

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibits RLW18 to RLW31
CLAIM NO: KB-2025-BHM-000248

**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 (deceased)~~

~~(2) KAYE LINDA PITT (deceased)~~

(3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

(4) THOMAS CORCORAN

(5) MARTIN TORRENS

(6) TERESA TORRENS

(7) HELEN ROCHFORD

-and-

(8) 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.

SERVICE OF COURT ORDER (18.09.25)

3. Following the return to court for the on-notice injunction on the 18th September 2025, the previous interim injunction granted on the 18th August 2025 was replaced with an updated Order. The Order details the service requirements in paragraphs 7, 8, 9 and 10.
4. I can confirm that on the 26th September 2025 I personally served the Defendants D6 (Teresa Torrens) and D7 (Helen Rochford) directly by handing them the relevant paperwork, **see exhibit RLW18**. I asked for the whereabouts of D5 (Martin Torrens) to be advised he is currently away, and the other defendants were not sure when he was returning.
5. Whilst displaying the site copies on the land in accordance with service for D3 (Christopher Torrens) and D8 (Persons Unknown), **see exhibit RLW19**, a Mr Hugh Patrick McGinley (detailed as a defendant on two neighbouring injunctions as detailed on the plans F90BM264 / QB-2019-003720 and KB-2024-BHM-000004) approached

me in his car and asked what I was doing. I explained about the requirements of the order and that I was looking for D5. Mr McGinley called D5 and I spoke to him over the phone. I explained why I was there and that I need to serve him the relevant court documents. D5 gave permission for Mr McGinley to provide me with his mobile number and I was to call the following week, when D5 would have a better idea of when he was returning to site.

6. The following week I called D5, and it was agreed to visit him between 09.30-10am on Friday 3rd October 2025, this visit took place and D5 was personally served the paperwork, **see exhibit RLW20**. During the service D5 explained his disappointment that he truly believed Mr Brown (planning agent) was submitting the application(s). I explained the evidence is to the contrary, with the email on the day of the previous hearing confirming he was no longer instructed, despite the contents in the PCN response previously.
7. D5 explained he is now working to find another agent to assist him with the application submission, and his aim was to have an application submitted before the return hearing on the 31st October 2025. I briefly discussed the application submission process, and that the principle of a submission is sound, but it was a matter of some urgency to demonstrate their long-term intentions for the site.
8. Service for D4 (Thomas Corcoran) was completed as it was for the previous order, copies emailed to the relevant email address and posted recorded delivery, **see exhibit RLW21**.
9. In addition, and in accordance with paragraph 15 of the Order, Brilliance Solicitors have been informed of these proceedings via email, sent prior to 4pm on the 25th September 2025, **see exhibit RLW22**.
10. Service was completed as approximately 10am on the 3rd October 2025.

FOLLOWING SERVICE

11. On the 9th October the Claimant was contacted by a "Tony" from White Planning and Enforcement. Tony confirmed his clients are "Site 2 on the Injunction WK397261". I replied to this email on the 13th October 2025 with a link to the online injunction

paperwork and obtained a contact number to discuss the matter further. **See exhibit RLW23.**

12. During our conversation Tony explained that at this stage he was only instructed to make contact with me regarding the injunction and had not been instructed to submit any applications, although it was discussed. I explained the principle of the submission. He explained his clients had discussed whether he would apply a discount to his fees, if the submission covered all of the plots on Site 2, as opposed to a submission for just the three plots that it is believed to where defendants 5, 6 and 7 reside on, as shown below:



13. Tony explained that he will now return to his clients seeking further clarification and instructions. He commented to say if instructed timely he should be able to submit an application before the 31st October 2025. He advised he will provide written confirmation either way once a decision had been made by his clients.
14. In addition, on the 10th October 2025 the claimant received an email from Brilliance Solicitors stating that they act on behalf of D4 (Thomas Corcoran). They requested that he be discharged from this matter given *"he had advised Mr Lee-Wilkes that he had sold the land and had no further interest in it"*. The email attached a Notice of Acting confirming their client and accepting service by email. **See exhibit RLW24.**

15. A further attachment was a TR1 Form "*HM Land Registry Transfer of Whole of Registered Title(s)*" which details land registry parcel WK397261, as of the 24/02/2025 is being transferred from D4 to a Mr "Willie Joseph McGinley", **see exhibit RLW25.**
16. Mr Willie McGinley is also a named defendant on the neighbouring land injunctions with his son Mr Hugh Patrick McGinley detail in paragraph 5 above. The address given for the register is 2 Nuneaton Road, Hartshill, Nuneaton, CV10 0SR. This is a local convenience store known as Pinder's One Stop which offers some sort of postal delivery point via InPost and Fedex.
17. It is unclear to the authority why this address has been given when it is known that Mr McGinley resides at Barn Fishery, (adjacent the injunction site) which has a valid postal delivery address detailed within Royal Mail as St Josephs Home Caravan, Atherstone Road, Hartshill, CV10 0TB, found on Postal Address Finder, **see exhibit RLW26.**
18. The claimant will consider making an application to the courts to include both Willie McGinley (father) and Hugh McGinley (son) as defendants to these proceedings, given their interest and proximity to the site with the neighbouring injunctions, again reference in paragraph 5 above.
19. Whilst evidence of the transfer has been presented, the transfer is not yet complete with HM Land Registry. This has been confirmed with recent search request dated 13th October 2025 which confirms as of 18th March 2025 (dated after the TR1 24/02/2025), **see exhibit RLW27.** D4 still the register landowner and therefore still has an interest in the land and will not discharge from these proceedings. This information was confirmed to Brillance Solicitors as of the 15th October 2025, **see exhibit RLW28.**
20. On the 21st October 2025, I emailed White Planning & Enforcement (Tony) and he confirmed that he was no longer instructed in the matter and he believed Mr Brown has been reappointed. I emailed Mr Brown seeking confirmation. **See exhibit RLW29.**
21. On the 21st October 2025, Mr Brown emailed me stated that he had been appointed to submit a planning application for 3 pitches, for Defendants 5, 6 and 7 (on site 2). **See exhibit RLW30.**

