



NEWTOWN LINFORD PARISH COUNCIL

The Parish Council meeting was held on Wednesday 5th January 2022 at 7.15 pm in the Village Hall.

0469/22 Members present:

Councillors Sue Pritchard (Chairman), Tim Porte (Vice-Chairman), Rob Haylock, Vicki Lightfoot and Tara Pickles.

Also in attendance: Clerk – Hannah Shaw, Borough Councillor – David Snartt, County Councillor – Deborah Taylor and Tree Warden – Brian Anderson.

0470/22. Apologies for absence:

Councillors Stuart Eyre and Sue Greasley, Bradgate Park Director – James Dymond and PCSO Mitch Jarvis.

0471/22. Confirm and sign minutes of the 24th November 2021 meeting:

These were approved and duly signed by the Chair.

0472/22. Declaration of Parish Councillor's personal and/or prejudicial interests on agenda items:

There were no new declarations of interest.

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.

0473/22. Police Matters and NHW reports:

Crime statistics for December had been received from PCSO Mitch Jarvis as follows:

1 x Report of Criminal Damage – Deer shot – no suspects identified.

1 x Reported Theft – Theft of deer – no suspects identified.

Resolve: Noted with thanks.

0474/22. Bradgate Park

Bradgate Park Director, James Dymond, had sent apologies to the meeting. The Clerk reported BPT were hopeful works would take place to the Newtown Linford overflow car park during January and February.

The Clerk asked Councillors if there were any comments regarding BPT plans for the Platinum Jubilee planting adjacent to Swithland Woods, previously circulated.

Resolve: Noted with thanks. Councillors were happy with the plans for the Platinum Jubilee planting and had no objections.

0475/22. Report by County Councillor Deborah Taylor.

Councillor Taylor reported the parking restriction amendments on upper Main Street had now taken place and double yellow lines had been removed on 20/12/21 providing four areas of on road parking.

Parking bays had also been painted in on Sharpley Hill alongside the Grey Lady Restaurant.

Councillor Taylor felt the Traffic Regulation Orders now in place had been successful and only one report of double yellow line parking on Bracken Hill had been received on New Years Day.

Councillor Taylor continues working on the flooding issues affecting residents on Main Street by Tyburn footpath and work was progressing in addressing issues experienced by homeowners living in close proximity to the speed hump on Main Street, also by Tyburn footpath.

Resolve: Noted with thanks.

0476/22. Report by the Borough Councillor, David Snartt.

See Appendix One

Resolve: Noted with thanks.

0477/22. Village Governance and Residents:

There was nothing to report.

0478/22. Newtown Linford Biodiversity

The proposal for a wildflower verge on the central reservation at Groby Lane had been approved by LCC for 2022. The chosen area will be marked out by NLB prior to the grass cutting schedule commencing.

An attendee enquired if Newtown Linford Biodiversity group could seek permission to take on responsibility for the upkeep of the land on the corner of Markfield Lane close to the junction with Main Street.

Resolve: Noted. The Clerk reported there had been previous unsuccessful attempts to ascertain who the land owners are of the area on the corner of Markfield Lane close to the junction with Main Street and a land registry search would only be successful if the land is registered. Councillor Snartt advised he would seek guidance from the legal team at CBC. Councillors agreed this area of land could be a really nice asset to the village.

0479/22. Planning: Buildings and Tree Issues:

- **Decisions**

a) P/20/2417/2 - 516 Bradgate Road - Two storey side extension & single storey rear conservatory to the existing house, to provide additional residential accommodation. Relocate the existing double garage to the front of the house - Grant Conditionally 22/11/21

b) P/21/1846/2 - 56 Groby Lane - Proposed addition of pitched roof and timber cladding to existing front extension and addition of porch to front of existing dwelling - Grant Conditionally 26/11/21

c) P/21/2139/2 - 25 Grey Crescent - First floor extension to front of dwelling and single storey extension and ground works to front to form basement games room – Grant Conditionally 15/12/21

d) P/21/1993/2 - Tyburn Cottage, 7 Main Street, Newtown Linford - Replacement outbuilding – Grant Conditionally 22/12/21

Resolve: Noted.

