



NEWTOWN LINFORD PARISH COUNCIL

The Parish Council Meeting was held on Wednesday 10th January 2024 at 7.15 pm in the Village Hall.

0931/24. Members Present:

Councillors, Tim Porte (Vice – Chairman), Sue Greasley and Vicki Lightfoot.

Also in attendance: Clerk – Hannah Shaw, Tree Warden – Brian Anderson, PC Greg Moore and colleague and one member of the public via Zoom.

0932/24. Apologies for absence:

Councillors, Sue Pritchard (Chairman), Rob Haylock and Tara Pickles, Borough Councillor – David Snartt, County Councillor – Deborah Taylor, Bradgate Park Director - James Dymond and Newtown Linford Biodiversity Chair – Claire Costello

In the absence of the Chairman, Vice-Chairman, Cllr. Tim Porte chaired the meeting.

0933/24. Confirm and sign minutes of the December 2023 meeting:

These were approved and duly signed by the (Vice) Chairman.

0934/24. 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.

0935/24. Public Participation

One member of the public attended via Zoom and spoke on behalf of a resident with regards to item 12 g) 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).

Council resolved to bring this item forward on the agenda.

Please see minute reference 0942/24.

0936/24. Police Matters and NHW reports:

Crime statistics received for the period between 20th November to 21st December 2023:

Theft of Motor Vehicle (inc. Attempts) – 1

Burglary Dwelling (inc. Attempts) – 2

Criminal Damage (non-dwelling) (Business Premises, Shed, Garage Etc) – 1

Theft Property (inc. Attempts) – 1

PC Moore said there had been a recent spate of borough wide burglaries and theft from and of vans in the area and will write some information for the next Village Magazine NHW report.

Resolve: Noted with thanks.

0937/24. Bradgate Park

Bradgate Park Director, James Dymond, had sent apologies to the meeting and there was no report available.

A Councillor felt the river was in need of dredging within Bradgate Park grounds and would raise the issue at a forthcoming Parish Council meeting, when a BPT representative is present.

Resolve: Noted with thanks.

0938/24. Newtown Linford Biodiversity

Newtown Linford Biodiversity Chair, Claire Costello, had sent apologies to the meeting and there was nothing to report.

Councillors considered the proposed extended area of the Markfield Lane wildflower verge, which had been marked out by Newtown Linford biodiversity.

Resolve: Councillors voted unanimously in favour of extending the wildflower verge on Markfield Lane as marked out with posts. Clerk to inform Claire Costello.

0939/24. Report by County Councillor Deborah Taylor.

County Councillor, Deborah Taylor, had sent apologies to the meeting and there was no report available.

Resolve: Noted with thanks.

0940/24. Report by the Borough Councillor, David Snartt.

Borough Councillor, David Snartt, had sent apologies to the meeting but had sent a report to the Clerk which was read out by the (Vice) Chairman. **See Appendix One.**

Resolve: Noted with thanks.

0941/24. Village Governance and Residents.

The Clerk reported a number of properties within Newtown Linford Parish had been affected by floods on 02/01/24 and 72 Hydrosnakes (36 packs) had been issued to residents.

LCC Highways are involved in two of the incidents of flooding, the others were caused by surface water run-off from the fields. Flooding occurred on Main Street, Bradgate Road, Grey Crescent and Ulverscroft Lane.

All routes in and out of the Village were also affected but not impassable. 5 properties suffered water ingress and remaining properties had floods within gardens/sheds/outbuildings etc but it did not get into homes. Pumps were deployed where available.

Under the Scheme of Delegation to the Clerk, in liaison with the Chairman, two submersible water pumps had been purchased for emergency use by residents and would be stored at the Village Hall.

Resolve: Noted. Councillors ratified the decision to purchase two water pumps at a cost of £159.98

0942/24. Planning: Buildings and Tree Issues.

- **Decisions**

- a) P/23/1352/2 - 88 Main Street, Newtown Linford - Erection of detached garage. Alteration to vehicular access including installation of gate to front boundary, with associated works - Withdrawn 05/12/23.
- b) P/23/1331/2 (Listed Building Consent) and P/23/1329/2 - Rear of Old Sunday School, Bradgate Park, Newtown Linford - Conversion of existing outhouse to form mobility scooter storage and staff welfare facility, with associated external works, including partial demolition of boundary walls and erection of gate/fencing - Grant Conditionally 19/12/23.

Resolve: Noted.

- **Comments submitted through Planning Explorer**

c) P/23/2101/2 - Leewoods 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 (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q) - No Objection 14/12/23.

d) P/23/1963/2 - Bensliffe Hay, Sharpley Hill, Newtown Linford - Change of Use of Stables to Dwelling house (Class C3) and construction of single-storey rear extension - Objection 14/12/23.