ONGOING MATTER

22. Without the projection of final injunction, it is highly likely that the authority will face further unauthorised development. Mainly with further caravans being brought onto site 1 in particular with its larger land parcel, but also 2 resulting in the further material changes in use of the land for residential purposes and laying of associated hard standing.
23. The initial need for this injunction is evidence itself shown as the only parcel of land within the wider site without the projection of an injunction was developed without planning permission. The previous injunctions – referenced by the blue land on the submitted plans previously, have been successful in their role to prevent the spread of further unauthorised development. Regarding Site 2 it would seem evident that the decision to site the two caravans in that location is deliberate, so not to fall foul of the court orders KB-2024-BHM-000004 & QB-2019-003720.
24. The Courts will be aware that the planning process can be lengthy, specifically if the matter progresses to appeal as most enforcement cases do. According to [GOV.UK](https://gov.uk) as of June 2025 Planning Appeals are taking an average of 20+ weeks (excluding the time period for any application consideration). Whereas enforcement appeals (Written Reps) are currently 71 weeks or 86 for Public Inquiries, this is excluding any subsequent time for compliance with the notice (depending on the outcome of the appeal), **see exhibit RLW31**.
25. Therefore, this injunction is needed to protect the land from further unauthorised development whilst the matters are investigated further, and actions taken to resolve the breach of planning control. Making this injunction final is in accordance with Section 187B of the Town and Country Planning Act 1990 and remains the only power available to the planning authority to apprehend further breaches of planning control.

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 handwritten signature in blue ink, appearing to read 'Hawthorne', is written over a faint, light blue circular stamp.

Dated 23th October 2025

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW18
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW18 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Certificate of service

RLW18

Name of court High Court of Justice KB Division Birmingham District Registry	Claim No. KB-2025-BHM-000248
Name of Claimant North Warwickshire Borough Council	
Name of Defendant Teresa Torrens	

On what day did you serve? 2 6 / 0 9 / 2 0 2 5

The date of service is 2 6 / 0 9 / 2 0 2 5

What documents did you serve?
Please attach copies of the documents you have not already filed with the court.

All Court Documents and witness statements following the Hearing on the 18.09.25

On whom did you serve?
(If appropriate include their position e.g. partner, director).

Terea Torrens

How did you serve the documents?
(please tick the appropriate box)

☐ by first class post or other service which provides for delivery on the next business day

☐ by delivering to or leaving at a permitted place

☒ by personally handing it to or leaving it with
(.13:00.....time left, where document is other than a claim form) *(please specify)*

Hand delivered

☐ by other means permitted by the court
(please specify)

☐ by Document Exchange

☐ by fax machine (.....time sent, where document is other than a claim form) *(you may want to enclose a copy of the transmission sheet)*

☐ by other electronic means (.....time sent, where document is other than a claim form) *(please specify)*

Give the address where service effected, include fax or DX number, e-mail address or other electronic identification

On site in a caravan on the land subject to the injunction.

Being the

☐ claimant's	☒ defendant's
☐ solicitor's	☐ litigation friend

☐ usual residence

☒ last known residence

☐ place of business

☐ principal place of business

☐ last known place of business

☐ last known principal place of business

☐ principal office of the partnership

☐ principal office of the corporation

☐ principal office of the company

☐ place of business of the partnership/company/ corporation within the jurisdiction with a connection to claim

☐ other *(please specify)*

I believe that the facts stated in this certificate are true.

Full name Ryan Lee-Wilkes

Signed RLeeWilkes

Position or office held Principal Planning Enforcement Officer

(Claimant) (Defendant) ('s solicitor) ('s litigation friend) (If signing on behalf of firm or company)

Date 2 6 / 0 9 / 2 0 2 5

Certificate of service

Name of court High Court of Justice KB Division Birmingham District Registry	Claim No. KB-2025-BHM-000248
Name of Claimant North Warwickshire Borough Council	
Name of Defendant Helen Rochford	

On what day did you serve?

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The date of service is

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What documents did you serve?
Please attach copies of the documents you have not already filed with the court.

On whom did you serve?
(If appropriate include their position e.g. partner, director).

All Court Documents and witness statements following the Hearing on the 18.09.25

Helen Rochford

How did you serve the documents?
(please tick the appropriate box)

☐ by first class post or other service which provides for delivery on the next business day

☐ by delivering to or leaving at a permitted place

☒ by personally handing it to or leaving it with
(.13:00.....time left, where document is other than a claim form) *(please specify)*
Hand delivered

☐ by other means permitted by the court
(please specify)

☐ by Document Exchange

☐ by fax machine (.....time sent, where document is other than a claim form) *(you may want to enclose a copy of the transmission sheet)*

☐ by other electronic means (.....time sent, where document is other than a claim form) *(please specify)*

Give the address where service effected, include fax or DX number, e-mail address or other electronic identification
On site in a caravan on the land subject to the injunction.

