

## **Cadeby Parish Council Meeting 13<sup>th</sup> January 2012**

Present: Denis Winterbottom (Chairman)      Simon Freeman (Vice-Chairman)  
Councillor Jonathan Lane                      Councillor Steve Morgan  
Councillor Ian Smith                              Councillor Tina Chastney  
Claire Evans (Clerk)                              Members of the public

### Declarations of Interest

None

### Public participation

None

Apologies - Received from Councillor Ivan Ould and PC Alex Botting.

### Minutes of last meeting

Minutes from 24<sup>th</sup> October 2011 were signed off as a true and accurate record.

### Hinckley & Bosworth Borough (H&BB) Councillor – Mrs Tina Chastney

Mrs Chastney introduced herself as the new borough councillor, taking over from Mrs Rita Aldridge. Her report as follows:

The gypsy and traveller site allocation had been scrapped and all sites in the plan had been removed. This may be revisited later in the year as H&BBC are redoing the site allocation document. For the timebeing no temporary planning permits will be granted.

New blue recycling bins will be distributed shortly to all households.

Market Bosworth marina has been approved and all construction traffic must operate via A444.

Council were aware of the Parish and Community Initiative Fund which is offering communities upto £10,000 for projects. There is no guarantee this scheme will be available in the coming years due to uncertain financial times in the public sector. The parish council were advised to look now at this opportunity.

**Agreed:** Clerk to pass information to council. Details had already been passed to Diana Morgan in lieu of work being required on the church.

### Budget Review and Precept

Prior to the council meeting all councillor received a copy of the draft budget. Insurance costs are fixed for another year.

**Agreed:** Bus shelter maintenance and cost of gritting to be taken out of budget due to sufficient supplies.

**Agreed:** No increase in precept. Clerk to advise H&BBC.

### Financial Report

Community account balance: £101.07 less £20 outstanding church hall payment

Business money manager account balance: £3892.31

Cheques to be signed and paid for from business account:

Clerk's salary	£375
Christmas party expenses	£40
Ladywell PAYE services	£35
PAYE	£300
Church hall hire, Jan mtg	£10

### Planning Applications current and since last meeting

11/00911/cou	change of use of church hall to residential (see item below)
11/00890/ful	Gate House, Cadeby Lane – erection of 6 chalets. No objection
11/00769/ful and 11/00299 LBC	The Old House, Wood Lane – proposed extension and alteration to garage and replacement of porch and repainting of main house. Approved at 7 <sup>th</sup> October 2011 at chairman's discretion as application received after agenda had been posted.
11/00829/ful	Sutton Ridge Farm, Sutton Lane – erection of storage building. No objections.

## Future of Church Hall – change of use to residential

Chairman confirmed the application for change of use had been made by Mr & Mrs Kenefeck. The chairman explained that planning permission does not have to be applied for by the owner but can be applied for by prospective owners/interested parties. Councillor Winterbottom explained that one of the H&BBC policy conditions related to community facilities. It was, therefore, not unreasonable to expect that this policy element needed to be addressed in the change of use application. Essentially this means establishing a need; ascertaining no need or if there is a need, meeting that need by providing an alternative facility. In fact, should the Church Hall be sold until an alternative facility was ready?

The application stated the Church Hall was underused but no evidence was provided to prove this. It is the responsibility of the applicant to provide evidence. Councillor Winterbottom said that in his professional opinion the application should be refused by H&BBC because evidence of underuse was not conclusive. The current facility had no outside space, no disabled access and suffered from general under marketing because of its current limitations.

Councillor Winterbottom felt the PCC should commit to giving an agreed sum as part of the planning approval under Section 106. The PCC would then have a legal obligation to look after those it had previously made provision for ie, previously providing a Church Hall facility for the community to use. The application however, does not have a Section 106 against it.

Councillor explained that the PCC could sign a legal document agreeing to make the church available for community use (over and above when it's used for services) thereby securing and protecting the facility for future community use. It would demonstrate a commitment from the church.

