



**MINUTES OF THE SILEBY PARISH COUNCIL MEETING HELD ON  
THURSDAY, 4 JULY 2019 AT 7.30PM AT SILEBY COMMUNITY CENTRE**

**PRESENT**

Councillor Mrs J Jones (Chair)  
Councillor Mrs F Hughes  
Councillor Mrs E Astill  
Councillor Mrs E Jones

Councillor Mr R Butler  
Councillor Mr B Richards  
Councillor Mr S Taylor

**IN ATTENDANCE**

Mrs R Richardson – Clerk

**070/19 APOLOGIES FOR ABSENCE AND ACCEPTANCE BY COUNCIL**

Apologies were received and approved from Councillors Mrs J Harris and Ms K Khan

**071/19 TO RECEIVE DISCLOSURES OF INTERESTS FROM MEMBERS AND REQUESTS FOR  
DISPENSATIONS**

None received

**072/19 CLERK'S REPORT**

Sileby Community Library has been shortlisted for a Rural Achievement Award for Best Community Library for the work the volunteers have achieved in the refurbishment of the Library. As a finalist, the library will attend an Awards Dinner in October where the winners will be announced. To be nominated for this award is a great achievement for the volunteer team at the library.

Email from the Monitoring Officer (forwarded to members) re Declaration of Interest Forms reminding members that by law you are required to disclose both your own and your spouse/partners disclosable pecuniary interests, which includes employment, trade, profession or vocation carried on for profit or gain.

**Grant Conditionally: -**

**P/19/0841/2** Extensions to front of semi-detached dwelling for porch and dormer windows - 87 Highgate Road, Sileby, LE12 7PN

**P/19/0842/2** Demolition of existing bungalow, erection of two semi-detached dwellings with associated parking and outbuildings to rear 55 Ratcliffe Road, Sileby, LE12 7PU

Play surfaces are shrinking and movement is widespread – may I suggest a meeting with the Maintenance Technician to look at and decide on a plan of action.

**073/19 ADJOURNMENT FOR PUBLIC TO RAISE MATTERS**

No public present

**074/19 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 20 JUNE 2019**

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

**075/19 TO RECEIVE REPORTS ON MEETINGS ATTENDED OR REPORTS RECEIVED – FOR INFORMATION ONLY**

Councillor Mrs E Astill gave an update on the Neighbourhood Plan reporting that the Examiner wanted information displayed in a different way on the website and also required additional information. This has gone out for consultation and can be found on the Charnwood Borough Council website and Sileby Parish Council's website.

Councillor Mr R Butler reported that Leicestershire County Council has arranged a Community Engagement Meeting to discuss the No 27 bus service, to take place at the Community Centre on Friday, 12 July 10.15 am – 12 noon.

Councillors Mr B Richards, Mrs J Jones and Mrs E Astill plus two members of Sileby Juniors FC met with the Football Foundation and Leicestershire County Football Association, on Monday 24 June. They reported that this meeting was very useful and positive. They advised that we have a pitch report done and also discussed options for portable flood lights.

Councillor Mrs E Jones attended a Planning Meeting presented by Charnwood Borough Council at their offices which she found most interesting and helpful.

Councillor Mrs J Jones mentioned the Police Community Meeting held on 27 June. A lot of general issues were discussed and Sergeant Matt Foulger ran the meeting very well.

Councillor Mrs J Jones attended a Remembrance Working Party meeting and will issue notes on this meeting in due course.

**076/19 TO APPROVE THE RENEWAL OF THE IRIS PAYROLL BUSINESS CONTRACT FOR THREE YEARS**

**RESOLVED** To approve the renewal for three years which will equate to a 3% rather than a 7%, annual increase: -

2019 renewal - £311.00 + VAT

2020 renewal - £320.33 + VAT

2021 renewal - £329.94 + VAT

**077/19 TO RECEIVE AND CONSIDER A QUOTATION TO REPAIRS TO THE EAST DIAL OF ST MARY'S CHURCH CLOCK AT A COST OF £6,170.00**

**RESOLVED** To defer this item until we have a clearer idea of our responsibilities and what exactly needs to be done.

**078/19 TO CONSIDER AND AGREE COMMENTS FOR THE FOLLOWING PLANNING APPLICATIONS: -**

- (a) **P/19/1116/2** Proposed single storey extension to side of dwelling 16B High Street, Sileby, LE12 7RX

**RESOLVED** To object as this extension is incongruous and not in keeping within this conservation area, in particular The Maltings.