Being the

☐ claimant's

☒ defendant's

☐ solicitor's

☐ litigation friend

☐ usual residence

☒ last known residence

☐ place of business

☐ principal place of business

☐ last known place of business

☐ last known principal place of business

☐ principal office of the partnership

☐ principal office of the corporation

☐ principal office of the company

☐ place of business of the partnership/company/ corporation within the jurisdiction with a connection to claim

☐ other *(please specify)*

I believe that the facts stated in this certificate are true.

Full name

Ryan Lee-Wilkes

Signed

RLeeWilkes

(Claimant) (Defendant) ('s solicitor) ('s litigation friend)

Position or office held

Principal Planning Enforcement Officer

(If signing on behalf of firm or company)

Date

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Certificate of service

Name of court
High Court of Justice KB Division
Birmingham District Registry

Claim No.
KB-2025-BHM-000248

Name of Claimant
North Warwickshire Borough Council

Name of Defendant
Mr Christopher Torrens and Persons Unknown

On what day did you serve?

2 6 / 0 9 / 2 0 2 5

The date of service is

2 6 / 0 9 / 2 0 2 5

What documents did you serve?

Please attach copies of the documents you have not already filed with the court.

All Court Documents and witness statements following the Hearing on the 18.09.25

On whom did you serve?

(If appropriate include their position e.g. partner, director).

Christopher Torrens & Persons Unknown

How did you serve the documents?

(please tick the appropriate box)

☐ by first class post or other service which provides for delivery on the next business day

☐ by delivering to or leaving at a permitted place

☐ by personally handing it to or leaving it with
(.....time left, where document is other than a claim form) *(please specify)*

☒ by other means permitted by the court
(please specify)

Displayed on Site in two locations and on the Councils website

☐ by Document Exchange

☐ by fax machine (.....time sent, where document is other than a claim form) *(you may want to enclose a copy of the transmission sheet)*

☐ by other electronic means (.....time sent, where document is other than a claim form) *(please specify)*

Give the address where service effected, include fax or DX number, e-mail address or other electronic identification

Being the

☐ claimant's

☒ defendant's

☐ solicitor's

☐ litigation friend

☐ usual residence

☐ last known residence

☐ place of business

☐ principal place of business

☐ last known place of business

☐ last known principal place of business

☐ principal office of the partnership

☐ principal office of the corporation

☐ principal office of the company

☐ place of business of the partnership/company/
corporation within the jurisdiction with a connection to claim

☒ other *(please specify)*

As per Court Order 18.09.25

I believe that the facts stated in this certificate are true.

Full name Ryan Lee-Wilkes

Signed RLeeWilkes

(Claimant) (Defendant) ('s solicitor) ('s litigation friend)

Position or office held Principal Planning Enforcement Officer

(If signing on behalf of firm or company)

Date 2 6 / 0 9 / 2 0 2 5

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW19
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW19 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Evidence of Site Display & Website – Photographs taken 26th September 2025.

Site 1





Site 2



Map Showing Approximate Location of Site Display Pictures.



Website Evidence

Main Page

sealed-court-order-18-09-25-inc x Land Adj Kirby Glebe Farm, Ather... x Dobbies Garden Centre Atherstor... x Home – North Warwickshire Boro... x

https://www.northwarks.gov.uk

RTPI | National Asso... Log In < North War... Home – North War... What is Planning En... Google CommonDashboard... ROAD CLASS DEF Idox Legislation >

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 **Waste and recycling**

 **Planning**

 **Planning Injunction**
KB-2025-BHM-000248

 **Kingsbury Oil Injunction**

 **Council Tax**

 **Benefits**

 **Housing**

 **Accounts Publication Delay**

Injunction Webpage

sealed-court-order-18-09-25-inc... x Land Adj Kirby Glebe Farm, Ather... x Dobbies Garden Centre Atherston... x Land East of Stoneleigh Glebe Farm... x

https://www.northwarks.gov.uk/development-control/planning-injunctions/5

RTPI | National Asso... Log In - North War... Home - North War... What is Planning En... Google CommonDashboard... ROAD CLASS DEF Idox Legislation

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1. [All Planning Injunctions](#)
2. [Cattle Market Car Park Injunction](#)
3. [Barn Fishery Planning Injunction Extension Order](#)
4. [Land Adj Kirby Glebe Farm, Atherstone Road](#)
5. [Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter](#)

Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter

DOCUMENTS:

1. [Sealed Order 18.09.25 \(inc plans\)](#)
2. [Second Witness Statement](#)
3. [Solicitor's Note](#)
4. [Sealed Order \(Inc Plans\)](#)
5. [Court Papers](#)
6. [Witness Statements](#)

Was this information useful?

PREVIOUS
Land Adj Kirby Glebe Farm, Atherstone Road

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW20
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW20 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Certificate of service

RLW20

Name of court High Court of Justice KB Division Birmingham District Registry	Claim No. KB-2025-BHM-000248
Name of Claimant North Warwickshire Borough Council	
Name of Defendant Martin Torrens	

On what day did you serve?

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The date of service is

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What documents did you serve?
Please attach copies of the documents you have not already filed with the court.

All Court Documents and witness statements following the Hearing on the 18.09.25

On whom did you serve?
(If appropriate include their position e.g. partner, director).

