

Cadeby Parish Council Meeting
Friday 11th January 2013 at 7pm

Present	Councillor Winterbottom	Councillor Lane
	Councillor Morgan	Councillor Smith
	Claire Evans (Clerk)	Rachel Parrish
	Pierre Vettori	

Apologies Simon Freeman

Minutes of last meeting

Minutes from 9th November 2012 approved and signed off

To receive and approve requests for dispensations from members on matters in which they have a disclosable pecuniary interest

This will now be a standard item on the agenda. The following dispensation request forms were approved for precept setting: Councillors Lane, Winterbottom, Morgan and Smith.

Agreed: Councillor Freeman's dispensations form to be returned

Agreed: Precept setting dispensations form to be valid for 4 years. Clerk to amend signed forms to read 4 years.

Declarations of interest

None

Street Lighting Efficiency Savings Consultation

Consultation document discussed. Barrie Biddle, Bull in the Oak sent in his objections but on closer inspection no lighting in this area of the parish will be changed.

Agreed: Clerk to notify Mr Biddle.

In total, six lights are recommended by Leicestershire County Council (LCC) for conversion to part-night lighting. Street lights will be turned off between midnight and 5.30am. Council discussed potential costs of savings v safety risks.

Agreed: Clerk to ask LCC what the financial impact of changing 6 lights into part-night lighting will be. Council wish to keep 3 of the proposed part-night lights namely 1, 3 and 6. Light 1 is the only light in Wood Lane. Geographically it's an isolated lane where the residents have in the past had break-ins. For security and safety reasons, this light to be kept. Light 3 is opposite the Church, close to other vulnerable properties and located on a dangerous bend. When the new development is built, residents will be entering and exiting on this bend. For highways reasons this light needs to be kept. Lastly, light 6 on Main St to be retained as it will light the entrance to the village particularly where the road begins to narrow and on-road parking begins.

Clerk confirmed LCC were currently consulting the emergency services for their views on what the non-highway related risks were eg, effect of part-night lighting on crime and anti-social behaviour would be.

Agreed: Council would not opt to convert into part-night operation, two lights at Bull in the Oak (charge per lamp £20 with a return of approx £16 a year.)

Financial report

Cheques approved	£15.00	Christmas party expenses to Ian Smith
	£40.00	Christmas party expenses to Claire Evans
	£119.27	Street lighting
	£18.00	Church Hall hire Nov 2012/Jan 2013

Community account: £83.34

Business Money Manager Account: £3531.43 (above expenditure taken out)

Agreed: Due to non-receipt of Hinckley & Bosworth Borough Council (H&BBC) Christmas £50 contribution and increased numbers attending the Christmas party (about 120), Council agreed to pay £55 party expenses in total to Mr Ian Smith and Mrs Claire Evans. In November, the parish council had agreed upto £40 expenses. Expenses agreed.

Agreed: Clerk asked for the following to be agreed as omitted in error from the agenda. Clerk to attend a training course at Leicestershire & Rutland Association of Local Councils (LRALC) in January. Cost £30 (£20 set aside in current year's budget to cover training.) Agreed.

Budget Approval and Precept Setting

Draft budget presented by clerk.

Agreed: No allocation in budget to be made for bus shelter maintenance and grit supplies.

Agreed: If £50 H&BBC Christmas award no longer being given, £50 is allocated in budget for community Christmas activity. Councillor Smith to check with H&BBC and confirm non-receipt

Agreed: Three-year fixed insurance contract up for renewal in June 2013 is likely to increase. £500 estimated in budget (currently £486.) Clerk awaiting reply from insurance company with estimated 2013/4 figure.

Agreed: No election costs in 2013/4. Taken out of budget

Agreed: £60 budgeted for Church Hall hire. In the event the hall is sold, Clerk contacted Diana Morgan and Sheila Stinson (Benefice Administrator) to ask if the parish council would have to hire the church to hold meetings (heating costs are high.) Councillor Morgan clarified the situation and confirmed no payment would be required, but a donation of £60 (to match the current Church Hall hire costs) would be welcomed. Agreed.

