



**MINUTES OF THE SILEBY PARISH COUNCIL MEETING HELD ON  
THURSDAY, 19 DECEMBER 2019 AT 7.30PM AT SILEBY COMMUNITY CENTRE**

**PRESENT**

Councillor Mrs J Jones (Chair)  
Councillor Mrs J Harris  
Councillor Mrs F Hughes  
Councillor Mrs E Astill  
Councillor Mrs E Jones  
Councillor Ms K Khan

Councillor Mr B Richards  
Councillor Dr S Haider  
Councillor Ms A Fearn  
Councillor Mr C Hushon  
Councillor Mrs V Marriott  
Councillor Mr R Butler

**IN ATTENDANCE**

1 x member of the public  
County Councillor Mr R Shepherd (up to minute no. 297/19)  
Mrs J Lovatt – Deputy Clerk

**288/19 APOLOGIES FOR ABSENCE AND ACCEPTANCE BY COUNCIL**

Apologies were received and approved from, Borough Councillors Mr A Paling, Mr P Murphy, Mrs P Ranson and Mrs H Fryer.

**289/19 TO RECEIVE DISCLOSURES OF INTERESTS FROM MEMBERS AND REQUESTS FOR DISPENSATIONS**

Councillor Mrs J Harris – Minute No. 295/19(a).

**290/19 CLERK'S REPORT**

**P/19/1116/2** - Proposed single storey extension to side of dwelling - 16B High Street, Sileby, LE12 7RX - **APP/X2410/D/19/3238280**

An appeal has been made to the Secretary of State against the decision of Charnwood Borough Council, as local planning authority, to refuse planning permission for the development referred to above. The appeal will be determined using the Householder Appeals Service (HAS) procedure. The HAS procedure does not offer an opportunity for interested parties to comment at the appeal stage. However, any representations you made regarding the original planning application will be forwarded to the Planning Inspectorate and the appointed Inspector will take full account of them when deciding the appeal. Should you wish to do so, you can withdraw your earlier comments by contacting the Planning Inspectorate without delay. You may use the internet to see information and to check the progress of cases. The address for the search page is <https://www.gov.uk/appeal-planning-inspectorate> or you can email: [APOCT1@planninginspectorate.gov.uk](mailto:APOCT1@planninginspectorate.gov.uk)

County Councillor Mr R Shepherd has reported that County Council officers have been informed that the British Gypsum revised planning applications will now be submitted in the New Year, in order to avoid Christmas. A specific date has not been given.

**GRANT CONDITIONALLY: -**

**P/19/2014/2** – Erection of two storey extension to side/rear of semi-detached dwelling – 17 Finsbury Avenue, Sileby LE12 7PJ

**P/19/2209/2** - Two storey extension to side of dwelling and single storey extension to rear. 14 Gray Lane, Sileby, LE12 7GS

We have received an email from Leicestershire County Council thanking the council for expressing an interest in the wild flower verge project. They will be arranging a meeting in the new year.

Funding has been approved from Sport England for the Holiday Club for next year:

Suggested dates for the clubs are;

May half term week: Tuesday 26th May - Friday 29th May

Summer holidays: Monday 20th July - Friday 24th July, Monday 3rd August - Friday 7th August and Monday 17th August - Friday 21st August.

These were the same weeks as last year – which seemed to work well.

We need to confirm that we're happy with these dates, and then they will publicise.

We have received an email this afternoon...

On behalf of everyone at SJFC we would just like to say a massive thank you for all your support and help you have shown to our club this year. 2019 has been amazing from start to finish so thank you so much. We wish you a very Merry Christmas and a happy New Year.

**291/19 POLICE MATTERS**

PC Stuart Davis reported that he is going to look into getting more current figures. He is keen to publicise the Neighbourhood Link. He reported that PCSO Mo Musa would be leaving Sileby, and a new PCSO will be starting in the new year. He gave an update on crime issues around the village.

**292/19 ADJOURNMENT FOR PUBLIC TO RAISE MATTERS**

No matters raised.

**293/19 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 5<sup>th</sup> DECEMBER 2019**

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

**294/19 FINANCIAL MATTERS**

(a) Income Report to be signed

**RESOLVED** To note these receipts in the sum of £6,653.29

(b) Expenditure Report to be signed

**RESOLVED** To agree these payments totalling £32,693.31

(c) To finalise and approve the precept for 2020/21

**RESOLVED** To approve the precept in the sum of £217.523 for 2020/21, this equates to an increase of 3.5% on last year

**295/19 TO RECEIVE REPORTS FROM COUNTY AND BOROUGH COUNCILLORS IF IN ATTENDANCE**

The Borough Councillors were not in attendance, but had nothing to report. They sent their best wishes for a Merry Christmas to all Councillors and Staff.