Martin Torrens

How did you serve the documents?
(please tick the appropriate box)

☐ by first class post or other service which provides for delivery on the next business day

☐ by delivering to or leaving at a permitted place

☒ by personally handing it to or leaving it with
(.10:00.....time left, where document is other than a claim form) *(please specify)*

Hand delivered

☐ by other means permitted by the court
(please specify)

☐ by Document Exchange

☐ by fax machine (.....time sent, where document is other than a claim form) *(you may want to enclose a copy of the transmission sheet)*

☐ by other electronic means (.....time sent, where document is other than a claim form) *(please specify)*

Give the address where service effected, include fax or DX number, e-mail address or other electronic identification

On site in a caravan on the land adjacent to the site which is subject to the injunction.

Being the

☐ claimant's

☒ defendant's

☐ solicitor's

☐ litigation friend

☐ usual residence

☒ last known residence

☐ place of business

☐ principal place of business

☐ last known place of business

☐ last known principal place of business

☐ principal office of the partnership

☐ principal office of the corporation

☐ principal office of the company

☐ place of business of the partnership/company/ corporation within the jurisdiction with a connection to claim

☐ other *(please specify)*

I believe that the facts stated in this certificate are true.

Full name	Ryan Lee-Wilkes		
Signed	RLeeWilkes (Claimant) (Defendant) ('s solicitor) ('s litigation friend)	Position or office held	Principal Planning Enforcement Officer (If signing on behalf of firm or company)
Date	0 3 / 1 0 / 2 0 2 5		

Certificate of service

RLW21

Name of court High Court of Justice KB Division Birmingham District Registry	Claim No. KB-2025-BHM-000248
Name of Claimant North Warwickshire Borough Council	
Name of Defendant Mr Thomas Corcoran	

On what day did you serve?	26/09/2025
The date of service is	26/09/2025

What documents did you serve? <i>Please attach copies of the documents you have not already filed with the court.</i>	All Court Documents and witness statements following the Hearing on the 18.09.25
On whom did you serve? <i>(If appropriate include their position e.g. partner, director).</i>	Mr Thomas Corcoran

How did you serve the documents?
(please tick the appropriate box)

☐ by first class post or other service which provides for delivery on the next business day

☐ by delivering to or leaving at a permitted place

☐ by personally handing it to or leaving it with (.....time left, where document is other than a claim form) *(please specify)*

☒ by other means permitted by the court *(please specify)*

Sent via Email and 1st Class Recorded Delivery

☐ by Document Exchange

☐ by fax machine (.....time sent, where document is other than a claim form) *(you may want to enclose a copy of the transmission sheet)*

☐ by other electronic means (.....time sent, where document is other than a claim form) *(please specify)*

Give the address where service effected, include fax or DX number, e-mail address or other electronic identification

Being the

☐ claimant's	☒ defendant's
☐ solicitor's	☐ litigation friend

☐ usual residence

☒ last known residence

☐ place of business

☐ principal place of business

☐ last known place of business

☐ last known principal place of business

☐ principal office of the partnership

☐ principal office of the corporation

☐ principal office of the company

☐ place of business of the partnership/company/ corporation within the jurisdiction with a connection to claim

☒ other *(please specify)*

As per Court Order 18.09.25

I believe that the facts stated in this certificate are true.

Full name	Ryan Lee-Wilkes	
Signed	RLeeWilkes	Position or office held
		Principal Planning Enforcement Officer
	(Claimant) (Defendant) ('s solicitor) ('s litigation friend)	(If signing on behalf of firm or company)
Date	26/09/2025	

Ryan Lee-Wilkes

From: Ryan Lee-Wilkes
Sent: 26 September 2025 15:09
To: [REDACTED]@gmail.com
Subject: Court Order 18.09.25 - FAO: Mr Thomas Corcoran
Attachments: Sealed Order 18.09.25.pdf; Solicitor's note -18.09.25.pdf; 2nd Witness Statement (Combined).pdf

Importance: High

Dear Mr Corcoran,

In accordance with the attached Court Order dated 18th September 2025 this notify you of the updated order and the date of the return hearing being the 31st October 2025.

I have attached the solicitors note and my second witness statement.

This email acts as the service approved by the court order. A copy has also been posted to the address detailed on the order.

If you have any questions in relation to this matter please do not hesitate to contact me.

Kind Regards



Ryan Lee-Wilkes
Principal Planning Enforcement Officer
North Warwickshire Borough Council

Phone: 01827 719290

Days: Monday - Friday

Web: www.northwarks.gov.uk

Social:     



Any opinions expressed in the email are those of the individual and not necessarily those of North Warwickshire Borough Council.

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Important – This communication affects your property

Mr Thomas Corcoran

7 Long Green

Cressing

Braintree

CM77 8DL

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW22
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW22 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Ryan Lee-Wilkes

From: Sofia Ali
Sent: 25 September 2025 09:25
To: Case Work casework@brilliancesolicitors.co.uk
Cc: Sofiana Kausar; Ryan Lee-Wilkes
Subject: URGENT-Site Address: Land 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”)
Attachments: Sealed Order 18.09.25.pdf
Importance: High

Dear Sir/Madam,

Reference: CMP/2025/00095

Site Address: Land 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”)

Alleged Breach: Without planning permission, the material change of use of land to form a residential gypsy and traveller site and associated operational development – **PLANNING INJUNCTION**

On 18 September 2025, the Council were granted an on-notice Planning Injunction at the High Court in Birmingham District Registry, I attach a copy of the Court Order.

