



**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
THURSDAY, 15 AUGUST 2019 AT 7.30PM AT SILEBY COMMUNITY CENTRE**

PRESENT

Councillor Mrs J Jones (Chair)
Councillor Mrs J Harris
Councillor Mrs F Hughes
Councillor Mrs E Astill
Councillor Dr S Haider

Councillor Mr R Butler
Councillor Mr S Taylor
Councillor Ms A Fearn
Councillor Ms K Khan

IN ATTENDANCE

One member of the public
Mrs J Lovatt- Deputy Clerk

120/19 APOLOGIES FOR ABSENCE AND ACCEPTANCE BY COUNCIL

Apologies were received and approved from Councillors Mr B Richards, Mrs V Marriott, Mrs E Jones, Ms A Pollard and County Councillor Mr R Shepherd.

121/19 INTENTION TO CO-OPT TO CASUAL VACANCY OF PARISH COUNCILLOR

A request to co-opt Dr S Haider was considered and it was **RESOLVED** to co-opt Dr Haider, who signed his Declaration of Office, which was witnessed and signed by the Deputy Clerk. Dr Haider took his place at the table.

122/19 TO RECEIVE DISCLOSURES OF INTERESTS FROM MEMBERS AND REQUESTS FOR DISPENSATIONS

None

123/19 CLERK'S REPORT

Grant Conditionally: -

P/19/1319/2 Variation of condition 2 of P/18/0399/2 to extend the operational life of the solar farm until 2057 Gypsum Solar Farm, Barrow Road, Sileby, LE12 7LR

124/19 POLICE MATTERS - INCLUDING CRIME FIGURES AND REPORT FROM POLICE, IF IN ATTENDANCE

The Crime Report for July was circulated to members and read as follows: -

In July 2019 there were a total of 43 incidents reported for Sileby to last month's 34. Incidents include 10 reports of criminal damage which is just higher from last month's 6. This month there has been 2 reports of Theft from Motor Vehicles and 1 report of Theft of Motor Vehicle. Burglary Dwellings are lower than last month's 8 to 2 reported this month. 1 report of a Burglary Non-Dwelling and 1 report of Theft of Motor Vehicles. Reports for Theft are lower

from last month's 8 to this month's 3 reported, (majority are shop thefts). This month's reported Assaults are significantly higher at 17 compared to last month's 10 reports (mostly domestic related incidents). 1 report of Robbery and Assault PC this month which involved the local PCSO MO MUSA, a suspect was arrested for this however the incident is still being investigated. This month there were 2 stop & searches by officers in Sileby. The local PCSOs found what looked to be drugs (cannabis) being grown in an area of private land near to the old Sileby tip sight.

Councillor Mrs J Jones reported that there is now a new Sergeant – Sgt Michael Young, and the new Inspector Mark Botte is keen to reinvigorate Neighbourhood Watch schemes.

125/19 ADJOURNMENT FOR PUBLIC TO RAISE MATTERS

A resident came in to report several concerns she had about the village.

126/20 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 1 AUGUST 2019

RESOLVED To accept as a true record and these were duly signed

127/19 FINANCIAL MATTERS

(a) Income Report to be signed

RESOLVED To note these receipts in the sum of £2,732.50

(b) Expenditure Report to be signed

RESOLVED To agree these payments totalling £17,594.10

128/19 TO RECEIVE REPORTS FROM COUNTY AND BOROUGH COUNCILLORS

Councillor Mr R Shepherd had provided the Deputy Clerk with a report:

Bus Service 27:

Further to the community engagement events which took place in July with regard to the proposed changes to service 27 (Loughborough to Thurmaston), we have been considering the comments provided at the events prior to finalising the proposals.

Although we indicated that we were working towards a start date for the revised service of 27th August, it has been brought to our attention that roadworks are scheduled to take place on Seagrave Road between Seagrave and Sileby during the time that the revised service would commence operation. These roadworks would require the service to be temporarily rerouted from the outset, which would be confusing for passengers.

As a consequence, the decision has been taken to delay the start date for the revised service. As it is intended that school pupils will be transported on the revised service, we are working towards an anticipated start date of Monday 21st October – the first Monday after the October half-term break.