“Although the proposed changes outlined are modest, this application would result in the creation of a separate dwelling on a single site and not for the purpose of housing agricultural workers. Newtown Linford Parish Council believes this is contrary to Charnwood Borough Council's policy of development within the countryside and therefore, wish to object to this application.”

e) P/23/2029/2 - Land at Charley Road, Shepshed, Leicestershire, LE12 9YA - Construction of a 49.9MW solar farm with a battery storage facility with associated access, landscaping and infrastructure and P/23/1989/2 - Land at Charley Road, Shepshed, Leicestershire, LE12 9YA - Consultation from North West Leicestershire District Council - Construction of a solar farm together with all associated works, equipment and necessary infrastructure (NWLDC ref 23/01407/FULM) - Objection 14/12/23.

“Although Newtown Linford Parish is not directly affected by this application, we share concerns of the effect on the wider Charnwood Forest environment. Whilst Charnwood Forest is attempting to acquire UNESCO Geopark status, it seems extremely unwise to change the look of the environment in such a drastic way, especially when the views from a historic location as Beacon Hill, would be so badly affected.”

Resolve: Ratified.

- **Discuss**

f) 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.

Resolve: Objection as follows:

“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 affect on the local health infrastructure, adding further demands on an already overstretched GP Surgery.”

g) 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).

Resolve: Objection as follows:

“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.”

h) 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.

Resolve: Mixed Comments as follows:

“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.”

- **Trees**

There were no tree applications or reports to discuss.

- **Other**

- i) Councillors were asked to ratify the correspondence sent by the Chairman regarding Changes to the Democratic Process adopted by the Plans Committee. A response had also been received.

Resolve: Councillors agreed to defer this item until the February meeting.

0943/24. Bob Bown Memorial Field.

A Councillor reported a further unauthorised rope swing had been installed at the Bob Bown playing field. The Clerk reported the matter was now in the hands of CBC, who were considering removal of the tree branch.

Resolve: Noted.

0944/24. Village Magazine.

The Annual General Meeting of the Village Hall Committee was due to be held on 15/01/24 and Cllr. Pickles would be attending.

Resolve: Noted.

0945/24. Parish Council Website/Facebook Page.

The Parish Council Facebook group had increased to 492 members.

The Clerk reported 2Commune had emailed a Notice of Discontinuation of Website Service from 31.03.24 and was looking into alternative website provision and will report back at the February meeting.

Resolve: Noted.

0946/24. Village Hall

The Annual General Meeting of the Village Hall Committee was due to be held on 15/01/24 and Cllr. Pritchard and the Clerk would be attending. The Clerk outlined some of the issues which she would be raising as Booking Secretary.

Resolve: Noted.

0947/24. Highways, Footpaths, Street Furniture, Traffic and Transport:

There was nothing to report.

0948/24. Churchyard and Cemetery:

There was nothing to report.

0949/24. Correspondence:

Launch of webcasting of Plans Committee meetings received by email 07/12/23 and cascaded to Councillors.

LRALC Membership (revised) Fee Bandings 2024-25 received 07/12/23. NLPC will now pay £400 per annum whilst the electorate number remains under 900.

LCC Budget Update - December 2023 received by email 14/12/23 and cascaded to Councillors.

Leicestershire County Council Consultation on Budget Proposals received by email 20/12/23 and cascaded to Councillors.

Invitation to the Charnwood Timebank Launch Event received by email 21/12/23 and sent to Councillors.

Young People Physical Activity & Sport Hardship Fund received by email from CBC 22/12/23 and sent to Councillors.

East Midlands Airport Future Airspace - Stage 2 information sharing/Q&A sessions received by email 22/12/23 and sent to Councillors.

Resolve: Noted

0950/24. Reports on Meetings and Training by Councillors and Clerk.

Cllr. Pickles to attend PCC Parish Council Engagement Campaign Inaugural Event on 15/01/24.

0951/24. Items of interest of for future meetings.

There was nothing to report.

0952/24. Finance.

• **Authorisation for payment of invoices:**

Ledger Date	Payee	Payment Description	Amount	Legal Power	Notes
12.12.23	APB	Village Hall Rent 25.12.23 to 24.03.24 inc.	£750.00	LGA 1972 s133	
13.12.23	Firetree	Grounds Maintenance 2023/24 Inv 10 of 12	£1230.55	LGA 1972 SS 19, 214 & 215	
14.12.23	Gravitas	Hydrosnakes 2PK x 200 Units	£2040.00	LGA 1972 S137	Vat £340
14.12.23	CBC	Bob Bown Rent Q3	£75.00	PHA 1875, s164	
21.12.23	HMRC	Tax and NI Contributions	£1030.98	LGA 1972 S111	
22.12.23	Firetree	Cut shrubs/tree to ground level at Churchyard (cost to be borne by All Saints')	£165.00	LG1972 SS 19, 214 & 215	
28.12.23	HS	December Broadband & Out of Plan Calls	£69.22	LGA 1972 S111	
28.12.23	HS	December Salary	£1284.64	LGA 1972 S112	
03.01.24	NEST	Pension Contributions	£67.45	LGA 1972 S112	
Total			£6712.84		

Bank Balances:

Business Current Account @ 04/01/24	£ 3,409.40
Business Reserve Account @ 04/01/24	£ 78,094.20

Total	£ 81,503.60
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Bank Reconciliation:

Carry Forward figure		£ 86,792.24
Expenditure	-	£ 6,712.84
Income	+	£ 1,424.20

Balance		£ 81,503.60
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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. Porte.