Update on replacement of noticeboard. Mr Richardson, Michaelmas House had not made further contact regarding using dormant Cadeby Cavalier Cricket funds. Two quotes had been obtained. The first quote was received from Harry Stebbings Workshop for approx £1000 subject to VAT and the second verbal quote came from Derek Whitfield of £350. Mr Whitfield built the original Cadeby noticeboard and has recently made one for Kirkby Mallory which council can view. Councillor Smith suggested replacement costs could be tied into the Parish & Community Initiative Fund.

Agreed: Replacement noticeboard costs to be added into the Parish and Community Initiative bid. Clerk to obtain a written quotation from Mr Whitfield and give this, along with the first quote, to Councillor Smith. Third quote awaited.

Agreed: Clerk to review standing orders to see how many quotations are required.

Agreed: Due to increasing workloads, it was agreed to allocate in the budget a £250 increase in clerk's salary, the agreement of which can be made at a later date. Councillor Smith suggested the increase in administrative costs could be added as a one-off to the Parish and Community Initiative Fund. Agreed.

Councillor Winterbottom briefly explained how council tax had changed. Previously if a house had benefits, it was funded. Now the Local Authority (LA) have to fund the difference. Cadeby parish's tax base was 92.5, now it's down slightly to 90.5. As an interim arrangement, the LA will be giving a grant, as Government money has been made available. This will help reduce the shortfall.

Agreed: Draft budget agreed at £3161. This was based on provisional information received from H&BBC. Clerk to send email confirming precept has been set but to ask for confirmation that figures provided from H&BBC are now confirmed. Clerk then to forward precept figure.

Diocese notice regarding change in covenant

There has been no further communication despite Clerk contacting Rev Kirkman (Diocesan Registrar) for an update. A revised notice was placed during December which corrected some anomalies identified by the Parish Council in the original. Clerk resent original letter of objection.

Agreed: Await further communication

Planning applications

12/01070/FUL Erection of 3 dwellings on land adjacent to Church House Farm

On behalf of Councillor Freeman (who sent his apologies), Councillor Smith made council aware of Councillor Freeman's objections.

Council's objections:

- The proposed development of three large 4 bedroom houses represents the over-development of this site. These relatively large dwellings have very limited outdoor amenity space and parking (particularly Plot 3 which has a very small garden comprised by the proposed single garage and turning area.) The large dwelling to the rear is an unprecedented "backland" development, no example of which exists within this conservation village.
- The proposed development will have an adverse impact on the setting of three adjacent listed buildings; All Saints Church, Grade II*, Church Farm, Grade II & Church Cottage, Grade II. The open setting has existed for several hundred years and is fundamental to the character of this part of the village. The archaeology report submitted refers to the lack of built development on this site since post medieval times, and the undisturbed nature of the ground.
- The proposed garage for Plot 3 will have an adverse impact on the open rear aspect of Church Cottage (Grade II listed)