From Monday 21st October, the service will operate between Sileby and Loughborough only, apart from the first Monday to Friday journey which will begin in Thurmaston and the last Monday to Friday journey which will end in Thurmaston. The service will include a school journey to Humphrey Perkins school in the morning and back in the afternoon on school days only.

British Gypsum Planning Applications

I have again enquired about the applications and have heard today from LCC officers that they have not received any additional information.

RESOLVED Deputy Clerk to ask Councillor Mr R Shepherd to:

- Look at the issue of parking on Cossington Road (raised by the member of the public earlier in the meeting).
- Provide an update on Leicestershire County Council taking over Bradgate Park
- To look into the overgrown shrubbery hanging over the pavement on Barrow Road (Sileby) / Sileby Road (Barrow) – preferably to be cut back before the schools go back at the end of the month.

There were no Borough Councillors in attendance at the meeting and no reports provided. It was **RESOLVED** to ask all four Borough Councillors to attend a meeting as a matter of urgency to explain the progress of Borough issues within the village that need to be addressed, which includes the update on the illegal demolition of the wall on King Street, and planning application P/19/1215/2 which the Clerk was going to write to the Borough Councillors about this with the Parish Council's concerns.

129/19 TO RECEIVE REPORTS ON MEETINGS ATTENDED OR REPORTS RECEIVED – FOR INFORMATION ONLY

Councillors Mrs J Jones, Mrs E Astill and Mrs E Jones had attended the Barnards Drive Public Enquiry last week. It was well attended by local residents. Borough Councillor Mr A Paling had also attended. There should be a decision in the next few weeks.

Councillor Mr R Butler had met the Environment Agency for a site visit, pointing out blockages and dangerous plants that needed removing. Councillor Ms K Khan thanked Councillor Butler for all his time given in giving local information about the floods.

Councillors Mrs J Jones, Mrs E Astill and the Deputy Clerk had held a meeting to discuss the Sileby Juniors Football Club User Agreement. This was still a work in progress, and would be taken to council once all the fine detail has been sorted out.

130/19 TO CONSIDER AND AGREE COMMENTS FOR THE FOLLOWING PLANNING APPLICATIONS: -

(a) **P/19/1215/2** Erection of 195 dwellings including public open space, landscaping, access and surface water attenuation, Land to the east of Seagrave Road, Sileby

1.0 Introduction

- 1.1 Sileby Parish Council provide the following comments in respect of the reserved matters proposals for the development of 195 dwellings on land to the east of Seagrave Road, Sileby.
- 1.2 The Parish Council requests that the proposals are considered by Charnwood Borough Council Plans Committee and NOT determined by delegated powers. A formal call in request has been made to Borough Councillor Murphy and Councillor Paling.

- 1.3 Sileby Parish Council would be grateful if the following comments could be taken into account before the Council makes a decision on this application and would request to speak at the Plans Committee Meeting.
- 1.4 The remainder of these comments consider proposals having regard to the provisions of section 38(6) of the Planning and compulsory Purchase act 2004 and section 70(2) of the Town and country Planning act 1990 together with other material considerations. Having done so, for the reasons set out below, there are strong grounds to resist the proposals and Sileby Parish Council request that Charnwood Borough Council gives careful consideration to refusing this planning application for the reasons set out.

2.0 The Main Issues & Comments

- 2.1 Between them, section 38(6) of the Planning and Compensation act 2004 and section 70(2) of the Town and country Planning act 1990 (As Amended) require that decisions on planning applications should be made in accordance with the policies of the development plan unless material considerations indicate otherwise. The statutory policy context is therefore provided by the development plan and guidance in the NPPF and Planning Practice Guidance 2014(PPG) provide a number of other material considerations that must be taken into account. The main issues in relation to this reserved matters planning application:

1. Whether the proposals are in accordance with relevant policies of the development plan.
2. The planning balance and conclusions.

Planning Policy Conflict

- 2.2 In our view, for the reasons set out below, it is clear that the proposals are not in accordance with Core Strategy Policy CS2.

Scale of development

- 2.3 Outline planning consent was granted on 10 July 2018, following a public inquiry, APP/X2410/W/16/3152082. The appeal was allowed and planning permission granted for residual development of UP TO 195 new dwellings together with new areas of public open space, landscaping, access and surface water attenuation on land to the east of Seagrave Road in accordance with the terms of the application, ref. P/15/0047/2 subject to certain conditions.