Please note that immediately prior to the hearing a Mr Philip Brown (Planning Agent) who had previously assisted unidentified defendants in this matter, advised that he is no longer instructed in the matter and that he believed that “*Brilliance Solicitors are acting for them*”.

This information was verbally presented to HHJ Kelly during the hearing, HHJ Kelly Ordered that the Council contacted Brilliance Solicitors and inform you of these proceedings by 4.00pm on 25 September 2025 – see paragraph 15 of the attached order.

IMPORTANT – The matter shall return for hearing of the final determination of the claim on Friday 31st October 2025 at 10.30am at Birmingham District Registry, Priory Courts, 33 Bull Street, Birmingham, B4 6DS. Further information and directions can be found on GOV.UK (www.gov.uk/find-court-tribunal).

Regarding the final hearing, I draw your attention to paragraphs 13 – 17 of the Order. If you have any questions in relation to this matter, please do not hesitate to contact either myself or the Principal Planning Enforcement Officer, Ryan Lee-Wilkes, who is copied into this email.

Please confirm by return whether you are instructed(or not) on this matter so that we can notify the High Court.

Kind regards
Sofia



Sofia Ali

Head of Legal Services

North Warwickshire Borough Council

Phone 07826979740

Web: www.northwarks.gov.uk

Social:     



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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW23
Claim No: KB-2025-BHM-000248

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

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(6) TERESA TORRENS

(7) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW23 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Ryan Lee-Wilkes

From: Tony <[REDACTED]>
Sent: 13 October 2025 11:02
To: Ryan Lee-Wilkes
Cc: George @ White Planning; Julian Turner
Subject: Re: Ref: CMP/2025/00095 Land east side of Stoneliagh Glebe Farm

Caution: Warning external email

Morning Ryan

I can be reached on [REDACTED], although can it be from 11.30 as I am just finishing a high court statement for submission ahead of a deadline.

Tony

Tony



On 13 Oct 2025, at 11:00, Ryan Lee-Wilkes <[REDACTED]> wrote:

Dear Tony,

Thank you for your email communication.

I'd be happy to discuss the matter in more detail as to the breach of planning control. If you let me know a contact number, I can discuss further and you could confirm your instructions?

For your information the full court documents for the Injunction are available online:

[Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter | Planning Injunctions | North Warwickshire Borough Council](#)

Kind Regards

Ryan Lee-Wilkes

<image001.jpg> Principal Planning Enforcement Officer
 North Warwickshire Borough Council

Phone: [REDACTED]

Days: Monday - Friday

Web: www.northwarks.gov.uk

Social: <image002.png> __ <image003.jpg> __ <image004.png> __ <image005.png> __ <image006.png>

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Any opinions expressed in the email are those of the individual and not necessarily those of North Warwickshire Borough Council.

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From: Tony <[REDACTED]>

Sent: 09 October 2025 11:11

To: Julian Turner <[REDACTED]>

Cc: Ryan Lee-Wilkes <[REDACTED]>; George @ White Planning <[REDACTED]>

Subject: Re: Ref: CMP/2025/00095 Land east side of Stoneliagh Glebe Farm

Caution: Warning external email

Julian

Further, my clients are Site 2 on the injunction WK397261

Tony

<image009.png>

White Planning

Email: [REDACTED]

On 9 Oct 2025, at 11:02, Tony <[REDACTED]> wrote:

Morning Julian

A quick email following our phone conversation.

The reference for the land I believe my clients live on in the 3 pitches is CMP/2025/00095

They understood Phillip Brown Assoc had submitted an application but I can find no records online.

If you have any further details some may assist the clients with advice I would appreciate it.

Also, at this stage ahead of the return date and to save everyone costs, would the Council agree to a status quo injunction tonally the submission and determination of an application?

Regards

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW24
Claim No: KB-2025-BHM-000248

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

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(8) 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

This is the exhibit RLW24 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Ryan Lee-Wilkes

From: Brilliance Solicitors - Case Work <casework@brilliancesolicitors.co.uk>
Sent: 10 October 2025 09:32
To: Sofia Ali
Cc: Sofiana Kausar; Ryan Lee-Wilkes
Subject: Re: URGENT-Site Address: Land 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”)
Attachments: TR1 - McGinley - 18.03.25.pdf; NOA - T Corcoran .pdf

Caution: Warning external email

Dear Sirs,

RE: URGENT-Site Address: Land 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”)

We write in relation to the subject matter above.

Thank you for your email of Thursday 25 September 2025 at 09:25am, the contents of which are duly noted.

Please be informed that Brilliance Solicitors **act only for the Fourth Defendant**, Mr. Thomas Corcoran, with respect to this matter and we attach a notice of acting for your review.

Kindly serve us with the full set of case documents for completeness.

With respect to the injunction concerning site 2, we note that Mr. Corcoran had advised Mr. Lee-Wilkes that the land had been sold and thus he retained no interest in the land.

However, please find attached a TR1 duly executed, which has been submitted to HM Land Registry on 18 March 2025 and as such the transfer is in process.

In light of the above, it is proposed that D4, Mr. Thomas Corcoran be discharged from this matter **administratively and by consent**, having divested of his legal and financial interest in the land.

We trust that the Claimant will consider this matter and should this be declined, we anticipate instructions to challenge this matter.

