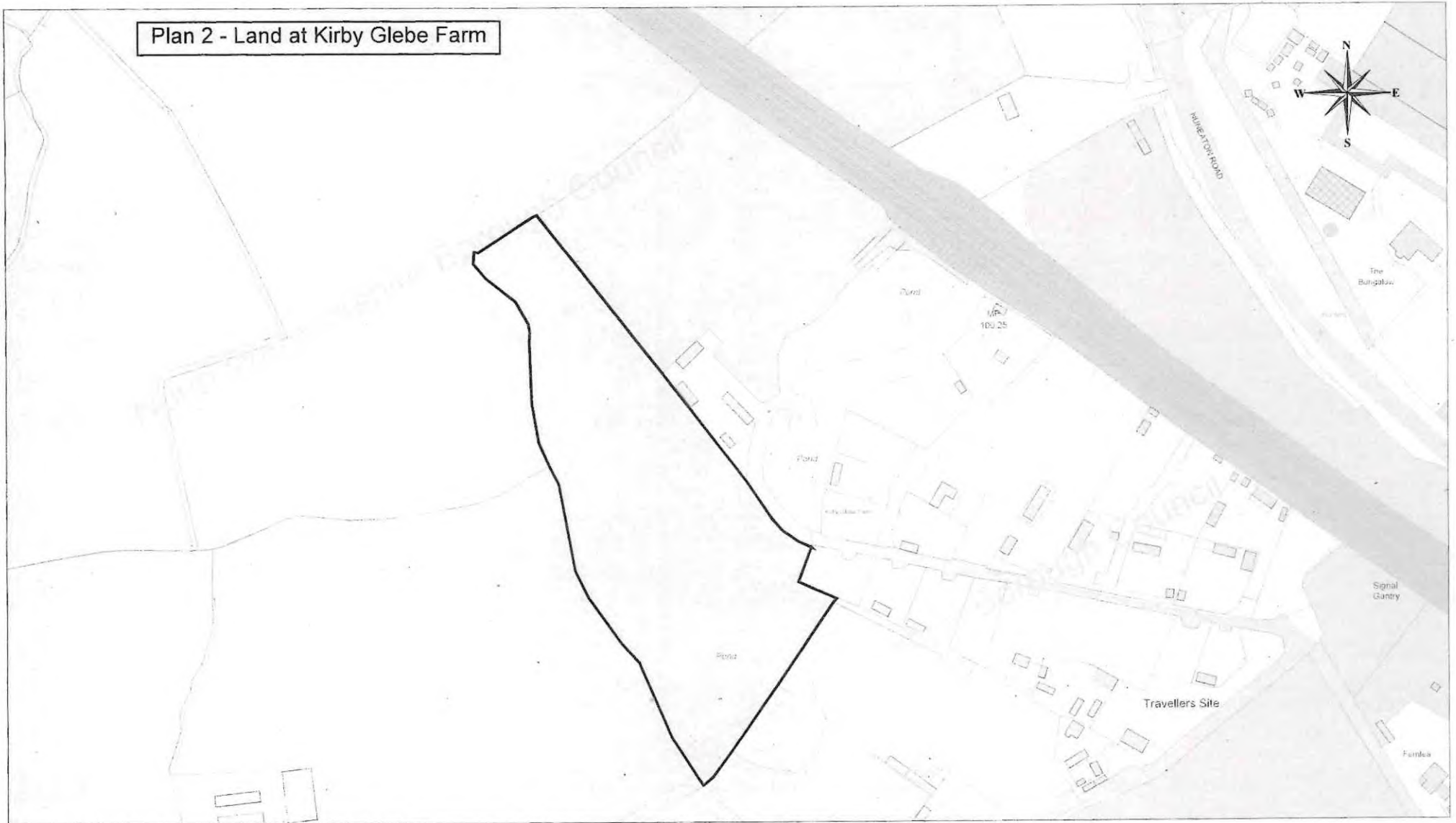


North Warwickshire
Borough Council

(C) Crown copyright and database rights 2024 Ordnance Survey AC0000823273



Plan 2 - Land at Kirby Glebe Farm



Date:24:10:24

Scale: 1:2500

(C) Crown copyright and database rights 2024 Ordnance Survey AC0000823273



North Warwickshire
Borough Council



IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW02

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit RLW02 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 11 August 2025



IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

CLAIM NO

KB-2024-BHM-000004

B E T W E E N :

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

-and-

(1) MR HUGH PATRICK McGINLEY

(2) MR WILLY McGINLEY

(3) PERSONS UNKNOWN BRINGING CARAVANS/MOBILE HOMES ON TO THE LAND TO THE NORTH OF ATHERSTONE ROAD (ADJACENT TO THE KIRBY GLEBE TRAVELLERS' SITE) AND SOUTH OF BARN FISHERY IN WARWICKSHIRE ("THE LAND") TO LIVE IN, OR UNDERTAKING DEVELOPMENT (INCLUDING RESIDENTIAL OCCUPATION) AS DEFINED BY SECTION 55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 ON THE LAND

Defendants

ORDER

IMPORTANT NOTICE TO THE DEFENDANTS

YOU MUST OBEY THIS ORDER OF THE COURT. YOU SHOULD READ IT CAREFULLY. IF YOU DO NOT UNDERSTAND ANYTHING IN THIS ORDER YOU SHOULD GO TO A SOLICITOR, LEGAL ADVICE CENTRE OR CITIZENS ADVICE CENTRE.

IF YOU DO NOT OBEY THE INSTRUCTIONS CONTAINED AT PARAGRAPHS 1, 2, AND 3 OF THIS ORDER, YOU WILL BE GUILTY OF CONTEMPT OF COURT AND MAY BE SENT TO PRISON, FINED OR HAVE YOUR ASSETS SEIZED.

Before HHJ Rawlings, sitting as a Judge of the High Court at the Birmingham District Registry on 17 September 2024;

UPON an application for planning permission for the development of material change of use to residential purposes on the Land having been submitted;

UPON the Claimant and the 1st and 2nd Defendants having indicated their consent to the terms of this Order;

AND UPON the Court reading the evidence filed in support of the claim and being satisfied that it is appropriate to grant relief against the Defendants including the un-named 3rd Defendants

IT IS ORDERED:

- 1. Until final determination of the claim or further order of the Court, the Defendants shall not whether by themselves or encouraging, instructing or allowing another undertake any development (as defined by section 55 of the Town and Country Planning Act 1990) on the Land without the grant of planning permission or the written consent of the Claimant's solicitor. For the avoidance of doubt, nobody may move a mobile home or caravan onto the Land and no person may live on the Land who is not presently living on it.**
- 2. If the 1st or 2nd Defendant sells or leases the Land, they shall:**
 - a) Provide a copy of this order to the prospective purchaser/tenant before the Land (or any part therein) is transferred or contracts exchanged;**
 - b) Provide the full name and contact details of the new owner/tenant to the Claimant's solicitor within 48 hours of the transfer/exchange of contracts.**
- 3. If the 1st or 2nd Defendant has already sold or leased the Land, they shall provide a copy of this order to the purchaser/tenant and provide the full name and contact details of the purchaser/tenant to the Claimant's solicitor as soon as practicable.**

4. The Land referred to in this order is land to the north of Atherstone Road (adjacent to the Kirby Glebe Travellers' site) and south of Barn Fishery which is as delineated and hatched in red on the attached plan.
5. Permission to the Claimant to effect service on the 3rd Defendants by an alternative method namely the Claimant shall:
 - a) Attach copies of this order, the claim form and evidence in a clear plastic envelope conspicuously at the entrance to the Land so that it comes to the attention of any visitors;
 - b) Load up on to its website a copy of this order together with the application, the claim form and evidence so that it is readily and easily accessible by any member of the public including a link to the aforementioned documents from the Claimant's main web page; and

There shall be deemed service upon completion of these steps.

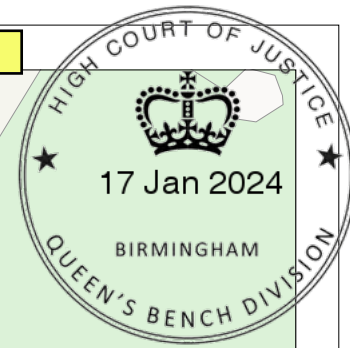
6. In the event that the planning application for residential use of the Land is refused by the Claimant, the 1st Defendant shall lodge any appeal against the same with the Planning Inspectorate within 28 days of any such refusals of planning permission by the Claimant.
7. Following the occurrence of one or more of the following 'trigger' events, the steps applying to that event (as set out below) shall be taken:
 - a. Should the Claimant confirm in writing that the planning application is not valid the Defendants shall have 42 days to make a valid application for planning permission. If no such valid application is made within those 42 days, the Defendants shall cease their residential use of the Land and remove their caravan(s) from the Land within a further 28 days (being a total of 70 days from the date of confirmation in writing of the lack of a valid application having been made);
 - b. Should the Defendant not lodge an appeal against the refusal of the planning application within 28 days of that refusal in accordance with paragraph 6 (above) the Defendants shall cease their residential use of the Land and remove all caravans and hardstanding from the Land within a further 90 days (being a total of 128 days from the date of refusal of the planning application);
 - c. Should any Defendant make an appeal to the Planning Inspectorate against the refusal of the planning application by the Claimant, on the dismissal of any such appeal to the Planning Inspectorate (including any statutory appeal to the High Court by virtue of s288 of the Town and Country Planning Act 1990) the Defendants shall, within 90 days of the dismissal of any such appeal (including any statutory appeal) cease their residential use of the Land and remove all caravans and hardstanding from the Land.
 - d. The expiry of any temporary planning permission for residential use of the Land,

whereupon the Defendants shall, within 28 days of that expiry, cease their residential use of the Land and remove all caravans and hardstanding from the Land within 56 days.

8. The matter is adjourned generally with liberty to restore. If the proceedings are not restored by 29 May 2026, they shall stand dismissed without further order. In the event that planning permission in respect of the planning applications is granted, the parties may apply to the Court to discharge or vary this order.
9. Costs reserved.

Planning Injunction Area

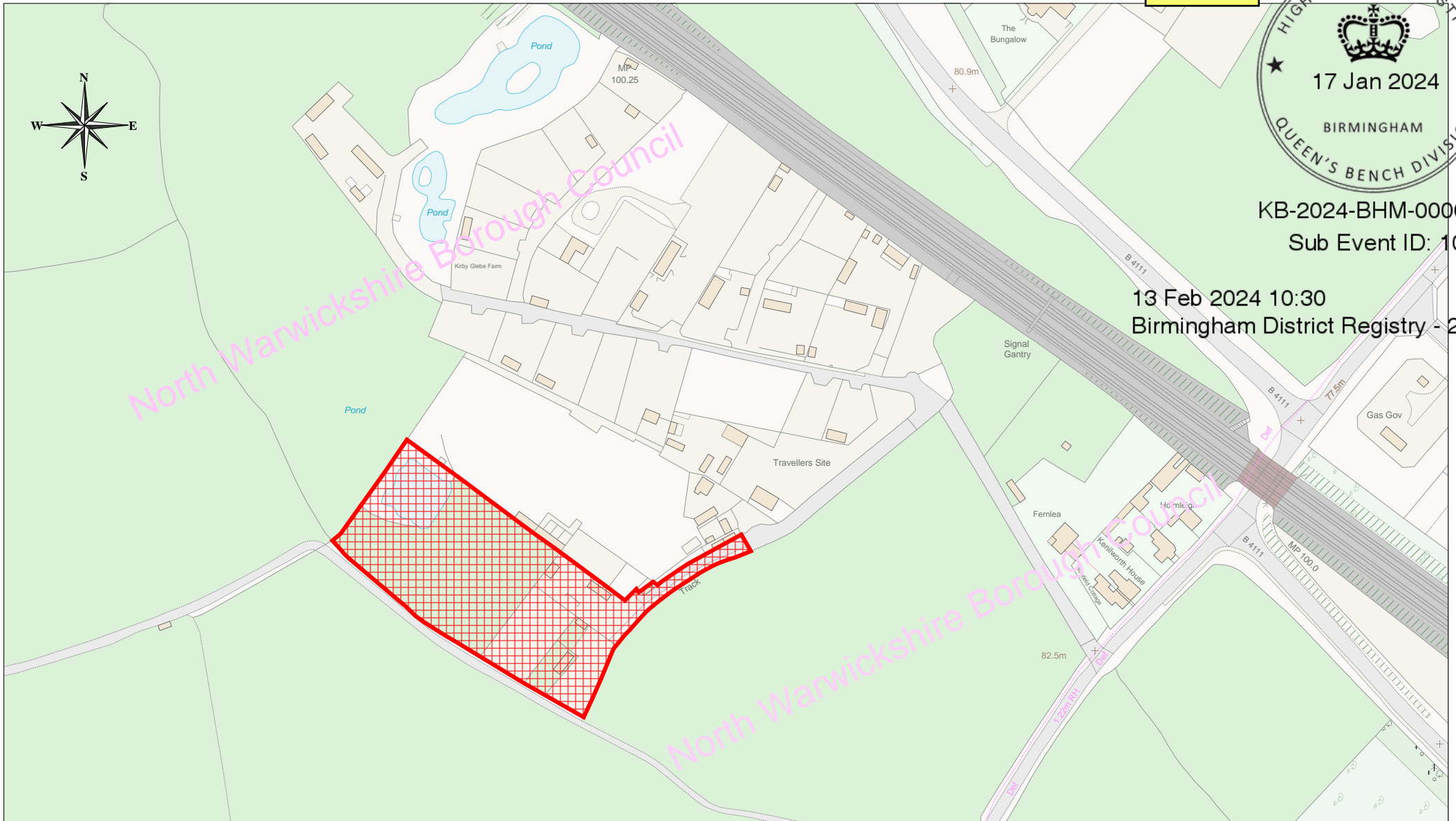
RLW02



KB-2024-BHM-000004

Sub Event ID: 10

13 Feb 2024 10:30
Birmingham District Registry - 205



Date:05:01:24

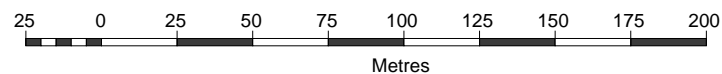
Scale: 1:2500

Reference: CMP/2020/00218

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North Warwickshire
Borough Council



IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW03

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

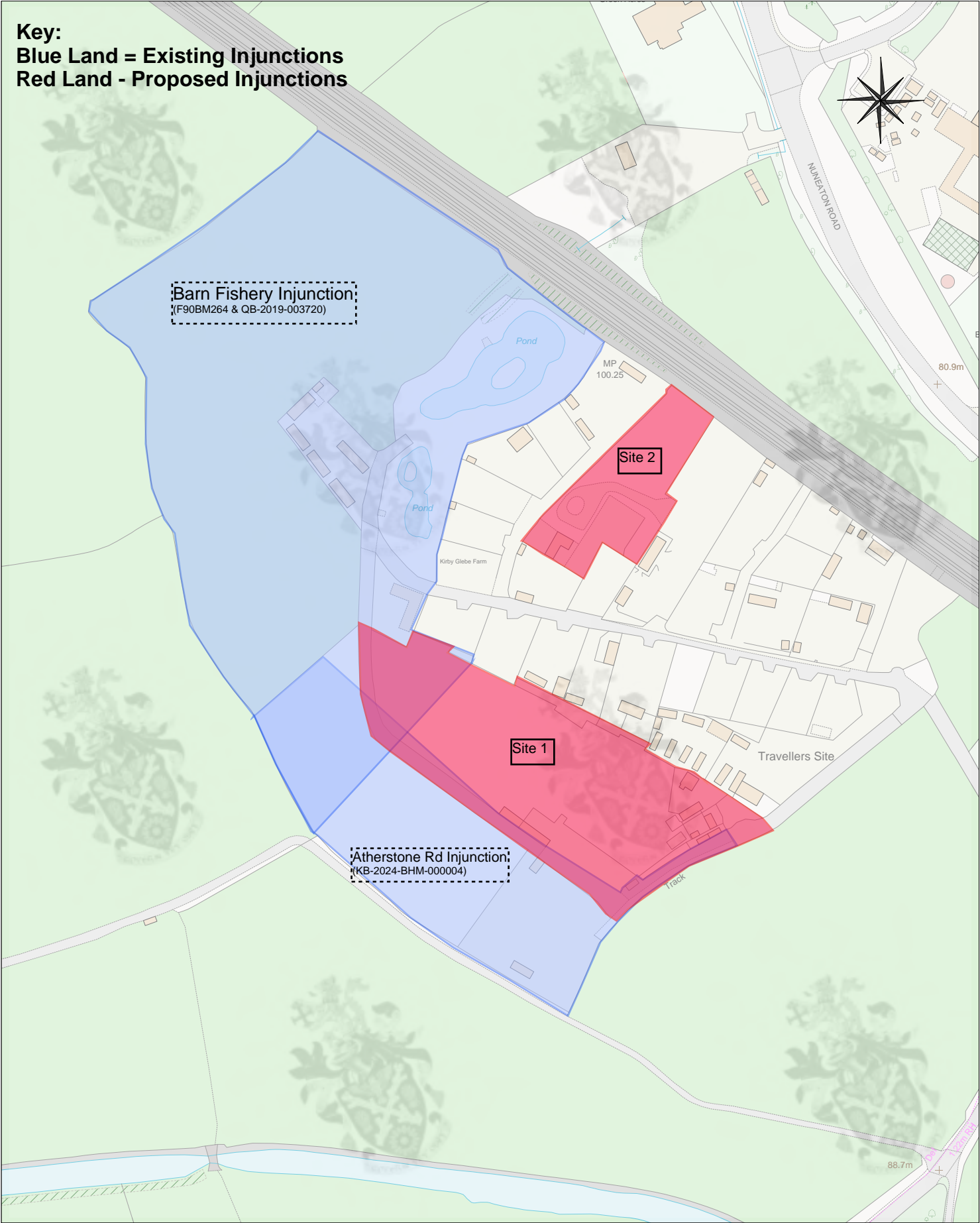
This is the exhibit RLW03 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 11 August 2025

Key:
Blue Land = Existing Injunctions
Red Land - Proposed Injunctions



North Warwickshire Borough Council
The Council House
South Street
Atherstone
CV9 1DE



Date: 30 July 2025
Scale: 1:2500

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW04

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-


Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit RLW04 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 11 August 2025

Land Registry

Transfer of whole of registered title(s)

RLW04

TR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: WK487422
2	Property: Land on East side of Stoneleigh Glebe Farm, Atherstone Road, Hartshill, Nuneaton, CV10 0TB
3	Date: 27 February 2025
4	<p>Transferor: David John Pitt acting by his attorney Lisa-Jane Pitt</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Transferee for entry in the register:</p> <p>Christopher Torrens</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>42 Victoria Road, Atherstone, CV9 1QP</p>
7	The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership and practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

8 Consideration

- ☒ The transferor has received from the transferee for the property the following sum (in words and figures):
One Hundred And Sixty Thousand Pounds (£160,000.00)
- ☐ The transfer is not for money or anything that has a monetary value
- ☐ Insert other receipt as appropriate:

9 The transferor transfers with

- ☐ full title guarantee
- ☒ limited title guarantee

10 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

11 Additional provisions

For the purpose of affording to the Transferor a full and sufficient indemnity but not further or otherwise the Transferee hereby covenants with the Transferor henceforth to observe and perform the covenants contained or referred to in the above numbered register of title and so far as aforesaid to indemnify and keep indemnified the Transferor from and against any actions cost claims or demands arising out of any future breach non-observance or non-performance thereof

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance.

12 Execution

Signed as a deed by David John Pitt acting by his attorney
Lisa-Jane Pitt

Signature 

in the presence of: 

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

.....

