

Cadeby Parish Council Meeting
Friday 27th May 2014 at 7pm

Present: Councillor Winterbottom (Chair) Councillor Morgan
Councillor Lane Claire Evans (Clerk)
Councillor Smith Councillor Freeman
Councillor Ivan Ould

Members of the public: Mr & Mrs Hutchinson, Mr & Mrs Kenefeck, Mr & Mrs Broadfield

Election of Chairman

Denis Winterbottom was re-elected as Chair. Councillor Smith proposed and Councillor Freeman seconded.

Election of Vice Chairman

Jonathan Lane was re-elected as Vice-Chair. Proposed by Councillor Winterbottom and seconded by Councillor Freeman.

Apologies

PC Mike Chapman.

Agreed: Clerk to write to Councillor Chastney to request that if unable to attend the meeting a report on Borough Council issues relevant to Cadeby Parish be provided for consideration at the meeting.

Declarations of Interest

No pecuniary interests declared. Councillor Smith confirmed the Parochial Church Council (PCC) had sent a letter to his partner regarding the Church Hall sale which he opposes.

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

None received

Public participation and review of the process

Councillor Winterbottom explained members of the public are welcome to speak at anytime during the course of the meeting, but asked they make themselves known and direct all comments to him as the Chairman.

Chair's Report

The Chair gave a brief review of the year including the success of planting at the top of Rectory Lane and several village events which the Parish Council had supported. Thanks given to the Clerk for her work this year.

Councillor Winterbottom confirmed Section 137 funding for 2014/5 was £7.20 per electorate.

Councillor Smith received written confirmation from Hinckley & Bosworth Borough Council (H&BBC) that a Parish and Community Initiative Grant had been approved. This included £1,000 towards part funding of a defibrillator, and £4,700 towards Cadeby Church renovations. The grant needed to be spent by February 2015 giving the council time to find match funding of £1000 for the defibrillator. Councillor Morgan felt the main issue would probably be finding an appropriate site for it.

Post-meeting Grant figures to be verified. See Parish and Community Initiative Fund below

Agreed: Defibrillator match funding and possible installation sites to be discussed at the next PC meeting.

Minutes from 10th April 2014 meeting

Approved and signed off as a true and accurate record.

Councillor Ould's Report

Councillor Ould gave his report. There are increasing numbers of planning issues being brought to his attention. (H&BBC) have failed (following an inspection) to provide an adequate 5-year supply of land for housing. The shortfall of homes is between 700 and 1100.

Stoke Golding solar panel farm has been approved. The application for a solar panel farm between Newbold Verdon and Cadeby, yet to be applied for, looks likely to go ahead. In the Bag worth/Newbold Heath area there are 8 large turbines in the process of being built, or already built. Councillor Ould felt the future on this was rather "unpredictable".

H&BBC lost their appeal for housing development in Burbage because the wrong housing supply formula was used. Councillor Ould has been involved with proposed housing within 100 yards of the MIRA test track in Higham on the Hill - current residents already have concerns about noise.

There are some success stories within the County with regards to supported families. There is a 78% success rate in Leicestershire with success criteria being numbers back in employment, increased school attendance, reduction in antisocial behaviours and reduction in alcohol dependency. This equates to 633 families improving their situations.

Following a new report from the Quality Commission, it is hoped the George Eliot Hospital will move out of its current rating. They have introduced a Carer's Passport which allows free parking and discounted meals amongst other benefits. The Royal College of Nursing (RCN) is considering adopting this.

Councillor Ould didn't have any specific timing information on the A444/A5 road improvements around MIRA.

Budget cutbacks were discussed (£110m savings to be made.) Consultation responders wanted zero cuts to roads, gritting and protecting the vulnerable. Cuts to street lighting and grass cutting were two potential cost cutting areas. Savings could be made within the library service where the suggestion is to keep all the main libraries open, but branch libraries to be run by volunteers. The Market Bosworth Library consultation will be held on 9 June 2014, 6.30pm for 7pm. Councillor Smith felt Museums were often a target for cost savings. Snibston Discovery Park is making an annual loss of £800k. Following a £50,000 consultation, there could be saving of £27m a year if the County had a Unitary Council.

Councillor Ould explained that Leicestershire has a non-typical population distribution (inverted), which means there are more elderly, and particularly when it comes to housing, there is a chronic lack of adapted housing with no provision in the Local Plan.

Receive and approve the audited accounts for 2013/4 including Internal Auditor's Report

Year-end 2013/4 accounts were prepared and approved by the internal auditor and duly signed off by council. Advice was given regarding the laying out of accounts, quarterly bank reconciliations were sent to the internal auditor, and cheque stubs should be initialled by the two signing councillors.

Agreed: Clerk to send quarterly bank reconciliations to internal auditor and all cheque stubs to be initialled by signing councillors when cheque approved.

