MINUTES OF THE SILEBY PARISH COUNCIL MEETING HELD ON
THURSDAY 5th MARCH 2020 AT 7.30PM AT SILEBY COMMUNITY CENTRE

PRESENT

Councillor Mrs J Jones (Chair)  Councillor Mr R Butler
Councillor Mrs F Hughes (from minute no. 352/19)  Councillor Dr S Haider
Councillor Mrs E Astill  Councillor Ms A Fearn
Councillor Mrs E Jones  Councillor Mr C Hushon

IN ATTENDANCE

Two members of the Public
County Councillor Mr R Shepherd
Mrs J Lovatt – Deputy Clerk

345/19 APOLOGIES FOR ABSENCE AND ACCEPTANCE BY COUNCIL
Apologies were received and approved from Councillors Mrs J Harris, Mrs V Marriott, Ms K Khan, and Borough Councillors Mr A Paling and Mr P Murphy. Councillor Mrs F Hughes would be arriving late to the meeting.

346/19 TO RECEIVE DISCLOSURES OF INTERESTS FROM MEMBERS AND REQUESTS FOR DISPENSATIONS
None

347/19 CLERK’S REPORT
PC Stuart Davis sends his apologies for not being able to attend the meeting. He has two sites re speed checks to target next week - Ratcliffe Road / Cossington Road
The Grounds Maintenance Contractor and Cemetery Keeper had reported that there was evidence that someone was camping at the Cemetery. I reported this to the police and Charnwood Borough Council. PC Davis confirmed that this was the same male that the police had obtained an injunction against regarding a property on Forest Drive. He has been arrested and charged with a burglary offence in the village and remanded to Crown Court, he faces a number of offences.
I am picking up most of the Clerk’s emails at the moment, and would like to remind you to check your emails on a regular basis. Since the last meeting I have sent out the following information to councillors...

• 24th Feb 2020 – email from Neighbourhood Link reporting suspicious activity on Burton Road in Sileby
• 25th Feb 2020 – Media Release from Leicestershire County Council – re Support and infrastructure prioritised as budget agreed
• 25th Feb 2020 – Media Release from Charnwood Borough Council – re District and borough councils form alliances to build on collaboration
25th Feb 2020 – email from County Councillor Mr R Shepherd - re British Gypsum Planning Application
26th Feb 2020 – email from Charnwood Borough Council Planning Department – re Appeal 16B High Street
26th Feb 2020 – Reminder from Rosemary regarding Ladies Fellowship Meeting on Tuesday, 10 March 2020
2nd March 2020 – Round Robin Email from LRALC
2nd March 2020 – Media Release from Charnwood Borough Council – re District and Borough councils to take forward discussions on East Midlands Combined Authority
2nd March 2020 – email from Neighbourhood Link regarding recent local police activity
3rd March 2020 – email from County Councillor Mr R Shepherd – re Response To Application Number P/20/0153/2 at Land to the rear of 195 Seagrave Road, Sileby, Leicestershire, LE12 7NH
4th March 2020 - email from County Councillor Mr R Shepherd - re British Gypsum Planning Application
5th March 2020 – 2 x emails from Leicestershire County Council regarding British Gypsum Planning Applications
5th March 2020 – email from East Midlands Airport (Community Support) – re Community Impact Survey

348/19 ADJOURNMENT FOR PUBLIC TO RAISE MATTERS
None

349/19 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY 20TH FEBRUARY 2020
2020
RESOLVED To accept as a true record and these were duly signed

350/19 TO RECEIVE REPORTS FROM COUNTY AND BOROUGH COUNCILLORS IF IN ATTENDANCE
County Councillor Mr R Shepherd reported that he had received a letter from the Sileby Flood Wardens requesting his support for LED signage for flooding and road closures. He would forward this email to the relevant department/ officers for their comments. The Deputy Clerk to forward a copy of the email to all Parish Councillors for their information. He commented that Leicestershire County Council are having problems recruiting Flood Wardens. The Deputy Clerk said that she felt that going over to Croft for training would probably be putting potential volunteers off as it is so far away. Councillor Shepherd said he would look into this.