0953/24. Dates of next two Parish Council Meeting:

Wednesday 14th February 2024 7.15pm
Wednesday 13th March 2024 7.15pm

The meeting closed at 9.10pm

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

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Appendix One

Report from David Snartt.
Borough Councillor, Forest Bradgate.

Former Lady Jane Mobile Home Park.

I thought it may be good to give an update on the current position with the planning application for the site which was the Mobile Home Park, Bradgate Road. You may recall the developers were granted planning permission to build bungalows on the site, which I believe everyone seem to be in agreement with, making a contribution to the Parish housing needs.

I was concerned when the developer submitted the current planning application with Charnwood Borough Council to replace the smaller 2/3 bedroom bungalows with 4/5 bedroom properties. This latest proposal, in my view, doesn't fit with the local housing needs and the current Charnwood Local Plan.

I have 'called in' this latest application to be decided at a Plans Committee meeting on Thursday 25th January 2024 starting at 5.00pm.

Solar Farm Planning Application.

I have now sent my concerns and objections to the consultation at Charnwood Borough Council. This proposal is for the construction of a 49.9MW solar farm adjacent to Charley Road.

Although this planning application site is just outside my Forest Bradgate Ward, in my view, this proposal would have a devastating impact on the setting of Beacon Hill, which I understand is a scheduled monument. Beacon Hill is situated within my Ward and is in one of the most sensitive areas of Charnwood Forest, the impact this large solar farm will have on the setting of Beacon Hill will be hard to overcome with any mitigation proposals put forward. I also note that the aim of Charnwood Forest is to become a UNESCO geopark, which this proposal for a large solar farm may have a negative impact on the application going forward.

There are several areas of planning policy that this proposal relates poorly. Including the National Planning Policy Framework, the Wind and Solar PV Energy Landscape Sensitivity Assessment March 2019 and policies CS11 and CS12 of the current Charnwood Local Plan. Although these policies cannot be given full weight in planning terms, in my opinion, they do outline the overall damage this proposal would have on the landscape character within the setting of Beacon Hill. Therefore, in my view, this proposal does not conform with national and local policies that are provided to protect this sensitive area of Charnwood Forest.

I do understand the future benefits solar farms will bring, but this proposed site is within one of the most sensitive areas of Charnwood Forest. Therefore, the benefits do not outweigh the damage this would cause to the landscape and setting of Beacon Hill and the surrounding area.

If you would still like to make a submission to the consultation, please e-mail development.control@charnwood.gov.uk stating the planning application number P/23/2029/2.

Charnwood Local Plan 2021-37.

I note the recent update about the Charnwood Local Plan 2021-37 examination 15th December 2023. Following consideration of responses to the consultation on post hearing submissions the Inspectors will be holding further hearing sessions. These will be re-opening at 9.30am on Tuesday 20th February 2024 within the Victoria Rooms at Loughborough Town Hall.

Participation in the discussions will be to all those who responded to the post hearing consultation and those who either took part in these sessions previously and/or had previously supplied a related written statement for further information.

It is expected that following the hearing sessions in February, the examination will move forward to a formal consultation on the main modifications that are required to make the Local Plan sound. It is now anticipated that the plan will be considered for adoption by the Council towards the end of 2024.

In my view, this delay, which could now be over a year is not good news. Whilst the Council does not have an up-to-date Local Plan the Borough is open to speculative development. Albeit, I may be able to have my say at the hearings about the matters I have been concerned about during the examination of the Local Plan.

Working at Elections.

Charnwood Borough Council is seeking to employ staff to help the Council deliver successful elections in the Borough. The Council are looking for enthusiastic and reliable individuals to play a part in the democratic process.

There are a variety of roles available to get involved in, ranging from opening postal votes, working in the polling stations to counting votes after close of poll. Although this work is for a short period of time, ranging from a few hours to a few days at most. Commitment to each role is essential to the successful delivery of an election. Therefore, although most vacancies do not require experience, they do require commitment.

For more information, please go to the Charnwood Borough Council website, working at elections.

Support for Flood-hit Communities.

The Government has announced that financial support will be available to communities like Charnwood which have been impacted by Storm Henk. The Council is awaiting more details on how people can access the support, but will communicate this as soon as possible. The best way to stay informed about this support is to sign up to the Council's e-mail alerts www.charnwood.gov.uk/alerts (in particular our Charnwood Now latest news email alert) The Government announcement said the financial support will be available to eligible areas in England that have experienced exceptional localised flooding. More details about the financial support can be found on Charnwood Borough Council's website, latest news.