Inspector Hetherington decided that part of the appeal site which lies within the 3.0 ou/m³ contour was to be excluded from accommodating residential development. This was achieved by the imposition of the following planning condition.

“No dwellings shall be built within that part of the site that is identified as being affected by odour concentrations of 3.0ou/m³ or above on the ‘2010 with ‘seasonal variation’ contour map’ (inquiry document 21).”

Inspector Hetherington concluded that the imposition of the above condition would provide adequate living conditions would be achieved for the intended occupiers of the development with regard to odour and in this regard the appeal proposal would accord

with CS policy CS2, which seeks to protect the amenity of the people who will live in new developments see [para 46] APP/X2410/W/16/3152082. Inspector Hetherington stated...

“It is implicit from the above that the application of a condition along the lines discussed would reduce the number of houses that the appeal site could accommodate from the maximum figure of 195 contained in the description of development. However, I have seen no evidence that an acceptable scheme containing a lower number of houses could not come forward on the remaining part of the site...”

A reduced scale of development due to the conditioned odour cordon sanitaire, was similarly acknowledged by the appellants during the same inquiry, [para 47].

“... that taking into account other development constraints such an area could in principle accommodate some 150 dwellings, although the detailed basis for this assessment was not provided.”

The proposals respect the conditioned cordon sanitaire but HAVE NOT reduced the scale of development as anticipated by the Inspector and appellants. The Parish Council suggests that the design and layout of the development has been compromised in order to maintain the 195 houses. The areas of concern are:

The inclusion of terraces of houses does not reflect the local character of the edge of village location, where semi and detached houses dominate the neighbouring streetscape.

The visual impact of parked cars on the street scene has not been balanced by trees or planting, leading to a very urban feel to an edge of village development, particularly at the western boundary from plots 149-164.

There is inadequate parking provision for 194, which requires 3 parking spaces, and plots 149-164 do not have visitor parking spaces.

The private amenity areas at plots 158, 159, 162 and 163 are accessed through the homes and are smaller than the house footprint.

- 2.4 The provision of 195 dwellings has resulted in inclusion of inappropriate styles of housing for the edge of village location, small areas of private amenity space as well as a street scene dominated by car parking provision and lack of landscape planting. The attempt to offset higher density housing with public open spaces on the fringes of the site does not mitigate the urban character and design of the proposals. Policy CS2 requires new developments to ...

-respect and enhance the character of the area, having regard to scale, density massing, height, landscape, layout, materials and access arrangements;
-protect the amenity of people who live or work nearby and those who will live in the new development;
-function well and add to the quality of an area, not just in the short term, but over the lifetime of the development

- 2.5 At the time planning permission was granted CBC were unable to demonstrate a five-year supply of housing and in such circumstances paragraph 14 of the Framework was engaged and tilted balance applied. Inspector Hetherington concluded that the proposal even at the lower number would contribute significant benefit to the supply of market housing, paragraph 64, APP/ X2410/W/16/3152082. Things have moved on since the appeal decision, with most recent housing supply figures demonstrating a 6.41 years housing supply. In view of the change in housing supply the tilted balance is no longer engaged and the balance afforded to the proposal's conflict with policy CS2 should be afforded more weight. The Parish Council suggest that very careful consideration should be given to the suitability of the scale and density of housing proposals put forward in this application at the present time.

Public Open Space

- 2.6 Charnwood Borough Council's *Open Spaces Strategy 2018-2036* recognises the importance of high-quality management and maintenance of open spaces and pledges to work with partners to tackle crime and anti-social behaviour and improve social cohesion in borough open spaces. The Strategy acknowledges in Appendix 2, that Sileby has a shortfall in provision of amenity green space. The proposals put forward provide substantial areas of public open space to the east of the site and to the south of the site adjacent to the Sileby Brook and PROW. The semi natural amenity areas are welcomed, not only for residents of the development but also neighbouring developments and wider residential areas. The PROW and existing field margins are popular for exercising dogs and jogging.
- 2.7 Sileby Parish Council is concerned that the proposed management structure using a management company financed by charges made to residents of the estate is not only unfair given the wider public use, but also undermines social cohesion. Neighbouring estates such as Southfields to the north and Seagrave Park adjacent to the west of the site have and are still experiencing problems from under provision of litter and dog litter bins, vandalism of fences, play equipment and planting and in Southfields case increased charges. This is in conflict with policy CS15

*"-requiring new developments meet the standards set out in the Open Spaces Strategy, having regard to local provision and viability;
-securing long-term management and investment plans for existing and new facilities."*

The Parish Council request that as the POS are intended for use by the wider community and seen as a village wide benefit that they are adopted by Charnwood Borough Council and funds commuted to ensure long term viability and improve social cohesion. In addition, clear plans relating to the area of land forming the eastern area of the site but not included in the development proposal have not been submitted. As things stand this area has potential to attract anti-social activities.