Your cooperation is appreciated and we look forward to hearing from you.

Should you require further information, please do not hesitate to contact us.

Kind Regards,
Brilliance Solicitors

HatTech Business Centre
Beaconsfield Court
Beaconsfield Road
AL10 8FF
Hatfield, Hertfordshire

Tel: 02071646849(phone lines open from 9.30 to 5pm only)
 Mobile: 07846400009(out of hours and emergency calls only)

Email: casework@brilliancesolicitors.co.uk

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 If you have received it by mistake, please notify the sender as soon as possible.
 and delete the email from your system. Please do not copy or distribute it or take any action in relation to it, as the contents may be both confidential and covered by legal privilege Brilliance Solicitors Ltd. Regulated by the Solicitors Regulation Authority, SRA No:652294

From: Sofia Ali <SofiaAli@NorthWarks.gov.uk>

Date: Thursday, 25 September 2025 at 09:25

To: Brilliance Solicitors - Case Work <casework@brilliancesolicitors.co.uk>

Cc: Sofiana Kausar <SofianaKausar@NorthWarks.gov.uk>, Ryan Lee-Wilkes <RyanLee-Wilkes@NorthWarks.gov.uk>

Subject: URGENT-Site Address: Land 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”)

Dear Sir/Madam,

Reference: CMP/2025/00095

Site Address: Land 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”)

Alleged Breach: Without planning permission, the material change of use of land to form a residential gypsy and traveller site and associated operational development – **PLANNING INJUNCTION**

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Please note that immediately prior to the hearing a Mr Philip Brown (Planning Agent) who had previously assisted unidentified defendants in this matter, advised that he is no longer instructed in the matter and that he believed that *“Brilliance Solicitors are acting for them”*.

This information was verbally presented to HHJ Kelly during the hearing, HHJ Kelly Ordered that the Council contacted Brilliance Solicitors and inform you of these proceedings by 4.00pm on 25 September 2025 – see paragraph 15 of the attached order.

IMPORTANT – The matter shall return for hearing of the final determination of the claim on Friday 31st October 2025 at 10.30am at Birmingham District Registry, Priory Courts, 33 Bull Street, Birmingham, B4 6DS. Further information and directions can be found on GOV.UK (www.gov.uk/find-court-tribunal).

Regarding the final hearing, I draw your attention to paragraphs 13 – 17 of the Order. If you have any questions in relation to this matter, please do not hesitate to contact either myself or the Principal Planning Enforcement Officer, Ryan Lee-Wilkes, who is copied into this email.

**Brilliance Solicitors**

HatTech Business Centre
Beaconsfield Court, Beaconsfield Road
Hatfield, Hertfordshire, AL10 8FF
Email: casework@brilliancesolicitors.co.uk
Principal: Mrs Tahseen Amir Choudhry
Tel: 0207 164 6849, 07846400009
SRA Registration No: 652294

To,

North Warwickshire Borough Council

BETWEEN

North Warwickshire Borough Council

Claimant

-&-

(4) Mr. Thomas Corcoran

Defendants

NOTICE OF ACTING

TAKE NOTICE THAT Brilliance Solicitors of, HatTech Business Centre, Beaconsfield Court Beaconsfield Road, Hatfield, Hertfordshire AL10 8FF, have been appointed to act herein on behalf of the named fourth Defendant in the case.

ADDRESS OF SERVICE:

HATTECH BUSINESS CENTRE, Beaconsfield Court, Beaconsfield Road, Hatfield, Hertfordshire AL10 8FF.

Email for Service:

casework@brilliancesolicitors.co.uk

We accept service by email only unless otherwise requested.

Dated: 25 September 2025

Of Brilliance Solicitor of HATTECH BUSINESS CENTRE, Beaconsfield Court, Beaconsfield Road, Hatfield, Hertfordshire AL10 8FF.

Solicitors for the named Fourth Defendant, Mr. Thomas Corcoran.

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW25
Claim No: KB-2025-BHM-000248

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

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(7) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW25 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

HM Land Registry
Transfer of whole of registered title(s)

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

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'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

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

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property: WK397261
2	Property: Land lying to the north-west of Atherstone Road, Mancetter, Atherstone
3	Date: 24/02/2025
4	Transferor: Thomas Corcoran <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

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 HM 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.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

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 email address.

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.

5	Transferee for entry in the register: Willie Joseph McGinley <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 2 Nuneaton Rd, Hartshill, Nuneaton CV10 0SR
7	The transferor transfers the property to the transferee
8	Consideration ☐ The transferor has received from the transferee for the property the following sum (in words and figures): ☒ 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

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.

- 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

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.

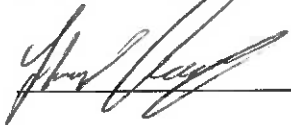
If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice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

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution

Signed as a deed by said THOMAS CORCORAN
(Transferor)



In the presence of:

Witness: _____

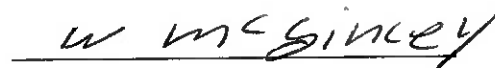
Signature: 

Name: Luke Joseph Delaney

Address: No 12 Sandiways Long Green Crescent
Braintree Essex CM7 7BD

Occupation: Gardener

Signed as a deed by said WILLIE JOSEPH MCGINLEY
(Transferee)



In the presence of:

Witness: MRS TANSEEN AMIR CHOUDHRY

Signature: 