To receive and approve the Annual Return for External Audit

The annual statement and annual governance statement within the annual return were approved and signed off by council.

Financial Report

Business Money Manager Account £4411.59
Community Account £512.94

Agreed: New Homes Bonus to be carried forward

Agreed: Cheques as detailed on the agenda were presented and approved

Clerk's salary (post-date cheque 30/06/14) £437.50
Ian Fraser, Internal Auditor £75

Cheques paid since last meeting: Came & Company insurance renewal £357.14

Planning Applications

The outcome of application 14/00245/TPOCA for removal of two Ash trees at Carnedii, Wood Lane was discussed. Councillor Winterbottom again explained the process that if an owner of a tree within a conservation area wished to do works, they are required to notify H&BBC of their intention. H&BBC then have a six-week period to consider this. The only protection would be for H&BBC to apply a Tree Preservation Order (TPO.)

H&BBC applied a TPO to the trees following representations.

The Barn, Wood Lane

14/00300/LBC and 14/00299/HOU demolition of existing timber garage and workshop, and replacement with new brick built garage block with covered seating area at The Barn, Wood Lane

The Barn is a listed building (dating to approx. 1790) because it is within the curtilage of a listed building. The new garage appears to be within the same footprint.

Agreed: No objections

14/00286/FUL conversion of existing buildings to form 5 dwellings and associated works at The Old House Farm, Sutton Lane

Councillor Winterbottom said his understanding was that the land was agricultural with dwelling accommodation for farm occupants. There was also some uncertainty whether the reclamation yard was an authorised development.

Cadeby PC had to send any comments prior to the council meeting. A letter of objection was sent. Leicestershire County Council (LCC) Highways also objected.

Main concerns:

- the development is outside the settlement boundary for the Cadeby village
- The authorised use of the property is unclear. The former farm now incorporates a reclamation salvage yard business which appears to be unauthorised.
- The continued use of the adjacent site as a reclamation salvage yard business would be incompatible with the proposed residential development. This would be likely to result in disturbance and nuisance for occupiers and have an adverse impact on the amenity enjoyed by occupiers.
- The proposed conversion of the existing buildings would result in dwellings with low internal heights and low window levels; this would compromise the standard of amenity afforded. Integral garages are proposed with a width that is the size of a standard parking space, internal walls would render it virtually impossible to enter or exit garaged vehicles.
- Given the design issues the PC is concerned the conversion of the existing buildings is proposed only to establish the principle for residential development with the intention that if approved, the development will be revised to seek replacement of existing building with new dwellings. Details should be required to demonstrate the residential conversion of the existing buildings can afford an acceptable standard of accommodation and that the conversion scheme can realistically provide five dwellings.

Agreed: Objections sent

14/00400/FUL change of use of land, store and stables for form one dwelling, inc extension and alterations. Sutton Ridge Farm

The following objections were raised:

- this is a substantial enlargement to the existing building which will alter the size and appearance of the existing small stable building
- the previous application relied on converting the existing stable buildings with only minor adaptation and no extension to the building's footprint. This proposal enlarges the footprint and will form a precedent for the conversion of existing rural buildings

Agreed: objection letter to be sent

Mr & Mrs Hutchinson from Wood Lane who were present, said in previous years (particularly after heavy rainfall) their ditch and pond would fill with sewerage and floodwater waste causing drainage problems.

With the proposal for additional dwellings at Old House Farm and conversion at Sutton Ridge Farm, concerns were that increased pressure on the pumping station could result in sewerage

and floodwater waste going into the Hutchinson's. This would indicate a capacity issue. The Hutchinsons had contacted Severn Trent in the past and there had been a number of site visits.

Councillor Winterbottom explained that the utility companies had a duty to provide a connection to the foul drainage system. If there are sewerage system capacity issues these could be overcome providing an independent sewerage system to new dwellings. Severn Trent would be notified by H&BBC of planning applications, and should advise them of any objections. If no objections, connection would be to the main sewerage system. All new developments separate foul waste drainage from surface water runoff systems.

Councillor Winterbottom advised the Hutchinsons to record occasions when they have sewerage and drainage issues as it would support any case they wish to make to Severn Trent.

14/00369/CONDIT removal of condition 4 of planning permission 12/00370/FUL for the extension to the production unit – FP McCann

This application included a noise assessment for the site, but not a noise assessment for people living in the vicinity. It was agreed this was not, therefore, a complete application.

Mr & Mrs Glover from Brascote Lane had attended the previous parish council meeting and raised several issues over noise from production and traffic, early operating hours and the growth of the facility.

Councillors asked if there were necessary measures in place to mitigate noise?

Agreed: Council to send objection letter to H&BBC based on the fact that the application was deemed incomplete without a noise impact assessment for the surrounding area. The objection letter would also make H&BBC aware of comments received from parishioners.

