

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

Present: Councillor Winterbottom (Chairman) Councillor Freeman  
Claire Evans (Clerk) Councillor Morgan

Apologies: Councillor Smith Councillor Lane (Vice-Chairman)

Others: LCC Councillor Ivan Ould.

### Declarations of Interest

Councillor Freeman declared an interest in Agenda Item 9. Current planning applications: 12/00479/TPOCA works to Beech Tree, Church Cottage.

### Public participation

Members of the public are allowed to comment at chair's discretion.

### Minutes of last meeting

Minutes from 4<sup>th</sup> May 2012 were signed off as a true and accurate record.

The Chair updated Councillors on the situation concerning the public right of way footpath, S63, from Cadeby to Newbold Verdon. The approved route diversion in place is due to end soon and the path re-instated to its definitive route. However following the quarrying restoration works, the definitive route for the footpath is subject to ponding. This is likely to delay re-instatement of the footpath to the definitive route.

### Financial Report

The Community Account has £173.04 and £3984.68 in the Business Money Manager Account.

The following were approved:           £640 Clerk's salary  
  £110 PAYE (Clerks salary)

Expenses for Mr I Smith and Mrs C Evans of £23.90 and £39.40 respectively for Jubilee Celebrations.

## Hinckley & Bosworth Borough Council (H&BBC) review of parish and town council governance and electoral arrangements

Councillor Winterbottom explained that H&BBC were making a periodic review of their local governance and electoral arrangements, with the consultation period ending on 20<sup>th</sup> July. Market Bosworth Parish Council (MBPC) had submitted a proposal to H&BBC saying they would like the houses on The Park currently in Cadeby parish to be moved to MBPC (approximately 10 houses.) If Cadeby lost these properties, Cadeby's precept would be shared by fewer dwellings, and would increase unless another arrangement with H&BBC could be arrived at. Councillor Winterbottom advised the current council tax figure for Cadeby residents was £30 per dwelling compared to £48 for Market Bosworth. Open discussion took place involving members of the public. The following points were made:

- The parish boundary probably pre-dated the houses
- In terms of delivery of local authority services, it makes little difference whether Cadeby retains these 10 properties or not
- If Cadeby lost these houses, it might be deemed too small to justify a parish council and become part of a larger area, e.g a ward of MBPC. However would a more remote PC be concerned about issues affecting Cadeby? For example the quarry, planning issues, Sunday market issues, etc.
- Cllrs expressed the view Cadeby Parish Council (CPC) should retain its independence. Although small, the community was vibrant and very much alive.
- All residents affected by any change proposed should be individually notified by HBBC.
- Councillor Ould suggested CPC seek the views of residents of those houses potentially affected. This would provide evidence to support a response by the PC. His advice was for parishes not to become too small as they may face the prospect of amalgamation with another parish

**Agreed:** The existing parish boundary should be retained. If it is felt necessary for administrative reasons to alter the boundary along The Park, CPC would support the inclusion of all the dwellings along The Park within Cadeby parish. A circular to be sent to all residents in The Park notifying them of HBBC Governance review and response of Cadeby PC.

## Market Bosworth Neighbourhood Development Plan

MBPC wrote to CPC regarding their proposed Neighbourhood Development Plan (NDP.) They intend to set up a Steering Committee and have invited CPC to be represented on this. MBPC indicate they would like the NDP to include the following areas within Cadeby parish:

- houses on The Park within the Cadeby parish boundary
- the area within MB Country Park which is within Cadeby parish, excluding the Rugby Club and Gatehouse holiday lodges.

Councillor Winterbottom explained MB PC could only include land within their own parish. If they want to include land outside of the parish, they can only do so with the agreement of the responsible Parish Council.

Councillor Winterbottom explained that the Localism Agenda offers communities an opportunity to have a say in shaping development in their area. However neighbourhood plans must conform with Borough / District plans, which themselves must conform with national planning guidance and legislation. Local Authorities are also under a duty to co-operate with neighbouring authorities in preparing plans.

Councillor Ould explained some difficulties facing local communities over housing and used Market Bosworth as an example where they could face a housing density of upto 400 houses.

He confirmed the land within MB Country Park is owned by Leicestershire CC.

**Agreed:** Cadeby PC to write to Market Bosworth PC to:-

- a) acknowledge the email,
- b) inform them the CPC is not minded at this time to acquiesce to the inclusion of areas within Cadeby Parish in the MB Neighbourhood Development Plan. CPC would be prepared to nominate a representative to attend meetings of the NDP Steering Group (me). The CPC could review this matter in the future, at such time as the proposed plan is more developed and the purpose of the plan, the policies and the impact are more clear. Add note advising MB PC of regulations that stipulate a PC can only include land within in their parish, and that land outside of their parish can only be included with the agreement of the administering parish council.