- **Comments submitted through Planning Explorer**

e) P/21/1731/2 - Sandhills Lodge Farm, Markfield Lane, Newtown Linford - Retention of change of use of land and building from agriculture to a mix of agriculture and equestrian (incorporating ménage, improvements to associated access track and the creation of two wildlife ponds) – No Objection 09/12/21

f) P/21/2347/2 - 18 Grey Crescent - Proposed new first floor level and new basement levels erected, with new rear extension to ground floor, with associated internal alterations and landscaping – Objection 17/12/21

“Councillors wish to object to these proposals.

This application appears to be a conversion of a modest dwelling to a 3 storey large house and Councillors are concerned that the raising of the roof line and the additional large first floor extension over the current garage, will completely overshadow the adjacent 2 houses (particularly to the west of the development). It is unclear if the 45 degree rule will be followed regarding light to adjacent neighbours windows and the large glazed 1st floor at the rear of the building, will overlook those properties directly behind (on Main St), raising loss of privacy issues.

The basement extension would not be visible from the road but given the rain water run off problems on Grey Crescent, Councillors are unsure of the degree of flood proofing and tanking that the lower storey would require. The removal of soil etc would be difficult given the lack of access on both sides of the existing house.

This proposal would lead to a considerable change to the street scene and a large infilling effect on the skyline, visible from the properties opposite.”

g) P/21/2455/2 - 51 Markfield Lane, Newtown Linford - 2 storey and single storey extensions to front, side and rear of dwelling and alterations to roof – Objection 23/12/21

“Councillors wish to object to this proposal.

The proposed design is over-bearing and out of scale in appearance compared to existing properties in the vicinity and represents over-development of the site, overshadowing neighbouring properties and having a detrimental impact on the residential amenity due to loss of existing views.

The excessive height of the proposed 2nd floor extension will drastically alter the current roof lines that naturally follow the slope of the land, visible from not only the vicinity but in general vistas from Sharpley Hill and Grey Crescent.

This is an enormous extension with the footprint of the 1st and 2nd floors doubling in area and the creation of a 2nd storey which occupies the entire footprint of the extended first storey. Development is proposed right up to the boundary, with a 9.5m tall roofline which will extend across the whole of the plot. The visual space (as seen from the road) occupied by this proposed enlarged house, will be at least double that currently.

The creation of a large window at the rear of the property at 2nd floor level, will remove any privacy of the adjacent gardens and the design has extensive glazing to the front of the house. There is nothing like this design in the adjacent run of houses and the nature of the road and street scene will be vastly changed if this proposal is granted. There are also huge windows proposed at the rear of the property and the proposed roofline of the single storey extension, extends to the top of the first floor windows and will be visually intrusive to adjacent properties.

So far, this region of Markfield Lane has escaped the wholesale enlargement of properties such as on Grey Crescent. The houses here are much more modest in size and have far smaller plots and are closer together. There is more unity of design in these houses than the diverse properties in Grey Crescent or elsewhere in the parish. The combined changes in proposed size and design would lead to a vast monolithic house completely out of character with all the properties on this service road and would negatively impact on the current street scene. The Chairman asks this application be called in and wishes to speak at Plans Committee please."

Resolve: Ratified. Councillor Snartt had been unable to call in the planning application for 51 Markfield Lane, as he had recused himself from discussions. The Chairman expressed concern that inflexible Charnwood procedures may prevent the application being called in, as Councillors are very concerned about these proposals.

- **Discuss**

The Chairman, Councillor Sue Pritchard, recused herself from the following planning application discussion.

h) P/21/2161/2 - 103/105 Main Street, Newtown Linford - Refurbishment and alterations to join 103 and 105 into a single family residence and alterations to existing garage building.