Sustainable Travel

- 2.8 Policy CS17 requires that major new developments...

'...provide walking, cycling and public transport access to key facilities and services.

... new developments to provide safe well-lit streets and routes for walking cycling that are integrated with the wider green infrastructure network.'

The Parish Council supports the upgrading of the PRO to provide walking and cycle access to the village centre and would request that the existing footpath is formally upgraded to allow for cycle as well as pedestrian use into the site, with appropriate surfacing and lighting.

Biodiversity

- 2.9 The Parish Council welcome the preservation of the existing hedgerows within the development. However, the request from LCHA for removal of an additional length of hedgerow to accommodate an increase in road width necessary to serve 195 houses is a cause of concern due to the loss of an important wildlife corridor. Policy CS 13 states

Where there are impacts on biodiversity, we will require adequate mitigation, or as a last resort compensation which results in replacement provision that is of equal or greater value and potential than that which will be lost, and is likely to result in net gain in biodiversity.

In the absence of such mitigations the proposals are in conflict with policy CS 13 and should be refused.

- 2.10 Proposals for the road layout adjacent to the locally significant *Quercus robur* labelled T20 (A) have not provided an adequate root protection zone. The proposed layout is not conserving an important ecological and heritage feature of the site and as such is in conflict with policy CS 13.

Delivery of Infrastructure

- 2.11 The Parish Council have been made aware of problems with access to fibre broadband experienced by residents on neighbouring estates. Inadequate infrastructure within the estates has resulted in incomplete coverage of the estate. The provision of fibre broadband is fundamental to the economic as well as amenity of future residents. Core Strategy policy CS10 supports new the provision of excellent electronic communication networks for all homes and businesses. At present the proposals do not include detailed reports on the viability of such provision or the likely impact on existing provision for neighbouring premises. The Parish Council would request that evidence is provided that fibre broadband will be available to every property on the estate and that this will not impact on existing provision.

Construction Traffic Management Plan

- 2.12 The Parish Council would welcome involvement in the drawing up of a construction traffic management plan. Local knowledge of problem areas would help to alleviate the inconvenience and danger caused by construction traffic using certain routes through the village.

3.0 Planning Balance

- 3.1 The proposals are contrary to policies CS2, CS13, CS15 and CS17 in the development plan and section S38(6) Section S38(6) of the Planning and Compensation Act 2004 and

Section 70(2) of the Town and Country Planning Act 1990 (as Amended) require that decisions on planning applications should be made in accordance with the policies of the development plan unless ,material considerations indicate otherwise.

- 3.2 At present CBC have a five-year housing land supply and the tilted balance in favour of sustainable development is not engaged.
- 3.3 Weighing against the proposal is the harm that would arise due to the proposed scale of the development on the reduced developable area.
- 3.4 To conclude the development would conflict with the development plan, in particular policies CS2, CS13, CS15 and CS17. There are no material considerations of sufficient weight to indicate that the development should be determined other than in accordance with the development plan policies outlined above.
- 3.5 The Sileby Neighbourhood Plan is at present going through examination and will gain increased weight following this. Under the circumstances the Parish Council may wish to add further comments following examination of the SNP.
- 3.6 Sileby Parish Council respectfully suggest that Charnwood Borough Council **REFUSE** this application for the reasons set out above.
- 3.7 The Parish Council request to speak at Plans Committee to put forward local concerns about this proposal.