Additional problems highlighted were the church (which is the only alternative facility) needs to be fit for purpose. In terms of finding funding to make the church fit for purpose and additional community use, it was generally accepted that access to funding/grants would probably be easier if the church was the only facility.

An architect had recently inspected the roof along with a builder, and found that previous repairs had not been properly done and were contributing to current issues. They will be getting back to Diana Morgan with repair estimates. In addition, it would be important to understand cost implications of making adaptations to the church to improve the space for more comprehensive community use. Councillor Chastney

suggested the PC contact Aubrey Chambers at Shackerstone who had been instrumental in pushing forward adaptations to Shackerstone Church.

Some members of the parish council felt information relating to the sale, and financial position of Cadeby Church and Cadeby Church Hall had not been forthcoming from Rev John Plant and the PCC (Parochial Church Council.) In particular, how much money was in the Cadeby Church and Cadeby Church Hall accounts. It was accepted the accounts had needed rationalising but this had been complete for some time. The assumption was £30,000 from a legacy and between £30,000-£40,000 in the Fabric Account was available. Questions of how much money (if not all) from the Church Hall sale should be put towards the adaptation of the church were raised.

Councillor Winterbottom concluded that the only way to move forward would be to arrange a meeting with the PCC and Rev Plant and ask to see the accounts. It was noted that Cadeby had no representative on the PCC, despite Rachel Parrish offering her services.

**Agreed:** Clerk to arrange a meeting and Councillor Morgan to ask Diana Morgan to liaise with Rev Plant for current financial position.

**Agreed:** Councillor Chastney to ask H&BBC what the adopted code of practise is for planning confirmations

**Agreed:** Object to change of use. Clerk confirmed a letter of objection had already been sent to H&BBC.

### Diamond Jubilee

Clerk confirmed a letter had been received from Peckleton Parish Council inviting Cadeby and other local councils to join them in organising a Diamond Jubilee celebration.

**Agreed:** To thank but decline invitation. Councillor Smith confirmed he was personally happy to organise a village event eg, street party in Wood Lane. Rachel Parrish and Claire Evans agreed to be involved. Further details to follow.

### Road markings outside church

Item raised by Janet Hicklin .

**Agreed:** Clerk to investigate exact details and report back.

### Donation requests

A number of donation requests have been received.

**Agreed:** To defer decision until end of financial year

#### Street Cleaning

Rachel Parrish explained that due to limited off-road parking along Main St, when the street cleaner came they were not always able to do a good job because of the number of parked cars on the road. The Street Cleansing Department at H&BBC (with whom Rachel has liaised with) are happy to let her know when they plan to visit and Rachel will let the village know via a flyer encouraging people to share spare driveway space with a neighbour so the kerbside can benefit from a thorough clean. Street cleaning takes place about 5 times a year.

**Agreed:** Rachel Parrish to be Cadeby's representative with H&BBC and to let villagers know the date/time of each street cleaning visit.

#### Hinckley & Bosworth Area of Special Character Review document

This document is to be submitted by end of January.

**Agreed:** Councillor Lane offered clerk support in completing

#### Hinckley & Bosworth Borough Council Play and Open Space Developer Contribution

Clerk confirmed Cadeby currently has no Play and Open Space Contributions. The document was noted by councillors. It was explained that developer contributions are part of the process of granting planning permission.

#### National Association of Local Councils (NALC) – Code of Conduct briefing

The Clerk circulated to each councillor a copy of the legal briefing regarding Codes of Conduct.

**Agreed:** All councillors noted the legal briefing

#### Bosworth Community College Academy Consultation

**Agreed:** No comment

Hinckley & Bosworth Borough Council request for potential sites for areas of separation, green wedges, strategic housing land availability assessment (SHLAA) and for local green space designation

This item was received after the agenda had been posted. At chairman's discretion the item was added for clerk to confirm this information needed to be completed by 24<sup>th</sup> February.

**Agreed:** Clerk to complete