## Councillor Ould's Report on LCC issues

Councillor Ould explained it had been an extremely difficult time for him and colleagues following the independent investigation of Councillor David Parsons, former Leader of the Council who had recently resigned following publication of a report by the Standards Committee.

With regards to housing provision, Councillor Ould discussed the former Nailstone Colliery site. SWIP (South West Industrial Properties) had a plan to change half of the land into a country park and to develop the other for commercial use. The Highways Agency however requires improvement of the M50/A1 junction if planning permission is granted. The costs of this would have to be borne by the developers. These have proved prohibitive rendering the proposed development unviable in the developer's view. An alternative plan for a new residential development of around 400 houses has been mooted. H&BBC planning policies however require 40 % to be provided as affordable housing. Again this is bringing the financial viability of the development into question and the developers appear to be losing interest. There is a possibility this site might be considered as a potential waste management site, eg for a waste incinerator or a waste recycling operation.

Due to recent heavy storms, there was serious flooding on the River Sence. With 1500 new houses proposed for Ibstock and Coalville with drainage into the River Sence, Councillor Ould expressed his concerns for the impact on flooding and safety of people in the downstream areas.

He noted there have been road traffic accidents in the vicinity of the Good Friday caravan site in Osbaston. The Good Friday site has temporary planning permission until 31/3/2013. This will therefore have to be renewed before this date or the caravan use will be unauthorised if the permission expires.

On 15<sup>th</sup> June 2012, Councillor Ould attracted 4 MP's to attend a meeting at Orton on the Hill to discuss wind turbines. There are proposals for turbine developments which would result in some 32 turbines in total on several sites in the locality, some would be over 125m (420ft) high. The action group SWAT (Stop Wind turbines Around Tamworth) is heading a campaign to object to the developments.

Councillor Ould will be attending the appeal meeting for the proposed composting site near Higham.

## New Code of Conduct

Prior to the council meeting, all councillors had been sent a copy of the Hinckley and Bosworth Borough Council's new Code of Conduct and Register of Member's interests.

**Agreed:** to adopt the new H&BBC Code of Conduct. Clerk to collect all councillor's Register of Member's Interests form and send to H&BBC.

## Trees on Wood Lane – part of Planning Permission 11/00523/FUL

Councillor Winterbottom explained there had been some confusion about who is responsible for the three mature trees on Wood Lane – the Highway Authority or the developer. They were not covered by a TPO, however they are within the Conservation area. In the approved plans, two trees are shown to be retained, but in the event only one tree has been retained. Councillor Winterbottom investigated and is corresponding with James Hicks, Principal Planning Officer. Mr Hicks confirmed in writing that the normal HBBC procedure relating to applications for works to trees in a conservation area had not been followed and apologised for this. He explained the second tree had been felled following a visit by the LCC tree officer who accepted the tree was in a poor condition and should be removed. A requirement to replant to mitigate the loss of the tree was agreed with the Highway Authority. It is still unclear who will undertake the actual replanting, the developer or the Highway Authority. If the tree is replanted on highway land the Highway Authority would normally assume responsibility for it.

**Agreed:** Clerk/Chairman to clarify the agreed requirement to replant, who will be responsible for ensuring this takes place, who will carry out the replanting and when this will be done.

## Planning Applications

12/00069/FUL and 12/00070/FUL      Erection of building & erection of canopy.  
FP McCann, Brascote Lane

The Clerk has sent an objection sent to both applications. The proposed canopy to cover the loading bay is similar in design to the building to which the PC had previously objected to on grounds of poor design and as having adverse impact on amenity. A noise report submitted with the application for the building proposed on the quarry side of the building complex indicates significant noise is generated by the concrete production activities; this indicates processes and equipment create an environment in which noise has a detrimental effect on employees. No assessment of the impact of noise on nearby dwellings has been submitted. This is considered essential to properly assess the impact of the enlarged production facility.

**Noted.**

12/00531/TPOCA

Removal of one beech tree and four elms  
The Old Rectory.

At least one of the trees provides an arched canopy over the road at the entrance to the village and so has amenity value. If it were felled it would visually change the entrance to the village

**Agreed:**

Clerk to inform H&BBC that the CPC consider trees in this location have a significant amenity value, particularly those where the canopies over-arch the road and define the appearance and character of this entrance to the village should be retained unless removal is necessary. The trees appear to be outside the boundary fence of the Old Rectory and to query whether the trees are the responsibility of the Highway Authority. Report back to council.

12/00324/LBC

Insertion of rooflight  
The Barn, Wood Lane.

**Agreed** : No comment.

12/00479

Works to Beech Tree, Church Cottage

Councillor Freeman declared an interest in planning application 12/00479/TPO.

Council was not quorate, no decision was taken.

Councillor Winterbottom confirmed the PC is to notify H&BBC of possible unauthorised developments within the parish.