.....

.....

Signed as a deed by Christopher Torrens

Signature

in the presence of:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

.....

.....

.....

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW05

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit RLW05 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:

A solid dark red rectangular box used to redact a signature.

Dated: 11 August 2025



North Warwickshire Borough Council

The Council House
South Street
Atherstone
CV9 1DE



Date: 22 May 2025

Scale: 1:1250

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW06

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit RLW06 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:

A solid black rectangular box used to redact the signature of the witness.

Dated: 11 August 2025

From: [REDACTED]
To: [Planning Enforcement](#)
Subject: Fwd: Kirby Glebe Farm, Hartshill
Sent: 05/05/2025 22:36:51

Caution: Warning external email

Dear Mr Lee=Wilkes,

RE: CMP - 2025 - 00057

We have been instructed to reply to your PCN on behalf of Martin Torrens and his mother, Theresa Torrens. The completed PCN will be delivered to your offices tomorrow after meeting with our clients. We are having to fill in the form because our clients cannot read or write.

It is apparent from the plan attached with the PCN that our clients do not own all of the land edged red and, in fact, own less than half. They cannot answer for the owners of the remaining land.

Kind regards,

Philp Brown

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
BIRMINGHAM DISTRICT REGISTRY

Claim No:

Filed on behalf of the Claimant
Ryan Lee-Wilkes
First Witness Statement
Exhibit RLW07

BETWEEN

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

Site 1 (WK487422)

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) CHRISTOPHER TORRENS
- (8) HELEN ROCHFORD

-and-

Sites 1 and 2

- (9) PERSONS UNKNOWN

Defendants

This is the exhibit RLW07 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:

A dark red rectangular box redacting the signature of the witness.

Dated: 11 August 2025



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING CONTRAVENTION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

SERVED BY: North Warwickshire Borough Council
REFERENCE: CMP/2025/00057

Served To: **Martin Torrens**

- **THIS NOTICE** is served by the Council because it appears that there may have been a breach of planning control, as defined in section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council therefore requires you, in exercise of its powers under section 171C(2) and (3), in so far as you are able, to provide certain information about interest in, and activities on, the land.

- **THE LAND TO WHICH THE NOTICE RELATES**

Land within Kirby Glebe Farm, Atherstone Road, Hartshill, CV10 0TB

The land subject to this notice is shown outlined in **RED** on the attached plan.

- **THE MATTER(S) WHICH APPEAR(S) TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the material change in use of land to residential gypsy and traveller pitches with the siting of caravans as associated development.

- **WHAT YOU ARE REQUIRED TO DO**

Provide answers in writing, in the space provided to the following questions. You may continue on a separate sheet if required, clearly indicating which question the information relates to. You may wish to keep a copy of your response for your records, before returning it to the Council at the address above.

General Information**1. Please state in full**

Your Full Name = MARTIN TORRENS

Date of Birth = 11/07/1990

Current Address* = PLOT 4, KIRBY GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, CV10 0TB

Previous Address* =

Contact Number = Email

Address =

**If a registered Company please include registered name, company number, and full details of the Company secretary).*

2. Please state the nature of your interest and the date of when this interest started in relation to the land described in section 2 and outlined on the attached plan. (i.e date of purchase, signed/dated tenancy agreement, include documents as evidence).

STARTED THE PROCESS OF PURCHASING THE LAND IN FEBRUARY 2025. AWAITING COMPLETION OF THE SALE.

3. Please state the full names and addresses and other contact information you hold, for all other persons known to you that have an interest in the land, (Including any other owner, tenant, bank, building society or financial lender which has granted a mortgage as described in section), 2 and outlined on the attached plan.

TERESA TORRENS, ~~MARTIN~~ KIRBY GLEBE FARM,
ATHERSTONE ROAD, HARTSHILL, CV10 0TB

HELEN ROCHFORD
~~MARTIN TORRENS~~, KIRBY GLEBE FARM, ATHERSTONE
ROAD, HARTSHILL, CV10 0TB

4. Do you consider yourself to be part of the Gypsy and Traveller Community, and if so please explain.

I AM A PART OF THE GYPSY AND TRAVELLER COMMUNITY. I AND MY FAMILY HAVE LIVED ON TRAVELLER SITES ALL OF OUR LIFE.

Information relating to the suspect breach of planning control (Section 3)
The Site
<p>5. When did you start the residential use of the land?</p> <p>18/11/2020 25/02/2025</p>
<p>6. How many caravans are occupied on the land, and how many people intend to live on the land?</p> <p>CURRENTLY 8 CARAVANS BEING OCCUPIED ON THE LAND.</p>
<p>7. Please detail all operational development that has taken place, and when was it completed? ie laying of hardstanding, connection of services, erection of fences?</p> <p>ALL OPERATION DEVELOPMENT WAS CARRIED OUT BEFORE THE PURCHASE OF THE LAND.</p>
<p>8. Is it your intention to use this as a permanent residential pitch?</p> <p>YES. AS PREVIOUSLY STATED A PLANNING APPLICATION IS TO BE SUBMITTED BY PHILIP BROWN ASSOCIATES ON BEHALF OF MARTIN TORRENS.</p>
<p>9. NOT ALL OF THE LAND SHOWN ON THE AREA EDGED RED IS UNDER THE OWNERSHIP OR IN ANYWAY ASSOCIATED WITH THE PEOPLE MENTIONED IN SECTION 1 OR 3.</p>

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representation about this notice, the Council or representative of the Council, we will consider them with a meeting at The Council House, South Street, Atherstone, CV9 1DE. You must contact the case officer or a member of the planning enforcement team to arrange for a meeting to take place prior to the date by which you need to respond to this notice (21 days). You will be able to make any such offer or representation in person at that time and place.

15. WARNING

It is an **offence** to fail, without reasonable excuse, to comply with any requirement of this notice within the twenty-one (21) days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine not exceeding level 3 (£1000) on the standard scale. Continuing failure to comply following

a conviction will constitute a further offence. It is also an offence to knowingly or recklessly give information, in response to this notice, **which is false or misleading in any way**. The maximum penalty on conviction of this offence is an unlimited fine.

16. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action to deal with the suspect breach of planning control. In particular, they may issue an enforcement notice under section 172 of the 1990 Act, requiring the breach, or an injury to amenity cause by it, to be remedied. Please note in accordance with Section 186(5) of the 1990 Act, if a stop notice is served under section 183 of the Act, then no compensation is payable in the case of a claimant who was required to provide information on this notice, in respect of any loss or damage suffered which could have been avoided if the information was provided or had otherwise co-operated with the authority when responding to this notice.

Date of Notice: Tuesday, April 15, 2025

Nominated Officer

Ryan Lee-Wilkes

Principal Planning Enforcement Officer

01827 719290

planningenforcement@northwarks.gov.uk

Signed:



Jeff Brown
(Authorised Officer)
Head of Development Control
North Warwickshire Borough Council



North Warwickshire Borough Council

The Council House
South Street
Atherstone
CV9 1DE



Date: 15 April 2025

Scale: 1:1250

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IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING CONTRAVENTION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

SERVED BY: North Warwickshire Borough Council
REFERENCE: CMP/2025/00057

Served To: *Teresa-Torren*

- **THIS NOTICE** is served by the Council because it appears that there may have been a breach of planning control, as defined in section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council therefore requires you, in exercise of its powers under section 171C(2) and (3), in so far as you are able, to provide certain information about interest in, and activities on, the land.

- **THE LAND TO WHICH THE NOTICE RELATES**

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The land subject to this notice is shown outlined in **RED** on the attached plan.

- **THE MATTER(S) WHICH APPEAR(S) TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the material change in use of land to residential gypsy and traveller pitches with the siting of caravans as associated development.

- **WHAT YOU ARE REQUIRED TO DO**

Provide answers in writing, in the space provided to the following questions. You may continue on a separate sheet if required, clearly indicating which question the information relates to. You may wish to keep a copy of your response for your records, before returning it to the Council at the address above.