There's new FP McCann signage at the Brascote Lane entrance. Has approval been obtained?

Agreed: Clerk to raise with H&BBC

Councillor Lane felt that opening a dialogue with FP McCann was the way forward – engaging with them rather than working against. Councillor Lane offered to draft a letter to send to FP McCann in view of the particular concerns Mr & Mrs Glover's made at the last meeting regarding noise, development and operating hours.

Agreed: Councillor Lane to draft letter to FP McCann

14/00364/FUL extension to existing clubhouse at Market Bosworth Rugby Club

Agreed: No objections. Noted - no floor plans were included in the application.

Church Hall – Community Asset Application

The Church Hall could be registered as a community asset with H&BBC. It triggers a "moratorium on certain land transactions" which may mean a landowner cannot sell for up to 6 months.

Nominations can be made by parish councils or by any person that is a voluntary or community body with a local connection.

Councillor Morgan said Mrs Diana Morgan who is a member of the Parochial Church Council (PCC), had emailed the PC explaining the current situation with the Church Hall sale to Mr & Mrs Kenefeck, and that the process had apparently come to a halt.

Mrs Morgan's interpretation was that the covenant covers what the Church can do with the Church Hall, and the covenant restricting use would expire if the Church Hall were sold.

There was debate on where the PC stood on the sale of the Church Hall. Councillor Winterbottom was careful to explain that the PC objected to the loss of the church hall, as it is the only venue with appropriate facilities currently available for community use in the village. Importance was placed on the need to have a community space in the village that had suitable facilities eg toilet and kitchen.

The hiatus in the process to remove the covenant is not the responsibility of the PC. The Church commenced the process and the Diocesan Court is responsible for the determination.

The legal position concerning the disposal of the Church Hall is unclear. The restrictions imposed on the disposal and the use the Church Hall is a matter for the owners and for prospective purchasers.

A question was raised that if the Church no longer wished to use the Church Hall as a community venue, what was the alternative? The building could remain unused, it could be offered for sale in accordance with any relevant legal provisions. The PC could register the Church Hall as an Asset of Community Value. This would delay disposal and allow the PC some time to consider acquiring the property.

Councillor Smith reminded the meeting what had previously been discussed with Rev John Plant. The Church Hall was firstly to be offered to the occupiers of The Grange, then the occupiers of The Stables and lastly to the village. Councillor Smith made the following comments:

1. The Church could be converted into community space
2. The removal of the Church Hall covenant should not be part and parcel of any house sale. It should be seen in isolation and separate from the Church Hall sale
3. An attempt should be made to purchase the Church Hall

Councillor Morgan confirmed the PCC's intent had always been to direct funds from the sale of the Church Hall to the adaptation of the church building and provide additional facilities.

The occupiers of The Stables were not in agreement that the sale of their house and the Church Hall were inextricably linked, and said they would be happy to discuss with the PC their position but not in an open public meeting.

Councillor Winterbottom said the PC had not resolved which building (Church Hall or Church) was the preferred community venue. The majority of the PC felt no detailed plan had been presented to them to show the adaptations required to the Church to form a community space and if it would occur within a realistic time period. There was no information regarding the process and timescales or finances to be allocated for adaptation of the Church from the sale of the Church Hall.

Councillor Morgan said he would raise the need to clarify the process and timescales for the adaptation of the church building. Details of proposed adaptations, plans and project timings would be helpful in this respect.

Councillor Freeman opposed the sale of the Church Hall.

Agreed: defer consideration of registration of Church Hall as an asset of community value to the next PC meeting

Parish Council Website

Agreed: to continue into 2014/5

Parish Community and Initiative Fund (PCIF)

The application was successful. Funds of £9,500 had been applied for and £4,233 approved. The application was stage 2 of a two-stage project and also included part funding for a defibrillator.

Councillor Smith asked council to let him know if there was anything of community benefit which could be considered in the next round of funding application.

A new bench at the top of Rectory Lane to replace the old one was discussed and agreed in principle. It was hoped the bench would be dedicated. Clerk confirmed approximately £400 had been set aside from previous fundraising activities which could be used to fund the purchase.

Agreed: To be discussed at the next PC meeting.

Agreed: Council will also consider whether a community tidy-up scheme could be organised for the woods at the top of Rectory Lane.

Summer Activity Grant

Agreed: nothing to consider currently

Financial Regulations

Clerk explained a new Financial Regulation document has been announced and Cadeby PC needed to discuss and adopt their own. She explained that there were a few discrepancies between the PC's current Standing Orders and new Financial Regulations document which she felt should be brought in line. These discrepancies included number of tenders required for works of certain value, and number of estimates and values required.

Agreed: Councillor Lane and Clerk to review and return at the next PC meeting. Councillor Lane suggested one quote for works under £500.