Councillor Mrs E Astill asked Councillor Shepherd if he could follow up the Parish Council’s request regarding Section 19 – to initiate an investigation into the recent flooding incidents.

Borough Councillor Mr P Murphy was in the process of trying to get a date for a meeting with Mr Jonathan Morgan (Leader of Charnwood Borough Council) and Mr Richard Bennett (Head of Planning – Charnwood Borough Council) and Parish Councillors to discuss the Peashill Development.

Councillor Murphy had emailed the Deputy Clerk information regarding the Coronavirus (COVID-19). The Deputy Clerk had posted this on the News Section of the website.
351/19 TO RECEIVE REPORTS ON MEETINGS ATTENDED OR REPORTS RECEIVED – FOR INFORMATION ONLY
Nothing to report.

352/19 TO CONSIDER AND AGREE COMMENTS FOR THE FOLLOWING PLANNING APPLICATIONS:

P/20/0153/2 Reserved Matters (scale, appearance, layout and landscaping) of approved application P/17/2391/2 for the erection of up to 23 dwellings including access and associated works Land to the rear of 195 Seagrave Road, Sileby, LE12 7NH (re P/20/0153/2 Reserved Matters (scale, appearance, layout and landscaping) of approved application P/17/2391/2 for the erection of up to 23 dwellings including access and associated works to Land to the rear of 195 Seagrave Road, Sileby, LE12 7NH.

RESOLVED Objection The Reserved Matters Application conflicts with Policy H4; Affordable Housing, Sileby Neighbourhood Plan 2018-2036.

Policy H4; Affordable Housing
To meet identified needs within the community at least 30% of all new housing developments of 10 units or more will be affordable housing. In any new development at least two thirds of the affordable housing will be social or affordable housing for rent, and the remainder low cost starter homes for sale and shared ownership.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as individual units dispersed throughout the development, subject to a registered provider being prepared to deliver the units if applicable.

The achievement of Lifetime Home Standards for affordable housing will be supported.

The reserved matters application fails to identify the tenure mix of the seven affordable units. The Parish Council request that details of the mix are provided and to include low cost starter homes for sale and shared ownership affordable housing. The affordable housing units are clustered together at the site entrance, rather than as individual units dispersed throughout the development in a pepper-pot fashion. Affordable housing is clearly distinguishable as such from the equivalent market housing on the development.

The Reserved Matters application is in conflict with Policy H3 of Sileby Neighbourhood Plan;

Policy H3; Housing Mix;
In order to meet the future needs of the residents of the Plan area, new housing development proposals;
   a) Should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up to date published evidence of local need in Sileby, or, if this is not available a larger area including Sileby; and
   b) Are encouraged to construct to building regulations 2015 M4(2) “accessible housing” standard and, to include some housing at M4(3) “wheelchair housing” standard.
The proposed market housing does not include wheelchair accessible housing and has reduced the number of single storey units proposed in the outline planning application.

It is unclear if any provision has been made to accommodate provision for household waste.

Off street-car parking provision for plots 1, 2 and 3 cluster parking spaces together. The recently adopted Design Supplementary Planning Document January 2020 provides clear design principles for off street parking provision;

*Tandem parking spaces serving two neighbouring properties should ideally be separated by landscaping strips at least a metre in width. These landscaping strips can increase permeability and reduce large expanses of hard surfacing. Any landscaping strip should serve a clear purpose such as provide planting or serve as part of a SuDs scheme.*

The reserved matters landscaping design proposals suggest that the spaces in front of the dwellings will be dominated by large expanses of tarmac and paving.

Planting details are difficult to interpret due to the abbreviated plant names and absence of a key.

The Parish Council are concerned that the proposed tree protection zones are inadequate to protect the root systems and therefore is in conflict with Policy ENV8; Biodiversity Protection in New Development (SNP);

**POLICY ENV8: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT**

*Proposals for new development (two or more houses) should incorporate measures for the protection and enhancement of local biodiversity, as follows:*  

- Where there is evidence of the significance of the location as a foraging area for bats, site and sports facility lighting should be switched off during ‘curfew’ hours between March and October, following best practice guidelines in Bats and Lighting (Leicestershire & Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.  