- (b) **P/19/1147/2** Conversion of barn to one-bedroom dwelling - Barn situated at Alder Farm, Cossington Road, Sileby, LE12 7RT

**RESOLVED** Sileby Parish respectfully suggest the application does not qualify for Class Q exemption for the following reasons:

The application does not contain any evidence to support the statement that the area was used solely for an agricultural use as part of an agricultural unit on 20<sup>th</sup> March 2013. The Parish Council request proof of agricultural use is submitted to confirm eligibility for a Class 3. Part Q prior notification application.

The area outlined by the blue line on the application plan includes an area labelled as garden land, this indicates that the whole site is not solely in agricultural use and has already undergone a change of use in recent years. This brings into question if the application meets the test that the site has been solely in use for agricultural purposes and formed an active and functional agricultural unit. In the absence of proof, such as, agricultural holding number, single-farm payment details or details of an agricultural tenant the development does not satisfy the qualifying criteria for Class Q.

The Parish Council has a genuine concern that the building outlined in red is not in agricultural use. The photograph contained in the supporting evidence shows storage of garden ornaments and timber, there is no evidence of any agricultural activity. An earlier planning application for the site to develop a drainage pond, earthworks and storage of topsoil (P/17/1275/2) made no reference to any agricultural function of the land or buildings.

The application site is located in Flood Zone 3 and there is a high probability that the development will flood. It is an inappropriate location for development and contrary to the NPPF. For this reason alone, the application should be refused.

The application seeks to mitigate the flood risk vulnerability of the development by raising the floor levels within the barn. Steps would be required to access the building. The drawings do not include any indication of steps to access the main entrance door, which is located some distance above ground level, the exact height is not detailed on the elevation drawings. The addition of necessary access provision would fall outside of the red line of the agricultural building. Development that would result in the external dimensions of the extending beyond the external dimensions of the existing building at any given point and fail the criteria set out in Class Q. b, sections (i) and (ii). The existing and proposed elevation drawings state a 100mm increase in height between the roofline of the existing and proposed elevations. This would be a structural building operation which would clearly fall beyond those building operations provided for in Class Q. b sections (i) and (ii). In this regard the development will clearly involve extending the external dimensions of the existing barn.

Taking all of the above into account Sileby Parish Council consider the application fails to meet the necessary criteria to qualify for Class Q. notification and even if it did meet the necessary criteria, the application should be **REFUSED** since it would be inappropriate development in the functional floodplain and is contrary to the NPPF.

- (c) **P/19/1270/2** Certificate of lawfulness (proposed) for the insertion of two windows at ground level on the northern elevation of the property 97 Seagrave Road, Sileby, LE12 7TW – **this is for information only (not a formal application) as this application type is CL (proposed)**  
**RESOLVED** To note this

**079/19 A VISION FOR THE PAVILION AND FUTURE IMPLICATIONS**

It was agreed that more specialist information is needed regarding constraints and possibilities and so it was **RESOLVED** to arrange a meeting with an architect who will be paid on an hourly basis, to discuss this further. It was noted that the Football Foundation needs to have sight of any plans before we can take this project further.

**080/19 TO RECEIVE PRICE QUOTATIONS IN RESPECT OF APPOINTMENT OF AN ARCHITECT TO EXTEND THE SPORTS PAVILION**

**RESOLVED** To appoint Hepworth Design on an hourly rate and the Clerk to arrange an initial meeting.

**081/19 TO RECEIVE THE ANNUAL REPORT FOR SILEBY COMMUNITY LIBRARY**

**RESOLVED** To note this report

**082/19 BUILDING IN THE GARDEN OF REMEMBRANCE AREA AT THE CEMETERY**

Councillor Mrs J Jones mentioned that the Police had commented that this building was a magnet for anti-social behaviour and questioned its significance and should it be taken down, as it has not been used for many years.

**RESOLVED** To defer this item to be discussed at the meeting on 1 August giving all councillors the opportunity to visit the cemetery to assess and consider what action to take. Members to also look at the safety issue re the Garden of Remembrance, as highlighted in the recent Risk Assessment Report.

**083/19 TO RECEIVE AN INVITATION TO ATTEND THE AGM OF THE LEICESTERSHIRE & RUTLAND PLAYING FIELDS ASSOCIATION ON THURSDAY, 11 JULY AT 1.30 PM AT PARK HOUSE, STAMFORD STREET, GLENFIELD**

**RESOLVED** To note this

**084/19 TO REVIEW ACTION STATUS REPORT**

**RESOLVED** To note this report

**085/19 FUTURE PLANNING**

- Barnards Drive Appeal – update any action which needs to be taken (Councillor Mrs E Astill)
- Christmas – volunteers to monitor ('click') people coming in to the Community Centre

**The meeting closed at 9.04 pm**

Chairman's Signature: .....

Date: .....