General Information**1. Please state in full**

Your Full Name = TERESA TORRENS

Date of Birth = 19/05/1950

Current Address* = KIRBY GLEBE FARM, ATHERSTONE ROAD,
HARTSHILL, CV10 0TB

Previous Address* =

Contact Number = Email

Address =

**If a registered Company please include registered name, company number, and full details of the Company secretary).*

2. Please state the nature of your interest and the date of when this interest started in relation to the land described in section 2 and outlined on the attached plan. (i.e date of purchase, signed/dated tenancy agreement, include documents as evidence).

STARTED THE PROCESS OF PURCHASING THE LAND IN FEBRUARY 2025. AWAITING COMPLETION OF THE SALE. NOTE THAT NOT ALL OF THE LAND IS SHOWN UNDER THE AREA EDGED RED IS UNDER THE OWNERSHIP OF THOSE MENTIONED IN SECTION 1 OR 3

3. Please state the full names and addresses and other contact information you hold, for all other persons known to you that have an interest in the land, (Including any other owner, tenant, bank, building society or financial lender which has granted a mortgage as described in section), 2 and outlined on the attached plan.

MARTIN TORRENS, PLOT 4, KIRBY GLEBE FARM,
ATHERSTONE ROAD, HARTSHILL, CV10 0TB

HELEN ROCHFORD, KIRBY GLEBE FARM, ATHERSTONE
ROAD, HARTSHILL, CV10 0TB

4. Do you consider yourself to be part of the Gypsy and Traveller Community, and if so please explain.

I AM A PART OF THE GYPSY AND TRAVELLER COMMUNITY. I AND MY FAMILY HAVE LIVED ON TRAVELLER SITES ALL OF OUR LIFE

Information relating to the suspect breach of planning control (Section 3)

The Site

5. When did you start the residential use of the land?

25/02/2025

6. How many caravans are occupied on the land, and how many people intend to live on the land?

CURRENTLY 8 CARAVANS BEING OCCUPIED ON THE LAND

7. Please detail all operational development that has taken place, and when was it completed? ie laying of hardstanding, connection of services, erection of fences?

ALL OPERATIONAL DEVELOPMENT WAS CARRIED OUT BEFORE THE PURCHASE OF THE LAND

8. Is it your intention to use this as a permanent residential pitch?

YES. AS PREVIOUSLY STATED A PLANNING APPLICATION IS TO BE SUBMITTED BY PHILIP BROWN ASSOCIATES ON BEHALF OF TERESA TORRENS

9.

NOT ALL OF THE LAND SHOWN ON THE AREA EDGED RED IS UNDER THE OWNERSHIP OR IN ANYWAY ASSOCIATED WITH THE PEOPLE MENTIONED IN SECTION 1 OR 3

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representation about this notice, the Council or representative of the Council, we will consider them with a meeting at The Council House, South Street, Atherstone, CV9 1DE. You must contact the case officer or a member of the planning enforcement team to arrange for a meeting to take place prior to the date by which you need to respond to this notice (21 days). You will be able to make any such offer or representation in person at that time and place.

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If you fail to respond to this notice, the Council may take further action to deal with the suspect breach of planning control. In particular, they may issue an enforcement notice under section 172 of the 1990 Act, requiring the breach, or an injury to amenity caused by it, to be remedied. Please note in accordance with Section 186(5) of the 1990 Act, if a stop notice is served under section 183 of the Act, then no compensation is payable in the case of a claimant who was required to provide information on this notice, in respect of any loss or damage suffered which could have been avoided if the information was provided or had otherwise co-operated with the authority when responding to this notice.

Date of Notice: Tuesday, April 15, 2025

Nominated Officer

Ryan Lee-Wilkes
Principal Planning Enforcement Officer
01827 719290
planningenforcement@northwarks.gov.uk

Signed:



Jeff Brown
(Authorised Officer)
Head of Development Control
North Warwickshire Borough Council



North Warwickshire Borough Council

The Council House
South Street
Atherstone
CV9 1DE



Date: 15 April 2025

Scale: 1:1250

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