- Existing trees and hedges of ecological or amenity value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is not demonstrably practicable, the developer should be requested by means of a planning condition or obligation to plant and maintain replacement trees and shrubs on at least a one for one basis. The replacement planting should be either on-site or in suitable locations within the plan area, using where practicable, native tree and shrub species that have been grown entirely within the UK.  

- Sustainable Drainage and landscaping schemes should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

**P/20/0303/2 Single storey extension to rear of detached dwelling - 143 Seagrave Road, Sileby, LE12 7TW**

RESOLVED No Objection

**P/20/0006/2 Retention of security roller shutter to shop premises. (Retrospective application) 171 Cossington Road, Sileby, LE12 7RP**

RESOLVED No Objection
P/20/0283/2 Change of use of agricultural building to dog day care facility (Sui Generis) - Meadow View Farm, 156 Cossington Road, Sileby, Leicestershire, LE12 7RT
RESOLVED No Objection

P/19/2486/2 Demolition of existing dwelling and erection of a replacement dwelling - 183 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX
RESOLVED To defer any decision until clarification has been sought about the change in application from two to one dwelling. Could we request an extension until the Planning Department have clarified this issue.

353/19 TO CONSIDER OPTIONS FOR THE BOILER IN THE PARISH COUNCIL OFFICE:-
(a) To repair at a cost of £337.02
(b) To replace up to a maximum cost of £2,197.03
RESOLVED To accept the quotation from East Goscote Plumbers to replace the current boiler with a Worcester Bosch 25l Combi at a cost of £1,913.31 + VAT (8 years parts and labour warranty).

354/19 TO RECEIVE AND CONSIDER A COST OF £1,795 TO REPAIR THE CHAPEL FLAT ROOF
RESOLVED To accept the quotation from RSJ Roofing to repair the chapel flat roof.

355/19 TO CONSIDER A LOCAL COUNCIL ACTION GROUP FOR SURROUNDING PARISHES
Councillor Mrs E Astill felt that if local parish councils work together on local issues it may help having a larger voice.
RESOLVED Councillors Mrs J Jones and Mrs E Astill to compose an email to local parishes asking if they would be interested, and the Deputy Clerk to send this email to all parishes in the Charnwood area.

356/19 REVIEW OF COMMUNITY RESPONSE PLAN
RESOLVED Councillors Ms A Fearn, Mrs E Jones, Mr R Butler and Dr S Haider to review the Community Response Plan, and report back to Council with their findings. Councillor Mr C Hushon requested a hard copy of the plan.

357/19 TO APPROVE WORK TO BE CARRIED OUT AT THE PINFOLD
Councillor Mrs E Jones reported that the Pinfold had now been cut back by our maintenance contractor.
RESOLVED The Deputy Clerk to ask the Maintenance Technician to obtain quotations to have the wall repaired / replaced.
Councillors Mrs E Jones and Mrs E Astill to look at planting for the area, and report back to Council with a plan.

358/19 TO APPROVE HOLDING THE ANNUAL PARISH MEETING ON THURSDAY 7TH MAY AT 6.30PM, AND TO RECONSIDER WHO TO INVITE TO GIVE A TALK
RESOLVED To hold the Annual Parish Meeting on Thursday 7th May 2020, and not to have a Speaker.

359/19 TO RECEIVE THE RESIGNATION OF A PARISH COUNCILLOR
A letter of resignation had been received from Councillor Mr B Richards. This was noted.
360/19 FUTURE PLANNING
The Pinfold (subject to the quotations being available)

In accordance with the Public Bodies (Admission to Meetings) Act 1960 s.1(2) and the Local Government Act 1972 s100(2), the press and the public will be excluded from the following item(s) by reason of the confidential nature of the business to be discussed Staffing Matters and will be requested to withdraw:-

(i) To receive and consider the recommendations of the HR Committee re staffing issues
   RESOLVED This was noted and approved where necessary
(ii) To consider staff pay increases for 2020/21
   RESOLVED To approve this increase

The meeting closed at 8.30pm

Chairman’s Signature: .......................................................... Date: ..................................................