Name: _____

Address: HarTech Business Centre, Beaconsfield RD,
Harfield, Hertfordshire, AL10 8FF

Occupation: Solicitor

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW26
Claim No: KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

-and-

Site 1 (WK487422)

(1) ~~DAVID JOHN PITT~~

(2) ~~KAYE LINDA PITT~~

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-and-

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Defendants

This is the exhibit RLW26 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Find an address

Type a part of address or postcode to begin

E.g. 'CR0 3RL' or '36 Factory Lane'

[Alias Addresses](#)

[Can't find the address you're looking for?](#)

[If address looks incorrect please contact us to let us know.](#)

[Fersiwn Cymraeg](#)

**St. Josephs Home Caravan
Atherstone Road
Hartshill
NUNEATON
CV10 0TB**

[Share by email](#)

Spotted a problem with this address? [Tell us now](#)

See this postcode on a map



*Postcodes are not intended to pinpoint an exact geographical location

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW27
Claim No: KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

Claimant

-and-

Site 1 (WK487422)

(1) ~~DAVID JOHN PITT~~

(2) ~~KAYE LINDA PITT~~

(3) CHRISTOPHER TORRENS

-and-

Site 2 (WK397261)

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-and-

(8) 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

This is the exhibit RLW27 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

HM Land Registry

Application Enquiry



Application Details

Enquiry time: 13 OCT 2025 at 11:13:34

Dealing, 18 MAR 2025

Title Number: WK397261

HM Land Registry Reference	S692XTT
Application Type	Dealing
Priority Date	18 Mar 2025
Priority Time	13:25:30
Lodged By	BRILLIANCE SOLICITORS LTD 68 GREAT NORTH ROAD, MARQUIS HOUSE HATFIELD HERTS AL9 5ER
Customer Reference	392.04.24
Application Received By	Portal
Application Progress	Received: Priority Protected - Awaiting Processing

The electronic official copy of the register follows this message.

RLW27

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 13 Oct 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

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.

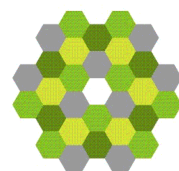
This official copy is issued on 13 October 2025 shows the state of this title plan on 18 March 2025 at 13:25:29. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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 .

HM Land Registry

Official copy of title plan

Title number **WK397261**
Ordnance Survey map reference **SP3295NE**
Scale **1:2500**
Administrative area **Warwickshire : North
Warwickshire**

RLW27



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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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW28
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW28 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Ryan Lee-Wilkes

From: Ryan Lee-Wilkes
Sent: 15 October 2025 17:00
To: 'Brilliance Solicitors - Case Work'; Sofia Ali
Cc: Sofiana Kausar
Subject: RE: URGENT-Site Address: Land 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")

Importance: High

Dear Brilliance Solicitors,

Thank you for your email. I have confirmed with our legal team.

I can confirm that your client Mr Thomas Corcoran (D4) cannot be removed from the current proceedings. Whilst it is noted about the transfer with the TR1 form, the transfer has not been completed with the Land Registry. This is confirmed with the searches requested this week. The matter is still pending with HMLR and therefore currently your client still holds an interest in the land.

Kind Regards



Ryan Lee-Wilkes
 Principal Planning Enforcement Officer
 North Warwickshire Borough Council

Phone: 01827 719290

Days: Monday - Friday

Web: www.northwarks.gov.uk

Social:     



Any opinions expressed in the email are those of the individual and not necessarily those of North Warwickshire Borough Council.

This email and any files with it are confidential and solely for the use of the intended recipient. If you are not the intended recipient or the person responsible for delivering to the intended recipient, please be advised that you have received this email in error and that any use is strictly prohibited.

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW29
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW29 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Ryan Lee-Wilkes

From: Ryan Lee-Wilkes
Sent: 21 October 2025 10:21
To: Philip Brown
Subject: Martin Torrens

Dear Mr Brown,

I have been advised by White Planning & Enforcement that they are no longer instructed in this matter and to the best of their knowledge you have been re-appointed.

Please can you confirm if this is the case or not?

This matter is regarding the unauthorised material change in use of land to form several G&T pitches. Primarily on land indicated as "Site 2" on the current Injunction we have in force – details of which can be viewed online:

[Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter | Planning Injunctions | North Warwickshire Borough Council](#)

The main steer from an interested party (Mr Martin Torrens) is that he advised he wished to seek retrospective planning permission for the unauthorised development. I have advised that given we are returning to court on the 31st October 2025 it may be in his interest to demonstrate his intentions if a valid application was submitted prior to the 31st.

Please can you confirm your instructions and timescales for any subsequent submission is instructed?

If you have any further questions in relation to this matter, please do not hesitate to contact me.

Kind Regards



Ryan Lee-Wilkes
 Principal Planning Enforcement Officer
 North Warwickshire Borough Council

Phone: 01827 719290

Days: Monday - Friday

Web: www.northwarks.gov.uk

Social:     



EMPLOYER RECOGNITION SCHEME

GOLD AWARD

Proudly supporting those who serve.

Ryan Lee-Wilkes

From: Macbook [REDACTED]
Sent: 21 October 2025 10:13
To: Ryan Lee-Wilkes
Cc: George @ White Planning; Julian Turner
Subject: Re: Ref: CMP/2025/00095 Land east side of Stoneliegh Glebe Farm

Caution: Warning external email

Ryan

I can confirm that following an initial appointment, the defendants/applicants have chosen to instruct another agent.