- The proposed garage for Plot 3 is directly under the canopy of tree T1. Construction of this will require ground works that will result in compaction of soil within the root protection area that will compromise the health of the tree, and will also require significant canopy reduction and crown lifting in excess of that recommended in conditions attached to the development with extant planning permission. The revised tree report submitted refers to the importance of ensuring the root area of this tree is protected. It does not refer to the construction of the garage under the canopy, but only to works required to improve the usability of the garden proposed to Plot 3. This comment is at odds with the proposed construction of a garage in this location. Was the arborist aware of the intention to construct a garage in this location directly under the canopy, and where is the assessment of the impact of this?
- HBBC Core Strategy Policy 19 requires residents should have access to a recreation facility within 400m. There is no such space within Cadeby village. This new development of family homes will result in additional demand in a village that has no open space, thus exacerbating the existing deficiency.
- The application states there will be ten parking spaces. Five garage spaces are shown on the drawings, where are the remaining five parking spaces? The proposed development actually reduces the number of garage spaces by one compared to provision in the developments with extant permission. No visitor parking is provided within the development. This will increase the demand for “on-street” parking from visitors to the new dwellings.
- The proposed layout provides very limited circulation space within the site for turning and manoeuvring of vehicles, particularly if the area in front of garages is allocated as parking spaces. This will compromise safe vehicle access, and could result in vehicles reversing into the public highway to exit the development. Given the limited forward visibility on Church Lane, this would be detrimental to highway safety.
- The above will increase the already high and regular demand for “on-street” parking. Opportunities for relatively safe on-street parking within the village, eg Main Street, are limited. This will result in inappropriate “on-street” parking on Church Lane which is narrow and is a blind junction with Main St. Due the curving road alignment, it has poor forward visibility and again provides very limited opportunity for safe ‘on-street’ parking, which is often taken up by visitors to the Church.
- No arrangements for refuse collections are shown. Refuse bins left out in the circulation space or at the vehicle access will further compromise vehicle manoeuvring & highway safety.

Agreed: Clerk to send holding letter to H&BBC while Councillor Winterbottom writes draft objection letter for Clerk to forward to H&BBC.

12/01018/FUL Change of use from storage to residential at Sutton Ridge House

The Council objects to conversion of the storage building to a residential dwelling because:

- The conversion is in an unsustainable open countryside location and outside the settlement.

- The creation of the proposed dwelling will result in alterations to existing openings, and the formation of a first floor will introduce roof lights. Together these changes will materially alter the appearance of the building and mean it will no longer be in keeping with the character of its countryside position.
- The introduction of this additional domestic use adjacent to the existing stables will result in an unsatisfactory relationship between the two, with domestic activities being very close to equestrian activities.
- The plans indicate vehicle access will be shared with the existing dwelling house, however parking spaces shown will compromise the available manoeuvring space.
- No external amenity space is shown for the proposed dwelling. The dwelling does not appear to include a bathroom. Given the lack of associated amenity space and bathroom, the dwelling will not provide a satisfactory standard of amenity for occupiers.
- No details of the works required to ensure the building will comply with the Building Regulations are provided.
- The change of use from storage to habitable space will require improvements in the thermal capabilities of the building structure. These are likely to require significant intervention to the existing structure and further alterations to the appearance of the building.

Agreed: Clerk to send holding letter to H&BBC while Councillor Winterbottom writes draft objection letter for Clerk to forward to H&BBC.

Parish and Community Initiative Grant

In December, the Heritage Lottery Fund awarded Cadeby Church £16,000 towards preliminary repairs. These repairs are estimated to cost just over £21,000 meaning the parish has to raise the shortfall of approx £5,100.

Agreed: Councillor Smith suggested, and it was agreed, he applies on behalf of Cadeby PC for a Parish and Community Initiative grant to cover the Heritage Lottery Fund shortfall, replacement noticeboard (£350) and increased administrative costs (£250). Exact application figure to be calculated. Paperwork to be completed by 8th February 2013. Agreed.

Leicestershire Rural Partnership Funding Programme

Shire Grant Village Hall Project grant was discussed and how it could be used to partially fund the noticeboard replacement (verbal quotation of £350). Grant would be for 50% of total cost with the remainder coming from the Parish and Community Fund application.

Agreed: Councillor Smith to complete the grant application.

Future Village Initiatives

Although not on the agenda, future village initiatives was discussed. In light of the extremely popular Diamond Jubilee Street Party in 2012, Ian Smith would like to organise something similar in

the summer 2013. It would involve applying to H&BBC to close Wood Lane and getting approval from the residents.

Agreed: Council agreed to support any application to H&BBC to close Wood Lane and to allocate a small budget of £25 to cover expenses.

Next PC meeting

Agreed: Clerk to send out future meeting dates for councillors to check