

# Cadeby Parish Council Meeting

## Friday 5 September at 7pm

**Present:** Councillor Winterbottom (Chair) Councillor Morgan  
Councillor Lane Claire Evans (Clerk)  
Councillor Smith Linda Mayne (incoming Clerk)  
Councillor Ivan Ould

### **Members of the public:**

Mr & Mrs N Straughan, Mr & Mrs R Jackson, Mr Webster (Osbaston), Mr & Mrs M Kenefeck, Mr & Mrs V Broadfield and Miss R Parrish

### **Apologies**

PC Mike Chapman.

### **Declarations of Interest**

Councillor Morgan registered an interest as his property is adjacent to planning application 14/00574/ful at Cadeby Hall.

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

None received

### **Public participation**

All comments by the public should be directed to the Chairman.

### **Minutes from 27 May 2014 meeting**

Minutes were approved and signed off as a true and accurate record. Acceptance of Office forms for Chair (Councillor Winterbottom) and Vice-Chair (Councillor Lane) were signed following re-election on 27 May 2014.

### **Councillor Ould's Report**

Planning issues account for a large proportion of Councillor Ould's mailbag, with local feeling being that although some applications are refused, the developer often re-applies and the plans are subsequently passed.

Market Bosworth's Neighbourhood Development Plan (NDP) is nearing completion. Planners did not consider the document to have been in a 'mature enough stage' to consider it for the planned new housing proposed behind the industrial estate off Station Road.

The five-year housing supply shows a shortfall of approx 660 houses for the year, and there is talk of 450 new homes being built in Osbaston/Barlestone.

Councillor Ould explained how the housing needs survey was conducted. For every 100 surveys sent out, the trigger point is 11% response and this becomes the communities housing need. Usually it's a minimum of 2 years before housing is built, but this can extend to 4-5 years by which time the people who could have benefited have moved out of the area to find alternative accommodation.

There are still considerable savings to be made within the county. Adult Social Care is a particular challenge due to cohort size and number of elderly people. Clients in rural areas are suffering. Getting care services to them is more costly, and private firms don't want to visit or pay their staff appropriately to provide the quality of care needed.

There is good news for Leicestershire Schools with additional funding of £20.5m. There are approximately 7000 children in each cohort. Councillor Lane took a question from Councillor Lane regarding the degree to which schools are funded. Councillor Ould to report back.

### **New Clerk**

Following the resignation of current clerk, Linda Mayne from Dadlington has been appointed. Council extended a warm welcome.

### **Financial Report**

Business Money Manager Account £4282.04  
Community Account £76.44

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

£437.50	Clerk's salary
£35.00	Ladywell Accountancy Services PAYE annual fee
£18.00	Cadeby Church Hall hire
£6.00	Clerk's expenses

**Agreed:** Following the Internal Audit recommendations, a quarterly reconciliation will be sent to Ian Fraser, Internal Auditor.

Clerk advised that an updated risk assessment document would be uploaded onto the Cadeby Parish Council website. The changes only related to dates Council documents had been updated.

### **Planning Applications**

14/00660/FUL          Solar panel farm and infrastructure at Hall Farm, Newbold Verdon

This application proposes the installation of 55,000 solar panels in arrays mounted on poles with a maximum height above ground of some two metres. The surfaces of the panels were designed to absorb sunlight thus reducing glint and glare.

Councillor Winterbottom confirmed the location as being south of Botany Bay spinney. Access would be from the Newbold Road. A significant factor is the capacity to connect into the national grid; this location was chosen due to the existence of an available connection point (the national grid being close to the site.) The proposal seeks to generate 14mW of electricity per annum, the maximum that can be connected to the grid. Guidance for solar panel prefers development on brown field sites first. Where greenfield sites are proposed these should prioritise land of poorer quality. On this application, field 3 is land restored following quarrying. The main concern would be the visual impact within the landscape.

Rachel Parrish felt the ecology and habitat including fauna and flora in the spinney at Botany Bay was important and to be noted. She felt people who used the footpaths and accessed this area, would feel impacted.

Councillor Winterbottom referred to Fig 5 in the landscape and visual appraisal section of the planning application. He identified areas where  $\frac{3}{4}$  and  $\frac{1}{2} - \frac{3}{4}$  of arrays could be seen. The arrays would be seen from the east and west directions. Solar panels sited in the eastern most of the field to the south of Botany Bay Spinney would be visible from Brascote Lane. Views of panels in the central & western part of this field and in field 2 would be hidden by the existing trees and hedgerows. Panels in the field close to Newbold Rd would also be hidden by existing hedgerows although some views could be possible.

The application includes a community involvement section and refers to public meeting in Newbold Verdon in February. Following this, the developers revised sections of the scheme.

Councillor Winterbottom confirmed that the routes of public footpaths would not be affected. Councillor Morgan felt the look and feel of the footpath should be protected.

Questions received from the floor – is it likely that solar panel farm would grow in size? Is there a danger development could result in there being no green spaces or boundaries between communities? With between 55,000 – 56,000 solar panels and new homes proposed for the south of Osbaston, would there be an ‘unbroken chain of development?’ Would communities would lose their rural identity?

The developer is asking for temporary permissions for 25 years, which may indicate their more long-term view of the site’s potential.

Councillor Winterbottom précised main issues:

- The principle of solar energy with regards to technology and viability
- Scale of proposed development
- Proximity to ecologically sensitive areas eg woodland
- Visibility of arrays more visible than report suggests

Linda Mayne suggested a visit by Councillors to Stoke Golding’s solar panel farm, located by the recreation ground.