Resolve: No objection. Clerk to submit comment via Planning Explorer.

The Chairman rejoined the meeting.

- **Trees**

i) P/21/1209/2 - TPO Works - The Bradgate PH, 37 Main Street, Newtown Linford - TPO works related - Ash (T1) - Thin crown by 15%. Alder (T3) - Thin crown by 15%. Alder (T4) - Thin crown by 15%, raise above no. 16 Grey Crescent by removing 4no. lower branches.

j) P/21/2431/2 - TPO Works - Bradgate Lodge, 3 Stamford Rise, Newtown Linford - Ash - selective pruning to provide clearance from dwelling house and removal of deadwood (exempt works).

k) P/21/2422/2 - TPO Works - 7 Grey Crescent, Newtown Linford - T1 Flowering Cherry - Reduce spread to East by 1.5m and raise canopy to 2m above ground level.

Resolve: Noted. There were no objections submitted by Tree Warden, Brian Anderson.

0480/22. Bob Bown Memorial Field:

- A Charnwood Borough Council Surveyor had determined the rent payable on the Bob Bown Memorial Field as £300 per annum and Heads of Terms had been agreed in principal with the Clerk, in liaison with the Chairman, under the Scheme of Delegation. The Clerk will obtain three quotations from solicitors for this to progress further.

Resolve: Ratified.

- The Annual Inspection of the play area was carried out on 28/10/21 by Independent Playground Inspections Ltd and the report had been cascaded to Lead Councillors for the Bob Bown Memorial

Field. Wet pour shrinkage and trip hazards were identified as needing attention as a medium risk. The Clerk suggested looking into further funding opportunities.

The issue with moles at the park was also discussed and the Clerk will seek recommendations for suitable contractors from Anstey Parish Council.

Resolve: Noted. Clerk to action.

0481/22. Village Magazine:

Councillor Pickles informed the meeting the Annual Meeting of the Village Magazine Committee was to take place virtually by Zoom on Wednesday 19th January 2022 at 8pm.

Resolve: Noted

0482/22. Parish Council Website/Facebook Page:

The Clerk reported Facebook group membership had increased to 380 members. The Newtown Linford Village Advent Windows updates had been cascaded through the initiative's own Instagram page.

Resolve: Noted. The Chairman thanked all the residents who had participated in the Village Advent Windows 2021 initiative.

0483/22. Village Hall:

The Chairman, Councillor Sue Pritchard, informed the meeting that the Annual General Meeting of the Village Hall Committee would take place on Monday 17th January 2022 at 7.30pm.

Resolve: Noted.

0484/22. Highways, Footpaths, Street Furniture, Traffic and Transport:

- A Traffic Regulation Order (Amendment) for Main Street, Newtown Linford was brought into force on 20/12/21, resulting in revocation of double yellow lines in three areas. Full details had been cascaded to Councillors on 20/12/21.
- A response had been received from Richard Briggs, Safe and Sustainable Travel Coordinator at LCC in respect to Bus Service 125 and the bus stop opposite the Village Hall. He confirmed a timetable case and accompanying service information would be installed at the stop on Staddon Road, Anstey and advised the stop opposite the Village Hall in Newton Linford had not been decommissioned and would look to reinstate the missing flag by either re-attaching to the street lighting column or to a new post.

Resolve: Noted with thanks.

0485/22. Churchyard and Cemetery:

- Donations to the value of £575.00 had been received/pledged towards the sculpture of the multi-stemmed poplar tree stump which will now go ahead. Sculptor, Peter Leadbeater, will attend on 14th, 15th and 16th March 2022. Thank you letters are being sent out to donors as donations are received.
- Councillors considered the Grounds Maintenance Contract for the 2022/2023 financial year.

Resolve: Councillors reviewed the Clerk's brief regarding the grounds maintenance requirements for the 2022/2023 financial year. Councillors asked if the Clerk could liaise with the current grounds

maintenance contractors to see if they could undertake necessary additional works within their existing quotation. Clerk to action.