County Councillor Mr R Shepherd reported that he felt the delay in the British Gypsum application was a positive thing, as there would not be much time for consultation due to the Christmas break.

**296/19 TO RECEIVE REPORTS ON MEETINGS ATTENDED OR REPORTS RECEIVED – FOR INFORMATION ONLY**

Councillors Mrs E Jones and Mrs J Harris had gone to look at the Pinfold to what work needs to be carried out. The brickwork needs repairing, and they felt that a centre circle of roses would be a nice colourful addition to the area, and could be easily maintained. They stated that it is the 75<sup>th</sup> anniversary of VE day in May 2020, and it would be nice if all works could be completed by then.

Councillor Mr C Hushon had spoken to Ratcliffe College regarding the use of their sports facilities for Sileby children. He reported that it was a very positive discussion, and that he would be having a meeting with him in the new year.

Councillors Mrs J Jones and Mrs E Astill had met to discuss the content of the complaint to Charnwood Borough Council regarding the Planning issues. They would also add comments about the ongoing issues with 7 King Street, as there is a lot of anti-social behaviour at this site, and it is only a matter of time before it is beyond repair.

Councillor Mr B Richards reported that The Sileby Project had received their grant from the Borough Councillors, and this would be put towards cooking lessons for the children, followed by a 'Come Dine with Me' event for the parents.

**297/19 TO CONSIDER AND AGREE COMMENTS FOR THE FOLLOWING PLANNING APPLICATIONS: -**

(a) **P/19/1889/2** Retention of air conditioning units on roof of building 2 Greedon Rise, Sileby, Leics LE12 7TF

**RESOLVED** – Objection – the units have not been fitted correctly, and they are too close in proximity to neighbouring residential properties.

(b) **P/19/2370/2** Change of use and conversion of building to four flats - 3 Cossington Road, Sileby, Leicestershire, LE12 7RW

**RESOLVED** – Objection – scheme does not include details of off-street parking provision, as such, some conflicts with Neighbourhood Plan Policy T1 – *Public Car Parking – new developments within the limits to development are to incorporate additional car parking spaces, in accordance with the LCC Highways Standards for residential and commercial development*. We have concerns that any parking arrangements will add to an existing parking problem, and potentially block access to Martin's Walk, and Dudley Court Sheltered Housing, where there is access for residents to go through to the mobility scooter room. In addition, Sileby Parish Council is concerned about flooding risk to occupants of the downstairs flats.

- (c) **P/19/2483/2** Change of use from flower shop (class A1) to denture clinic (class D1) 1 High Street, Sileby, Leicestershire, LE12 7RX  
**RESOLVED** – No objection – subject to any alterations to the current façade respects the buildings location in the conservation area. Sileby Parish Council would like it noted that the High Street is losing its retail elements.
- (d) To approve detailed comments in response to Planning Application **P/19/1683/2** Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the Erection of 170 dwellings - Peashill Farm, Ratcliffe Road, Sileby, LE12 7QB as per Min No 278/19

Please read these comments in conjunction with comments submitted for planning application P/19/2162/2. The Parish Council would request the opportunity to speak at Plans Committee.

#### Scale of Development

The details of this reserved matters application are significantly adrift from the outline application and the conditions attached to that permission. The outline application P/17/1578/2 sought permission for 170 dwellings an additional application has now been submitted for a further 31 dwellings and associated infrastructure, see application P/19/2162/2. The inclusion of the additional dwellings in this reserved matters application brings the total number of houses proposed to 201.

When the outline application was considered at Plans Committee on both December 7th 2017 and then finally on January 11th 2018, the scale of development was a cause of concern. In fact as the recording of the plans meeting held on 11/1/2018, the agent for the developer (Barwood) promoted the much smaller redesigned scheme ...'with the number of dwellings reduced to 170 and included bungalows to provide a soft low profile edge, long gardens were to be included to protect residences on Ratcliffe Road and the scheme was to be landscape lead with a generous amount of public open space to ensure that it fitted in with the village'.

Subsequent discussion by Plans Committee members focused on the reduced number of dwellings, there was a huge amount of doubt around the committee table about sanctioning more development in Sileby and they sought reassurance from the Director of Planning that if they were to approve this application ...'once that's it that's it and this would draw a line under development'. This reassurance was provided and can be listened to, along with the full debate, on the council recording of the meeting.

The inclusion of an additional 31 dwellings in the reserved matters application would substantially alter not only the scale but also the density (40/ha), layout and character of the outline scheme. A more detailed response to the increased numbers of housing is provided in the Parish Council's comments for application P/19/2162/2.