I am no longer appointed to represent any of the parties.

If that changes I shall let you know immediately.

Tony

On 21 Oct 2025, at 10:11, Ryan Lee-Wilkes <[REDACTED]> wrote:

Ok,

Can you confirm that you are no longer engaged in this matter?

Ryan Lee-Wilkes

<image001.jpg> Principal Planning Enforcement Officer
 North Warwickshire Borough Council

Phone: 01827 719290

Days: Monday - Friday

Web: www.northwarks.gov.uk

Social: <image002.png> __ <image003.jpg> __ <image004.png> __ <image005.png> __ <image006.png>
 <image007.png>
 <image008.jpg>

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From: Macbook <[REDACTED]>
Sent: 21 October 2025 10:06
To: Ryan Lee-Wilkes <[REDACTED]>
Cc: George @ White Planning <[REDACTED]>; Julian Turner <[REDACTED]>
Subject: Re: Ref: CMP/2025/00095 Land east side of Stoneliagh Glebe Farm

RLW29

Caution: Warning external email

Morning

My understanding is that Phillip Browne has now been appointed by the site owners.

Regards

Tony

On 21 Oct 2025, at 10:04, Ryan Lee-Wilkes <[REDACTED]> wrote:

Hi Tony,

Sorry for chasing, I'm just checking to see if you have had any further instructions from your client?

He did phone me at the end of last week, but it was a somewhat confusion conversation asking if he can sign some sort of agreement to say he will not do anymore works. To which I said that's what the Injunction prevents you from doing anyway and that he is welcome to attend court on the 31st October 2025.

Kind Regards

Ryan Lee-Wilkes

<image001.jpg> Principal Planning Enforcement Officer
North Warwickshire Borough Council

Phone: 01827 719290

Days: Monday - Friday

Web: www.northwarks.gov.uk

Social: <image002.png> <image003.jpg> <image004.png> <image005.png> <image006.png>
<image010.png>

<image011.jpg>

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW30
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW30 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Ryan Lee-Wilkes

From: Philip Brown [REDACTED]
Sent: 21 October 2025 15:28
To: Ryan Lee-Wilkes
Subject: Re: Martin Torrens

Caution: Warning external email

Dear Ryan,

I have been appointed to submit a planning application for 3 pitches: Martin Torrens; Theresa Torrens; and Helen Rochford.

Kind regards,

Philip Brown

On 21/10/2025 10:21 BST Ryan Lee-Wilkes <[REDACTED]> wrote:

Dear Mr Brown,

I have been advised by White Planning & Enforcement that they are no longer instructed in this matter and to the best of their knowledge you have been re-appointed.

Please can you confirm if this is the case or not?

This matter is regarding the unauthorised material change in use of land to form several G&T pitches. Primarily on land indicated as "Site 2" on the current Injunction we have in force – details of which can be viewed online:

[Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter | Planning Injunctions | North Warwickshire Borough Council](#)

The main steer from an interested party (Mr Martin Torrens) is that he advised he wished to seek retrospective planning permission for the unauthorised development. I have advised that given we are returning to court on the 31st October 2025 it may be in his interest to demonstrate his intentions if a valid application was submitted prior to the 31st.

Please can you confirm your instructions and timescales for any subsequent submission is instructed?

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

Filed on behalf of the Claimant
Ryan Lee-Wilkes
Third Witness Statement
Exhibit RLW31
Claim No: KB-2025-BHM-000248

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) HELEN ROCHFORD

-and-

(8) 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

This is the exhibit RLW31 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 23rd October 2025

Guidance

Appeals: how long they take

Latest average timescales for planning, enforcement and householder appeals.

From: **Planning Inspectorate** ([/government/organisations/planning-inspectorate](https://www.gov.uk/government/organisations/planning-inspectorate))

Published 1 January 2014

Last updated 17 July 2025 —

Applies to England

Contents

— Cases decided in June 2025 – Summary

Cases decided in June 2025 – Summary

S78 & Householder appeals

		Median (weeks)	Mean (weeks)	Decisions
s78 planning appeals	Written Reps	25	27	900
s78 planning appeals	Hearings	23	24	28
s78 planning appeals	Inquiries	32*	41*	14*

		Median (weeks)	Mean (weeks)	Decisions
Householder appeals	Written Reps	15	18	423

Enforcement appeals

Includes s174 enforcement appeals, s39 enforcement listed building appeals and lawful development certificate appeals

	Median (weeks)	Mean (weeks)	Decisions
Written Reps	69	71	186
Hearings	20*	28*	13*
Inquiries	89*	86*	4*

Mean Average - The total time taken divided by the number of cases. Also referred to as the 'average'. A measure of how long each case would take, if the total time taken was spread evenly across all cases.

Median - The middle value, if the times are sorted. This means that half the cases take less than this time; and half the cases take more.

Decisions – number of decisions made.

Please note that the times given here are measured from the time an appeal which we are able to progress ('valid') to the time a decision is issued.

The smaller the number of decisions, the less helpful the mean and median are as measures for summarising performance. Particular care should be taken when there are fewer than twenty decisions. These are represented with an * in the table, but have been provided for completeness and transparency.

Each of the measures give a slightly different view of the average time taken to make a decision, both are provided because neither gives a perfect indication of the average. The mean is potentially affected by a small number of cases taking a long time – and this gives an over-estimate. The median is less affected by these few longer cases so may give a more helpful indication of the average.