0486/22. Correspondence:

- LCC communication - Share your views on health and wellbeing support across Leicestershire

Resolve: Noted. Councillors to respond individually should they wish to.

0487/22. Scheme of Delegation

Councillors were asked to review the motion to provide for delegation to the Clerk, any decision that must be made if the council is incapacitated and unable to hold a meeting.

Resolve: Councillors unanimously agreed that in response to the Covid-19 outbreak in the UK and in the event that it is not possible to convene a meeting of the council in a reasonable time, the Clerk shall have delegated authority to make decisions on behalf of the council where such decision cannot reasonably be deferred and must be made in order to comply with a commercial or statutory deadline. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decisions made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations. This delegated authority will be reviewed monthly at meetings of the council after the delegation was put in place, until such time a decision is made to rescind the agreement when the Covid-19 outbreak is stable.

0488/22. Reports on Meetings and Training by Councillors and Clerk:

Clerk attended Medium Term Financial Planning training 29/11/21

Clerk attended LCC Strategic Plan and Communities Approach 2022-2026 briefing 02/12/21

Clerk attended LCC Parish Clerks Liaison Meeting 10/12/21

Resolve: Noted.

0489/22. Items of Interest or for future meetings:

A Councillor reported 5 street lights were not operational on Markfield Lane, opposite the Field Head Hotel.

Vice-Chairman, Councillor Tim Porte, had written an article for the January edition of the Village Magazine regarding VAS data.

Resolve: Noted. Clerk to report street lighting issue on Markfield Lane. Councillor Porte to send an electronic version of the VAS article to the Clerk, for submission to the Village Magazine Editor.

0490/22. Finance:

- Councillors to consider the budget for the 2022/2023 financial year, which had been circulated to all Councillors prior to the meeting and set the precept figure for the 2022/2023 financial year. The Council Tax Base Rate had been set to 534.9

Resolve: The precept was agreed at £56,779.00 for the 2022/2023 financial year. This would calculate as an increase of approximately 4.5%.

- The application for redemption of funds held on behalf of NLPC by the Royal Courts of Justice is progressing. The entire sum in court is confirmed as circa £1100. Clerk to update Councillors.

Resolve: Noted.

Authorisation for payment of invoices: -

26.11.21	HS	November Broadband	£50.67
26.11.21	HS	November Salary	£1024.98
03.12.21	NEST	Pension Contributions	£42.35
08.12.21	CBC	Annual Playground Inspection	£64.80
10.12.21	NL Village Hall	Hire Fees for 2021	£63.00
13.12.21	APB	Village Hall Rent	£437.50
13.12.21	Sevenoaks	Memorial Tree, stake and tie	£75.10
13.12.21	HMRC	Tax and National Insurance Contributions	£514.59
24.12.21	HS	December Salary	£1202.53
24.12.21	HS	December Broadband and out of plan calls	£54.46

Total Expenditure **£3529.98**

Payment Pending

12.01.22	PWLB	Loan Repayment	£2468.06
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Bank Balances:

Business Current Account @ 24/12/21	£6,550.63
Business Reserve Account @ 24/12/21	£70,000.00

Total **£76,550.63**

23. Dates of the next three Parish Council Meetings.

- Wednesday 9th February 2022 7.15pm
- Wednesday 23rd March 2022 7.15pm
- Wednesday 27th April 2022 7.15pm

The meeting closed at 8.10pm

Signed by Chair:-.....

Dated:-.....

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Appendix One – Report by Borough Councillor David Snartt

Charnwood Local Plan.

Charnwood Borough Council has submitted its Local Plan and vision for the area to Government. The Charnwood Local Plan 2021-37 is a key document for supporting future growth. The Local Plan has been developed following four public consultations, including the latest one in the summer when there were over 700 representations.

The submission to the Department of Levelling Up, Housing and Communities marks the start of the formal examination of the Local Plan which will be carried out by an independent Inspector nominated by the Planning Inspectorate.