#### House Types

The permission was granted subject to Reserved matters being in accordance with the indicative masterplan and as the third condition specified the provision of bungalows of 1-1.5 storeys on the boundary with existing residential properties (with a minimum of 50% being single storey bungalows). The proposals do not reflect this condition in fact

detached houses form a large proportion of the house types proposed for the site boundary. The inclusion of bungalows was extremely important to the immediate community for protection of their amenity as well as the overarching principle of being in keeping with the character of the area.

The reduction in numbers of bungalows is particularly frustrating given the local communities need. Evidence collated for the Sileby Neighbourhood Plan highlights under-occupancy of detached and semi-detached housing across the village due to an ageing population being unable to downsize to more age appropriate housing. Policy H3 seeks to encourage centrally located bungalows to enable a virtuous circle of population flow through the housing stock. Reduction in numbers of bungalows undermines Policy H3 and is materially different from the outline application.

#### Affordable Housing

The proposals indicate that affordable housing provision is clumped together in large groups of housing. The Parish Council supports the Housing Officers comments opposing the clustering of affordable housing, but would like to draw to the attention of both the Developer and housing Officer the most up to date Policy on Affordable Housing Design as contained in the Sileby Neighbourhood Plan.

#### 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 housing.

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 Standards for affordable housing will be supported.

The Sileby Neighbourhood Plan has passed examination and has received overwhelming support at referendum. Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application (paragraph 007 Reference ID 41-00720190509). National Planning policy is very clear about the status of neighbourhood plans as part of the development plan. Paragraph 12 of the NPPF states the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up to date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The Parish Council's view is that there are no material considerations to suggest that the SNP should not be followed and as such it's policies should be afforded full weight in considering this application.

### Landscaping

The use of long gardens was included in the planning conditions (Condition 3), to ensure existing hedgerows were protected. Unfortunately, the reserved matters layout plan has morphed from the indicative masterplan ED318/06f, with less than half of the boundary plots having long gardens, includes two detached houses and three pairs of semi-detached bungalows built immediately adjacent to the existing hedgerow. It is disappointing that one of the so-called 'special features' of the outline application has been cast aside and puts into question whether this scheme as it now stands would ever have been approved by the decision makers.

There is widely held wish within the village to protect what remains of Sileby's rural setting and its relationship with the surrounding landscape. Residents have described a number of highly valued views within and around the village and toward it from the surrounding countryside. The view from the top of Peashill on Ratcliffe Road, northwest down the hill into Sileby village is one of the important views identified in Sileby Neighbourhood Plan (SNP), Policy ENV7 Protection of Important Views.

'Development proposals must consider, assess and address, with mitigation where appropriate their impact on the important views listed ....'

The changes made in the reserved matters application, to the provision of long gardens, the orientation of housing, the reduction in bungalow numbers, the addition of more housing and subsequent loss of open space, have altered what originally approved as a landscape lead application and removed any benefits promised by developers and the planning authority. It is the Parish Council's view that the reserved matters proposals are so far adrift from those agreed to in the outline consent that the description of the development has fundamentally been altered.

### Existing Farm Buildings

The outline planning approval includes for the conversion of existing farm buildings. Planning condition 3 requires that the Reserved Matters submission shall be in accordance with the principles set out in the indicative masterplan on drawing number EDP3418/06f and shall include the retention and conversion of the existing farm buildings to Use Classes B1(a), D1 or D2 uses. The reserved matters application drawing Planning Layout 170 Plots indicates that all the existing farm buildings are to be demolished. The Parish Council are extremely concerned that this reserved matters application has even been validated considering the wording and conditions of the outline consent. As with the other issues highlighted the retention and future use of the farm buildings are important to the community, they were at the time of the decision-making and remain so now. This has been demonstrated by the widespread support for the Sileby Neighbourhood Plan and in particular policies, E1 Employment, CF2; New and Improved Community Facilities, and CF5; Health and Wellbeing. In the light of these concerns the Parish council request that this application is refused without further delay.

**298/19 TO APPROVE THE APPOINTMENT OF MR R F WILLOCKS OF REDWOOD PRYOR, TO CONDUCT THE INTERNAL AUDIT FOR YEAR ENDING 2019/20 ACCOUNTS**  
**RESOLVED** To appoint Mr R F Willocks – Redwood Pryor.

**299/19 CORRESPONDENCE: -**

(a) To receive a letter of resignation from Community Centre Cleaner.

**RESOLVED** To note this

**300/19 FUTURE PLANNING**

None

**The meeting closed at 8.13pm**

Chairman's Signature: .....

Date: .....