**Agreed:** clerk to ask Newbold Verdon Parish Council for their comments

**Agreed:** Object to the proposed development. Councillor Winterbottom to write a response.

#### **14/00660/FUL** Cadeby Hall erection of a new dwelling

Cadeby Parish Council sent comments on the previous application for a proposed new dwelling. These comments expressed concern that the proposed development was outside of the village envelope and this could set a precedent for other such developments. The application was subsequently withdrawn by the applicant. At that time, it seemed probable H&BBC would refuse on Highway grounds.

The current application includes amendments to the proposed development to overcome Highway Authority concerns. The revised application shows the existing vehicle access from Cadeby Hall onto the A447 would be closed. Access for the new dwelling would be from the A447 via the existing secondary vehicle access to the storage building. The only vehicle access to Cadeby Hall itself would now be through the existing access onto Main St, which has restricted forward visibility.

Councillor Winterbottom explained that the HBBC Planning Officer report prepared for the previous application, referred to the proposed development being outside the village boundary envelope and that the form and location of the proposed building was not representative of the traditional built form of Cadeby village. The location and form of the new building remain unaltered in the current application.

Councillor Smith set out his intention to abstain from voting. If the new dwelling were built would it make it easier for the field adjacent to Cadeby Hall off Rectory Lane to be developed? However if the new dwelling was going to be of “exceptional quality” this may set a positive precedence about the standards of design and build expected.

Councillor Winterbottom suggested Cadeby was probably not a sustainable location for the provision of new affordable housing as there were no services in the village, and that if new housing development was proposed on sites around the village, this would most probably be ‘executive style’ homes.

**Agreed:** it was agreed to resend the original letter but with additional comments regarding concerns over access to Cadeby Hall being through the existing entrance on Main St which is narrow and has restricted visibility.

Councillor Smith abstained from the vote.

## **Church Hall – Community Asset Application**

**Agreed:** defer to next meeting, registration of the Church Hall as an asset of community value.

Councillor Lane asked that the parish council's position on the sale of the Church Hall be made clear.

## **FP McCann Meeting**

Councillor Lane had a constructive meeting with Francis McCann and William Brown (Manager) to discuss the issues raised by parishioners of noise, traffic and future plans for the site.

With regards to traffic, McCanns had identified one particular employee who would be receiving further training on what was expected when driving to and from the site, and McCanns confirmed they ran employee education sessions on how to be neighbourly.

Noise issues related to the vibrating tables. A noise report had been completed and the consultant was happy to brief the Parish Council. All noise was found to be within acceptable limits.

On discussing planning issues, Councillor Lane felt McCanns were not as 'comfortable' and said their planning consultant had made a mistake. Going forward, they didn't envisage any issues. There are no future plans to expand the site apart from additional parking.

McCanns are not dependant on the quarry for business. They are running at capacity and they do not own any additional land, only the quarry site. The life expectancy of the site was not known.

When asked if he thought McCanns could invest in the village and how the relationships could be developed, Councillor Lane said he thought McCanns would be open to maybe modest community involvement. Councillor Lane had been given the impression that the Cadeby site was significant to McCanns business, and it made sense for both parties to keep in open dialogue to foster future community involvement. Councillor Smith reminded council of McCanns immediate offer of support when the bus shelters were being installed.

## **Purchase of replacement bench at top of Wood Lane and dedication**

As discussed in the Parish Council meeting on 27<sup>th</sup> May, agreement was given to look into a replacement bench at the top of Rectory Lane. Councillor Smith had spoken with Hannah and Andy regarding dedicating the bench to their son Tom Walton. They were in support of this.

Funding would need to be investigated and funds could be raised at the Christmas party to be organised by Ian Smith and Claire Evans (provisionally booked for Saturday 20<sup>th</sup> December at Cadeby Hall.)

Linda Mayne said it might be worth looking into plastic benches. These are low maintenance, have a long life and satisfy H&SE requirements.

**Agreed:** Parish Council confirmed their support for provision of a replacement bench. Ian Smith and Claire Evans to look into the sourcing, pricing and installation of the bench.

**Agreed:** FPMcCanns to be approached for support with providing materials for the bench's foundations.

## **Bus shelter window repair**

**Agreed:** Clerk to find out replacement costs and if covered by insurance

## **Grass cutting**

**Agreed:** Leicestershire County Council (LCC) will continue to cut the grass rather than PC outsourcing the service.

## **Rural Community Council (RCC) membership**

As the parish council receive such good support from LRALC (Leicestershire and Rutland Association of Local Councils) membership to the RCC not currently required.

## **West Leicestershire Community First Responder Group donation request**

**Agreed:** Usually these requests are considered at the end of the financial year. To defer.

## **Parish Community and Initiative Fund (PCIF)**

The PCIF application prepared by Councillor Smith, included £1000 towards a defibrillator. If council decided to go ahead, match funding, finding a suitable site and installation would need to be completed by February 2015.

Possible sites were outside the Church Hall, under the lychgate or in the telephone box. With so much uncertainty surrounding the sale of the Church Hall and the fact that a defibrillator can only be installed in a decommissioned telephone box (which Cadeby's isn't), council felt it was best to put the defibrillator "on hold" until these unknowns are resolved.

Councillor Smith suggested he contact the PCIF administrator and say Cadeby Parish Council would not be taking up their offer of financial support towards the defibrillator. This money could then be made available for other community projects in the area.

**Agreed:** Councillor Smith to contact PCIF administrator at H&BBC to advise of above, and also inform of the suggested idea of a replacement bench and refurbishment of the church clock.

Clock refurbishment to be discussed when the next round of funding is released.

## **Financial Regulations**

Following the announcement of a new Financial Regulation document, Clerk and Councillor Lane had reviewed the document and made a number of small changes following the Parish Council meeting on 27 May 2014. The updated document will be loaded onto the Cadeby Parish Council website.

Meeting closed at 9pm

Next Parish Council meeting on Friday 14<sup>th</sup> November 2014