



NEWTOWN LINFORD PARISH COUNCIL

The Parish Council Meeting was held on Wednesday 14th February 2024 at 7.15 pm in the Village Hall.

0954/24. Members Present:

Councillors Chairman Susan Pritchard, Vicki Lightfoot and Tara Pickles.

Also in attendance: Clerk – Hannah Shaw, Borough Councillor – David Snartt, County Councillor – Deborah Taylor, Tree Warden – Brian Anderson and Newtown Linford Biodiversity Chair – Claire Costello.

0955/24. Apologies for absence:

Councillors Vice-Chairman Tim Porte, Sue Greasley and Rob Haylock and Bradgate Park Director - James Dymond.

0956/24. Confirm and sign minutes of the January meeting:

These were approved and duly signed by the Chairman.

0957/24. Declaration of Parish Councillor's personal and/or prejudicial interests on agenda items:

The Chairman represents the Gardening Club on the Village Hall Committee.

The Chairman is a member of the Management Committee at Lingdale Golf Club.

Councillor Tara Pickles represents the Council on the Magazine Committee.

Councillor Tara Pickles is a member of Newtown Linford Biodiversity.

0958/24. Public Participation

There were no public representations made.

0959/24. Police Matters and NHW reports:

A Speeding survey was carried out on Bradgate Road, Newtown Linford on 26/1/24 and 67% of drivers had been found to be exceeding the speed limit.

Resolve: Noted with thanks.

0960/24. Bradgate Park

A Councillor raised the issue of river dredging at Bradgate Park.

Resolve: Clerk to write to Bradgate Park Director, James Dymond, to ask if there are any plans for river dredging at the park.

0961/24. Newtown Linford Biodiversity

See Appendix One.

Councillors considered a motion to review and update NLPC's current Biodiversity Policy in line with recent changes to legislation.

Resolve: Councillors agreed that Cllr. Pickles, in liaison with Newtown Linford Biodiversity, would carry out a review of NLPC's current Biodiversity Policy in response to the Biodiversity Duty, October 2023. Any suggested changes will be presented to Council at a later date.

0962/24. Report by County Councillor Deborah Taylor.

See Appendix Two

Resolve: Noted with thanks.

0963/24. Report by the Borough Councillor, David Snartt.

See Appendix Three.

Resolve: Noted with thanks.

0964/24. Village Governance and Residents.

Confirmation had been received from CBC that they have not received the required number of requests for an election following the Notice of Vacancy in Office of Councillor and therefore, the Parish Council may now co-opt to fill the vacancy 09/01/24.

Resolve: Noted. Clerk to action.

0965/24. Planning: Buildings and Tree Issues.

• **Decisions**

- a) P/23/2101/2 - Leewood Farm, Markfield Lane, Newtown Linford - Change of use of agricultural building to dwellinghouse (Use Class C3), and building operations reasonably necessary for the conversion. (Prior notification under The Town and Country Planning – Prior Approval Granted 11/01/24.
- b) P/23/0645/2 - Lady Jane Mobile Home Park, Newtown Linford - Demolition of No. 532 Bradgate Road and erection of 7 dwelling houses with associated parking, landscaping and amenity space AMENDED - Grant Conditionally 26/01/24.

The Chairman stated she was extremely disappointed with the outcome of the Plans Committee meeting whereby this application was considered and expressed strong concern and frustration that local representation of both the Parish Council and residents, were consistently being ignored by the Planning Authority.

- c) P/22/0434/2 and P/22/0475/2 (Listed Building Consent) for 114 Main Street, Newtown Linford - Proposed detached garage with new access and single storey extension to rear. Changes to window/door colours and the demolition of rear outbuilding – Withdrawn 22/01/24.

Resolve: Noted. It was agreed the Chairman would write to the Planning Authority via Cllr. Snartt, to express the Council's concerns and frustrations as detailed above.

• **Comments submitted through Planning Explorer**

- d) P/23/2197/2 - Land off Leicester Road, Markfield, Leicestershire - Erection of 72-bedroom Residential Care Home (Use Class C2) with associated parking provision, cycle parking, bin store, landscaping, air source heat pump enclosure and associated works - Objection 11/01/24

“Newtown Linford Parish Council object to this application. Councillors have concerns with regards to the safety of future residents living at the proposed care home and associated security issues, due to the locality being situated on an extremely busy road. Increased traffic from visitors to the site will also add to the traffic movements at the A50 roundabout, which already struggles at peak times for those trying to access the dual carriageway from Leicester Road, Markfield.

Additionally, concerns were raised with regards to the effect on the local health infrastructure, adding further demands on an already overstretched GP Surgery.”

e) P/23/2204/2- 482 Bradgate Road Newtown Linford – Proposed erection of detached garden room, installation of external pool in rear garden with pergola, front boundary wall with vehicular gates (Resubmission of Planning Application ref: P/23/1279/2) – Objection 11/01/24

“Newtown Linford Parish Council object to this revised proposal. Although this application has addressed some of the Council’s previous concerns, Councillors still consider the proposals as overbearing on neighbouring properties.

The proposed elevation to the neighbouring property on the west side, constitutes a substantial change to the current outlook and light lines of the neighbouring bungalow. The current single storey car port is replaced by a large gable end extending to the new roof line and there is concern that the ‘45 degree’ rule is not adhered to from the windows on the east elevation of the bungalow.

In addition, the windows to the first-floor west elevation (en-suites) would require obscured glass and although the windows on the 2nd floor rear elevation are all Velux style windows, they are much lower than those existing and therefore, still have sight lines into neighbouring properties, thus compromising privacy in both directions. Properties on Bradgate Road also suffer with surface water run off at the rear and there is an added concern that further hard landscaping will only exacerbate existing flooding and drainage issues in this area.”

f) P/23/2341/2 – Polly Botts Farm, Polly Botts Lane, Newtown Linford – Erection of replacement dwelling and triple garage building to front, and associated works following demolition of existing dwelling – Mixed Comments 11/01/24

“Newtown Linford Parish Council had no objection to previous application P/23/0722/2, however, with the inclusion of a separate garage with storage room above and the increased footprint of the proposed Pool Room, Councillors would like to suggest that conditions of planning:

- 1. Do not allow incorporation of this garage into the main building at any point in the future;*
- 2. The room above the garage cannot be converted into habitable accommodation without a further planning application;*
- 3. No further outbuildings are to be added without a further planning application.*

Additionally, the single-storey pool house does increase the visual impact from Ulverscroft Lane and a suitable planting plan should be considered to mitigate this.”

Resolve: Ratified.

- **Discuss**

g) P/24/0093/2 – 241 Markfield Lane, Newtown Linford – Erection of two storey side extension and ground floor porch extension to front.

Resolve: No Objection.

h) P/24/0052/2 - 520B Bradgate Road, Newtown Linford - Erection of single storey pitched roof open fronted double car port.

Resolve: Objection as follows:

“Councillors are concerned regarding the potential impact on the neighbour, due to possible restrictions resulting from the narrowed width of the driveway and wish to object to this application.”

i) P/24/0166/2 - 486 Bradgate Road Newtown Linford - Erection of part two storey and part single storey rear extension, new render and cladding.

Resolve: No Objection.

j) P/24/0190/2 - Charnwood, 28 Groby Lane, Newtown Linford - Replacement of existing flat roof dormer on side elevation with new dormer with tiled hipped roof.

Resolve: No Objection.

- **Trees**

k) P/24/0061/2 - 114 Main Street, Newtown Linford - T1 - Ash (*Fraxinus excelsior*), rear garden right hand boundary - Pollard to around 50% of its current height.

Resolve: It was noted this application had since been granted and a TPO would not be issued.

- **Other**

i) Councillors were asked to ratify the correspondence sent by the Chairman regarding Changes to the Democratic Process adopted by the Plans Committee.

Resolve: Ratified.

0966/24. Bob Bown Memorial Field.

The Clerk reported there had been no issues identified during the recent Annual Inspection Report of the play park, with the exception of unauthorised rope swings, which is currently being considered by CBC.

Residents had reported blocked drains on the access track to the CBC garages and the Clerk had reported the matter.

Resolve: Noted.

0967/24. Village Magazine.

Councillors considered a request from the Village Hall Magazine Committee, to increase the annual donation amount towards printing costs, from £650 to £700 per annum.

Resolve: Councillors agreed in favour of increasing the annual donation to the Village Magazine to £700.

0968/24. Parish Council Website/Facebook Page.

The Parish Council Facebook group had increased to 492 members.

Councillors considered options available with regards to the ongoing current website provision following 2commune's Notice of Discontinuation of Website Service on 05/01/24

Resolve: Councillors resolved to continue with the current website through Cuttlefish. Clerk to action.

0969/24. Village Hall

The Clerk reported the Village Hall bar was now under new management and an agreement had been reached between both parties.

Resolve: Noted.

0970/24. Highways, Footpaths, Street Furniture, Traffic and Transport:

The Chairman reported the Sharpley Hill VAS sign had blown down in high winds and a review of the current VAS units is underway.

Resolve: Noted.

0971/24. Churchyard and Cemetery:

There was nothing to report.

0972/24. Correspondence:

Capturing data on flooded properties; request for information received from CBC 09/01/24 and actioned by the Clerk.

County Council Flood Update – January 2024 received by email from Cllr. Taylor 11/01/24 and cascaded to Councillors.

Webinar to support the LLR GP Practice Survey received and cascaded to Councillors 17/01/24.

Letter received from the Police and Crime Commissioner on 19/01/24 following the Inaugural evening on the 15th January 2024 and cascaded to Councillors.

Leicester, Leicestershire and Rutland GP Patient Experience Survey received by email 23/01/24 and sent out to Councillors.

EMA Community Flyer - Winter 2023 and Community Stakeholder Survey 2024 received by email 29/01/24 and cascaded to Councillors.

Invitation to Communities Network Summit - Your Health, Your Community received 02/02/24 and cascaded to Councillors.

Update: LCC Budget Proposals received 02/02/24 and sent to Councillors.

Invite to the PCC Charnwood Surgery for Parish Councils received 07/02/24 and cascaded to Councillors.

Resolve: Noted

0973/24. Reports on Meetings and Training by Councillors and Clerk.

Cllr. Pickles had attended the PCC Parish Council Engagement Campaign Inaugural Event on 15/01/24 and reported the PCC had offered to attend a PC meeting, should there be any matters of concern Councillors wished to raise.

The Chairman and Clerk had attended the Village Hall Committee AGM and meeting on 15/01/24.

Cllr. Pickles had attended the Village Magazine Committee meeting on 15/01/24.

Cllrs. Pickles and Haylock had attended the Plans Committee meeting on 25/01/24 and delivered a statement on behalf of NLPC.

0974/24. Items of interest of for future meetings.

The Clerk had received the Anstey Draft Neighbourhood Plan - Statutory Consultation period - 12 February - 25 March 2024. Councillors to send through any comments by 18th March.

0975/24. Finance.

• **Authorisation for payment of invoices:**

Ledger Date	Payee	Payment Description	Amount	Legal Power	Notes
05.01.24	HS	Expenses - 2 x Submersible Water Pumps	£159.98	LGA 1972 S137	
11.01.24	Peter Haddon	Village Maintenance Oct - Dec 2024	£90.00	LGA 1972, S214(6) & LGA (Misc.Prov.) 1976, S19	
11.01.24	LCC	Street Lighting Recharges & Maintenance 2023/2024	£7027.80	PCA 1957, S3 & HA 1980, S301	VAT £1171.30
12.01.24	PWLB	Public Works Loan Repayment	£2468.06	LGA 2003, Schedule 1, Para 2	
15.01.24	CBC	Annual independent play area inspection	£92.40	LGA 1972 S19	VAT £15.40
16.01.24	Firetree	Grounds Maintenance 2023/24 Inv 10 of 12	£1230.55	LGA 1972 SS 19, 214 & 215	
22.01.24	Leics. Footpath Association	Membership 2024	£6.00	HA 1980 SS43 & 50	
22.01.24	Arboreco	Tree Stump - Cut to ground level at Bob Bown	£120.00	LGA 1972 S19	£20.00
22.01.24	LRALC Ltd	Internal Audit 2024	£245.00	LGA 1972 S111	
26.01.24	HS	January Broadband & Out of Plan Calls	£68.92	LGA 1972 S111	
26.01.24	HS	January Salary	£1293.35	LGA 1972 S112	
31.01.24	NEST	Pension Contributions	£67.45	LGA 1972 S112	
08.02.24	NatureSpot	Annual maintenance charge for parish pages on NatureSpot website	£50.00	LGA 1972 S142	
Total			£12,919.51		

Bank Balances:

Business Current Account @ 08/02/24	£ 1,704.09
Business Reserve Account @ 08/02/24	£ 68,095.23
Total	£ 69,799.32

Bank Reconciliation:

Carry Forward figure		£ 81,503.60
Expenditure	-	£ 12,919.51
Income	+	£ 1,215.23
Balance		£ 69,799.32

Resolve: Councillors authorised payments, payments made under the Scheme of Delegation to the Clerk were ratified and the bank statements and invoices were reconciled and signed by the Chairman and Cllr. Pickles.

0976/24. Dates of next two Parish Council Meeting:

Wednesday 27th March 2024 7.15pm
Wednesday 1st May 2024 7.15pm Annual Parish Council Meeting and Annual Parish Meeting

The meeting was closed to members of the public and press for a confidential session.

0977/24. Staffing:

The Staffing Committee recommended a one spinal column point increase to the Clerk’s salary effective from 01/09/23 following the Clerk’s Annual Appraisal.

Resolve: Councillors voted unanimously in favour of a one-point spinal column increase for the Clerk, effective from 01/09/23.

The meeting closed at 8.30pm

Signed by Chairman:-.....Dated:-.....

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Appendix One

Newtown Linford Biodiversity update for Parish Council meeting on 14th February 2024

Wildlife verges: With the agreement of the Parish Council, an application was submitted for the section of wildlife verge in Groby Lane to be extended. LCC have not objected. They will be

coming out soon, probably later in February, to install new posts to mark out the wildlife section.

Cemetery: NLB is having a site meeting at the cemetery in the spring to look at possible ways of improving its biodiversity. We will let the Parish Council have any recommendations we come up with.

Wildlife Walks: Our next walk is Saturday 24th February, looking at trees in winter at Castle Hill Country Park. The March one is on Saturday 30th (Easter Saturday), visiting Sheet Hedges Wood.

FreshwaterWatch. We're currently looking at the suggestion by Dr Jack Matthews of Charnwood Forest Geopark that we get involved in FreshWater Watch. This is a global citizen science project focusing on water quality monitoring, created and led by the charity, Earthwatch Europe. It is all about setting up community groups of local volunteers to regularly monitor the overall health of their local watercourses. There are considerable financial implications. Subscription prices: Basic: **£400** (per annum). The water quality testing kits are sold separately: **£40 per starter kit** (covers first 12 months) and **£10** per refill (plus VAT) Optional **£200** annual renewal fee. Jack Matthews thinks that we may be able to obtain funding.

We since found out that the River Lin is monitored for water quality on a monthly basis by Severn Trent, but the advice from Earthwatch is that citizen science can be complementary to statutory testing, in that you can, for example, test in more places more easily, to identify a problematic source of pollution, or test much more regularly than agencies or companies. Jack Matthews doesn't believe that the nearby testing of Severn Trent would stop us setting up a group of getting funding. We could also look at water courses that are too small for them to test, but just as important, or further afield in the parish or nearby.

We will be discussing the matter at our next meeting on 20th February.

Claire Costello

February 2024

Appendix Two

County Councillor Report – February 2024

Main Focuses

- A major incident was declared two weeks ago, concerning the water leak in Ratby and Kirby Muxloe, which then let water into the gas pipes. The County has been leading the Local Resilience Forum and leading on the response. Some boilers are damaged by water and now need replacing.
- The Council is halfway towards its goal of planting 700,000 trees. More than 356,000 trees have been planted across the county.

- We have been working on the budget for the past few months. The latest proposals went to Cabinet on Friday 9th February and were approved before being discussed at Full Council at the end of February.

We can balance the budget next year, by using approx. £6m of reserves but the following year the gap is £33m. We welcome the additional money the government announced last week for social care, but this is just a sticking plaster. The issue with core funding remains the same and we have some tough years ahead, where we will have to focus on a slimmed down local authority.

Flooding

Since New Year's Eve Storm Henk has hit the UK. One of the worst hit areas in Leicestershire was Charnwood, where more than one hundred homes were flooded in areas including Loughborough, Syston, Quorn, and Cossington. Several businesses were also impacted.

The County Council has been successful in securing funding for support measures available under the Government's Flood Recovery Framework. This includes:

- Flooded households in affected areas can apply for up to £500 to give cash quickly to help with immediate costs
- Households and businesses significantly affected by recent flooding are eligible for 100% Council Tax and business rates relief for at least three months
- Small-to-medium sized businesses in affected areas are eligible for up to £2,500 from the Business Recovery Grant to help them return quickly to business as usual
- Eligible flood-hit property owners can apply for up to £5,000 to help make their homes and businesses more resilient to future flooding via the Property Flood Resilience Repair Grant Scheme.

Support will be available through the county council and further details will be announced on eligibility and how to apply on the website.

Rogue Traders

Residents who have suffered damage caused by Storm Henk are being warned by Leicestershire Trading Standards to be on their guard against rogue traders.

Leicestershire County Council's Trading Standards team is now urging people to be on the alert for doorstep traders and cold callers offering building repairs, garden work and clean-up services, which may be sub-standard or over-priced.

Leicestershire Trading Standards has issued a checklist to help people steer clear of rogue traders and doorstep scams:

- Do not agree to any work on the doorstep
- Go online to search for reviews and recommendations
- Is the trader listed as a Limited Company? – if so, it should be listed on Companies House. Does the company exist? If not, the trader is giving false information about their company details
- Obtain a minimum of three quotes from different tradespeople
- Obtain full details of each business that provides a quote, visit any website and/or social media page they hold, check their address on the Royal Mail website
- Ensure that the contract of works required, the quoted and agreed final price are all received in writing
- Never pay in cash - use a secure method such as bank transfer or credit card

- Do not feel pressured to pay prior to any work being conducted. A reputable builder will not request money up front for work that has not been carried out. If the trader is legitimate, they won't mind waiting for you to come back to them once you have made an informed decision. Be wary of those that say they can start straight away, whatever reason they give you
- For contracts over the value of £42, traders must give you a notice that you have 14 days to change your mind and cancel the contract. An exception is if work needs to be carried out in an emergency or at your express request, but you must waive these rights in writing
- Has the trader offered to take you to the bank to withdraw money? If so, this is considered an 'aggressive practice', so consider this a warning sign.

Please speak to friends or family before parting with any money if you are unsure.

If you feel in immediate danger, call the police on 999, or for a non-urgent matter, call 101.

For more advice and guidance, call 0808 223 1133 or visit <https://www.citizensadvice.org.uk/consumer> . To report a rogue trader, visit www.leicestershire.gov.uk/tradingstandards

Trading Standards

There have been some high-profile court cases following investigations by Trading Standards. One was a prosecution of a shopkeeper in Coalville, for selling illicit tobacco from under his counter. One was a fraudster who was sentenced to four years in prison in relation to fraudulent trading. The fraudster ran a company called Payrolls Direct, which was a franchise business, which didn't deliver the software needed or the training to run the franchise.

GP Practice Experience

Patients in Leicester, Leicestershire, and Rutland (LLR) are being invited to share their recent experiences of healthcare provided by local GP practices

Survey responses will help GP practices to understand the impact of these new ways of working as well as people's general experiences.

The closing date for completed questionnaires is midnight on Sunday 10th March. You can fill in the questionnaire online at www.bit.ly/LLRGPSurvey or you can collect a copy from your GP practice.

CUr Deborah Taylor

Appendix Three

Report from David Snartt.
Borough Councillor for Forest Bradgate.

Former Lady Jane Mobile Home Park.

I was so disappointed with the outcome of the decision to allow the planning application for the former mobile homes site on Bradgate Road at the Charnwood Borough Council's

Plans Committee on Thursday 25th January. This in contrast to the representations supplied at the meeting by two residents, Parish Councillors and myself, who put evidence forward for this proposal to be refused.

You may recall the developer had secured planning permission to build 2/3 bedroom bungalows which were a good replacement for the mobile homes. This latest planning application will now see 4/5 bedroom dwellings on this site. I stated at the meeting this would not help people who wanted to stay in the village to downsize to a smaller property. I also noted evidence shows that Newtown Linford already has 86% of houses which have three or more bedrooms against 69% across the Charnwood Borough. Therefore, I did ask the question, are we building homes that are needed by the Parish community or solely for commercial gain of the developer.

This latest application, in my view, was not in line with a policy within the Local Plan, which states: Based on the projections for our population and household types, our evidence suggests that we need to increase the number of two-bedroom homes, to do this 30-35% of all homes delivered should be smaller two bedroom homes. I believe there will be many residents who will be sad to hear the outcome that sees the change of 2/3 bedroom bungalows to 4/5 bedroom properties.

Former Grey Lady Restaurant.

I have been sent e-mails and asked about what is happening on the site of the former Grey Lady Restaurant. I believe people are aware planning permission was granted with conditions to demolish the existing building and a replacement dwelling built.

Due to the commencement of works to demolish the vacant building, the demolition works started without the successful discharge of a pre-demolition condition attached to planning application P/23/0316/2. This condition related to bat safety and mitigation. Bats are a protected species, it is a legal requirement to report any instances of unlawful disturbance (such as this) to the Police.

The failure to successfully discharge the pre-demolition condition in time has meant that the applicants have to submit a new, full, planning application in order to regularise works and obtain a lawful planning permission for the site. I will keep you informed about a new planning application when it is submitted to Charnwood Borough Council.

Council Homes Improvements.

A new firm has been awarded a two-year contract to deliver improvements to Council homes in Charnwood. Jeakins Weir, an independent construction company has been awarded the contract by Charnwood Borough Council to deliver scheduled improvements to Council-owned homes in the Borough.

The contract will involve full and partial bathroom and kitchen replacements as part of the Council's programme of planned improvements to its housing stock. It will also include external and internal structural works and refurbishments to empty properties. The new contract came into place last year following a strict procurement process.

Jeakins Weir is a family-owned business and was established in 1973. The Northamptonshire based company has expanded since it was founded over 50 years ago and now operates throughout the midlands.

Farmers and Craft Market.

Food and drink producers and hand made craft traders are invited to join a monthly market in Loughborough. Charnwood Borough Council runs a farmers and craft market in the town centre on the second Wednesday every month. It aims to offer visitors to the market locally sourced produce and hand made crafts whilst supporting small businesses and bringing more variety to the town centre for local people and visitors. To help grow the farmers and craft market the Council is offering pitches free of charge to join traders for a limited period of time. New traders can take advantage of the offer until Wednesday 10th April 2024. Find out more about becoming a trader, booking a free pitch and find out further information about Loughborough markets including the retail markets held every Thursday and Saturday from 8.00am to 4.00pm by visiting www.charnwood.gov.uk/markets.

Voting by Post.

If you know that you will not be able to get to the polling station on polling day, you can vote by post. You can apply for a postal vote if you are away on holiday or because your work schedule means you can't get to the polling station. You can also choose to vote by post simply because it would be more convenient for you.

You can apply to vote by post for a particular election, for a set time or a maximum of up to three years. You can apply for a postal vote in a number of ways: On line via www.gov.uk/apply-postal-vote: Download, print and complete a postal vote application form from the Electoral Commission: Contact Electoral Services at Charnwood Borough Council elections@charnwood.gov.uk or call 01509 634546. They will send you a postal vote application form to complete. Remember you can choose to vote by post simply because it would be more convenient to do so. More information is available on the Charnwood Borough Council website www.charnwood.gov.uk/pages/voting_by_post.