What happens next: The Inspector will assess whether the plan has been prepared in accordance with legal and procedural requirements and if it is sound. The four tests of soundness are set out in the National Planning Policy Framework (NPPF). The Inspector will consider the evidence provided by Charnwood Borough Council to support the plan and any representations which have been put forward by local people and other interested parties. In most cases the examination will include hearing sessions which are held in public. For the current Local Plan, the hearings were held at Loughborough Town Hall.

At the end of the examination the Inspector will send a report to the Council recommending whether or not they can adopt the plan. In most cases the report will recommend some changes that are necessary to allow the plan to be adopted. These are known as 'main modifications'. In carrying out the examination, the Inspector will be conscious of the benefits of having a robust and up to date plan adopted as quickly as possible and will apply the principles of openness, fairness and impartiality.

How long will this take: The aim is to adopt the local plan towards the end of 2022. The Council are awaiting details of when the examination hearings will be. More details about the timetable will be published on the examination website. www.charnwood.gov.uk/examination.

During the last consultation I responded with my concerns about proposals within the Draft Local Plan. I highlighted four areas that I believe would have an impact on residents living in my Forest Bradgate Ward.

1. Not compliant with Leicester and Leicestershire 2050 Our Vision for Growth, Strategic Growth Plan.
2. Protecting the Borough's soil resources.
3. The use of greenfield sites.
4. Impact on transport and highways.

These four areas were in response to the large development that encroaches into the Woodhouse Parish and the large number of dwellings allocated to the village of Anstey. Hopefully I will be able to expand on my concerns when the hearing sessions take place.

Budget for 2022/23.

The Cabinet at Charnwood Borough Council endorsed the Draft Budget for 2022/23 at its meeting on December 9th 2021. The Budget is still in draft form, the Council are waiting for an update on the amount of Government funding they will receive. The Council's overall Draft Budget for 2022/23 is £17.6 million, they are proposing to make around £600,000 of savings, and generate income of around £400,000 through some increased charges. It is proposed to increase the Charnwood element of Council Tax by £5 on an average D property per year. The Council is still planning to use £200,000 from reserves and depending upon the Government's Financial Settlement, it may have to make further savings

Two of the proposed increases in charges are: The garden waste service which will see an increase of £9 per bin, per year (if paid by direct debit) from April 2022 and the bulky waste collection of items, proposed to raise the charge from £20 to £25. This fee can be waived for people who can prove exceptional hardship.

For more information on the Draft Budget proposals please go to the Council's website where you will find the Budget summary and Cabinet report.

Planning Application.

I attended a Planning Committee meeting at Charnwood Borough Council to register my concerns about a planning application for a residential development of up to 93 dwellings on land adjacent to Ashby Road, Markfield. Although this land is close to Markfield village, the site is situated within Newtown Linford Parish. Only the access arrangements are to be agreed by Hinckley and Bosworth Borough Council. This part of the planning application is still to be determined by Hinckley and Bosworth BC.

I registered my dismay about the number of dwellings being approved in locations that do not fit with the Local Plan, remembering the 36 dwellings recently approved on appeal at Woodhouse Eaves. I am a big supporter of Neighbourhood Plans. My main concern was that it seems very little weight, if any, had been given to the Markfield Neighbourhood Plan in the committee report. I also stated, in my view, the current planning legislation is letting communities like the ones in my Council Ward and beyond down, impacting on the lives of residents for generations to come. The application was granted planning permission subject to conditions. It seems that because Charnwood Borough Council cannot demonstrate a five year housing land supply the majority of planning applications are being granted with less weight given to the Local Plan. Remembering, both Newtown

Linford Parish and Woodhouse Eaves Parish are in the Local Plan hierarchy as 'Other Settlements' stating: *These villages may be suitable for some small scale infill development to meet local need. Any development that increases the need to travel by car will not be considered to be acceptable small-scale development.*