(b) **P/19/1556/2** Single storey rear extension and loft conversion with dormer windows to front and rear. New pitched roof to garage and existing side of dwelling. Formation of car parking spaces and vehicular access to site frontage. (Revised scheme - P/19/0421/2 refers) 134 Ratcliffe Road, Sileby, LE12 7QA

RESOLVED No Objection

131/19 TO RECEIVE AND CONSIDER AN EMAIL FROM CHARNWOOD BOROUGH COUNCIL OFFERING A LEASE FOR A FURTHER TERM OF 21 YEARS (INCLUDING SUITABLE BREAK CLAUSES AND RENT REVIEW PROVISIONS) FOR THE THREE AREAS COMMENCING IN JANUARY 2020. THE DISTRICT VALUER HAS REVIEWED THE RENT PAYABLE UNDER A LEASE AND THESE HAVE BEEN DETERMINED AS FOLLOWS:

a) Flaxland Crescent - £105 pa (b) Greedon Rise - £119 pa (c) Quaker Road - £72 pa

RESOLVED Not to renew the lease for these areas.

132/19 TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN

Councillor Mrs E Astill gave an update on the Neighbourhood Plan.

133/19 TO CONSIDER COMMENTS TO BE SENT TO NICKY MORGAN MP, AND THE LEADER AND CHIEF EXECUTIVE OF CHARNWOOD BOROUGH COUNCIL RE THE ADOPTION OF PUBLIC OPEN SPACES ON NEW ESTATES

RESOLVED Councillors Mrs E Astill, Mrs J Jones and Ms K Khan to meet to draft comments to Nicky Morgan MP and the Chief Executive of Charnwood Borough Council.

134/19 MEMORIAL PARK FOOTBRIDGE

Councillor Mr R Butler showed Councillors a photograph of the footbridge, that has a large crack going from left to right.

RESOLVED To establish if we own and are responsible for this footbridge. If we are, to ask a Structural Engineer to have a survey and produce a report, with costings. This will then come back to Council for approval.

135/19 TO RECEIVE AN UPDATE ON SUPERFAST BROADBAND FROM THE COMMUNITY AND ENGAGEMENT OFFICER AT LCC

RESOLVED To note this

136/19 TO RECEIVE AN UPDATE ON BUS SERVICE NO. 27

RESOLVED To note this

137/19 LITTER IN THE VILLAGE

The litter in the village should be monitored. The Deputy Clerk reported that any complaints that come into the Parish Council office are reported to Charnwood Borough Council.

138/19 TO APPROVE THE PURCHASE OF TWO GAZEBOS AT A COST OF £150 EACH FOR THE CHRISTMAS SWITCH ON

RESOLVED To purchase the gazebos

139/19 CHRISTMAS UPDATE FROM THE DEPUTY CLERK

- 'Save the Date' has been posted on website and social media
- We have received a quotation from LCC Highways for the hire of all relevant signs, bollards and cones: £191.67 (hire only) or £549.75 (hire and site). Maintenance Technician is happy to collect signage and site. *Agreed hire only*
- I am going to attempt to do the road closure application without a traffic management company, as my contact at LCC is very helpful. He has provided a map and what signage etc is required. He has also provided a template for a Traffic Management Plan. We can also ask Ellis Whittam if they can do a risk assessment.
- He has suggested that we maybe able to share the cost with another event in the area.
- Can we set a date for next year's switch on as this can be applied for at the same time (two for the price of one) – options are 27th November 2020 (can be included) or 4th December 2020. *Agreed 27th November 2020*
- I have spoken to Ian Bott who is running the event, and he will be able to supply the staging and is happy for the gazebos to be the shelter. These can then be set up on Friday morning allowing Ian Bott plenty of time to set up and do sound checks etc.
- Clive Hushon has agreed to be the Santa again.

Outstanding:

Writing to schools re singing

Writing to local businesses

Writing to Stallholders
Applying for the Festive Lights licence

140/19 TO RECEIVE AND CONSIDER A REQUEST FROM MILLER HOMES TO RELOCATE A PARISH COUNCIL BENCH ON SEAGRAVE ROAD DUE TO THE ROAD BEING WIDENED AND A NEW ACCESS BEING CONSTRUCTED

RESOLVED To grant permission for this, subject to Miller Homes obtaining all the relevant permission and licences to allow for the relocation, and the bench to be sited securely.

141/19 TO REVIEW ACTION STATUS REPORT

This was reviewed, and amended accordingly.

142/19 FUTURE PLANNING

Neighbourhood Plan (*Cllr Mrs E Astill*)

The meeting closed at 8.56pm

Chairman's Signature:

Date: