



**MINUTES OF SILEBY PARISH COUNCIL MEETING HELD ON  
THURSDAY, 21 MARCH 2024 AT 6.30PM AT SILEBY COMMUNITY CENTRE**

**PRESENT**

Councillor Mrs J Jones (Chairman)	Councillor Mr R Butler
Councillor Mrs S Gerrard (from Min No 391/23-24)	Councillor Mr N Matlock
Councillor Mr A Higgs	Councillor Mrs M Matlock
Councillor Mr J Walker	Councillor Major K McRae

**NOT PRESENT**

Councillor Mr A Booth (Apologies received)  
Councillor Mrs M Wilson-Knight (Apologies received)  
Councillor Mr R Everquill (Apologies received)  
Councillor Mrs E Jones (Apologies received)  
Councillor Mr T Cox

**IN ATTENDANCE**

Borough Councillor F Forde (up to and inc Min No 391/23-24)  
One member of the public  
Mrs R Richardson - Clerk  
Mrs J Lovatt – Deputy Clerk

---

**384/23-24**

**APOLOGIES FOR ABSENCE AND ACCEPTANCE BY COUNCIL**

**RESOLVED** to accept and approve apologies from Councillors M Wilson-Knight A Booth, R Everquill, and E Jones. Apologies received from County Councillor Mr R Shepherd and Borough Councillor Mr G Lawrence.

**385/23-24**

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

Councillor K McRae Min No 393/23-24 (e); Councillor A Higgs Min No 390/23-24 (b)

**386/23-24**

**CLERK'S REPORT**

Message from Simon Clarke at the Environment Agency – “I hope you are all aware of the upgrade work to the river level gauge in Sileby. As a part of this I would like to remove the level sensor from its current position, under the bridge, and replace it with a pair of sensors just upstream of the bridge. This would require the installation of a small amount of ducting which would need to be set into the bed of the channel. I would like to undertake the work soon (when water levels allow). Installing these two new sensors is necessary for safe

and efficient maintenance, will increase the resilience of the site and will also remove the equipment from the centre of the channel under the bridge which does tend to catch a bit of debris. I just wanted to check that there were no objections from the council's perspective".

A resident has sent a message of thanks to all the members of Sileby Parish Council for showing a decrease in council tax over the previous year. "Very well done to you all. Please pass on my sincere appreciation to all concerned."

#### **387/23-24**

##### **POLICE MATTERS**

No police present and no report received.

#### **388/23-24**

##### **PUBLIC PARTICIPATION**

A resident came to voice her concerns about the revised location of the sub-station re planning application P/22/2309/2.

#### **389/23-24**

##### **TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 7 MARCH 2024**

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

#### **390/23-24**

##### **FINANCIAL MATTERS**

(a) To note the Income

**RESOLVED** To note the Income in the sum of £79,882.13.

(b) To approve the Expenditure

**RESOLVED** To approve the Expenditure in the sum of £62,001.53.

(c) To approve two councillors as signatories for the Unity Trust Bank

**RESOLVED** To approve Councillors A Higgs and J Walker

#### **391/23-24**

##### **TO RECEIVE REPORTS FROM COUNTY AND BOROUGH COUNCILLORS IF IN ATTENDANCE**

In Councillor R Shepherd's absence, the Deputy Clerk read his report, as follows: -

"I should like to thank the Council for the good wishes they expressed at the last Meeting. I greatly appreciate their kindness.

##### **Matters of particular interest to Sileby:**

I reported at the last Meeting about an email I had received from a member of the public headed "Prevention of access to flooded highways". I forwarded the email to County Council officers and asked for advice.

I have received a reply which I have forwarded to the resident. Please see below an edited version of the reply.

*"The electronic signs in Barrow upon Soar were funded by the developer as part of the Poppyfields new development. Any infrastructure requested on the highway as part of a new development would need to comply with the National Planning Policy Framework 2023 (NPPF) and show that they were requested as mitigation to the development.*

*Whilst gates do seem to be the panacea to prevent motorists disregarding signage, experience has shown (Watery Gate Lane) that these are frequently damaged and left open creating additional issues on the highway.*

*Consideration was given at the time to trial gates at Slash Lane. However, as it is also an HGV route which is easily navigated by HGVs, to close this route would force HGV drivers to take alternative weight restricted routes to access the sites in Barrow and Sileby.*

*Ultimately, signs are put out that say the road is closed and it is up to drivers to adhere to these signs."*

The reply also refers to the new Local Flood Risk Management Strategy for Leicestershire and says that at part of this County Council, officers will continue work with Developers to encourage sustainable development and to secure funding through development if permitted under the NPPF.

### **Matters of general interest:**

Could I draw attention to three information items which I have circulated recently? They are:

One I sent on 13<sup>th</sup> March on the subject of "Flooding Enquiries";

Another I sent on 14<sup>th</sup> March on the subject of "Network North Funding";

A third a media release I sent on 18<sup>th</sup> March headed "Cabinet to discuss update on transport cash".

As well as being of general interest, I hope the second and third items will also provide a response to the request from Councillor J. Jones for an update which is mentioned in the Minutes of the Meeting on 7<sup>th</sup> March.

### **Parish Councillors' enquiries:**

As always, please let know in due course of any matters which the Parish Council would like me to follow up or about which more information is needed."

Borough Councillor F Forde gave an update on flooding and planning issues:

Flooding Community Consultation Geoff attended the residents' drop-in session arranged by LCC lead flood authority with EA, LCC & CBC reps attending yesterday March 20th at Syston.

Key points:

- a) By the end of the calendar year, EA expect to install a new river gauge and link it to the text/email/phone alerting/warning system. Subject to confirmation, Sileby Brook would then have separate flood alerts/warnings from Loughborough Urban Watercourses.
- b) EA will send their maintenance schedule showing when the Brook is next due to be dredged.
- c) EA said they 'can't build us out of climate change'. They will not commit to a survey of the Sileby Brook catchment with a view to investing flood defence improvement works. Smaller settlements with fewest houses flooded internally like Sileby will have a lower chance of qualifying for funding under the Government-mandated cost-benefit formula. However, EA are keen to seek partnership funding packages to help make projects economically viable. [NB: Geoff & our group leader Cllr Laurie Needham meet CBC Chief Exec recently to discuss funding options that the Council could pursue on behalf of Sileby & Syston – we will follow-up on this].
- d) An EA rep promised a resident of Cygnet Close (and Robert Butler) that he would talk to Highways about removing the footbridge at Cygnet Close to remove a critical obstruction to flow.

Ratcliffe Road surface water run-off:

Two separate reports of surface water running into back gardens between 38 and 98 Ratcliffe Rd:

- a) 38-60 Ratcliffe Rd: water running off allotments reported in January to SPC. Geoff has investigated and it would appear that Davidsons have dug a channel to drain surface water from their site into the CBC maintained drainage system that runs along/under the allotments at the back of 38-76 Ratcliffe Rd. Geoff last week asked CBC's contractor idverde to check their drainage system for damage & blockage and advise if Davidsons have their permission.
- b) Surface water run-off from the Davidsons development higher up Ratcliffe Rd behind 92-98. We will follow-up to ascertain if the original planning application allowed them to channel additional water into the CBC drainage system.

Cossington Road development site:

Asked Planning Enforcement to ask David Wilson Homes again to do a proper job regarding the blocked ditch on their site. They have now dug down to the drain cover and entrance to Severn-Trent land-drain under the Cossington Road carriageway.

Re planning application - new layout includes redistributed affordable houses, bigger suds pond and moved power substation. Naomi has requested on behalf of residents that the power station be moved further away from current residents' property and new builds. Naomi has also asked about flood mitigation following significant flooding, has been told that the reserved matters application is not the place for this, but that effectively everything is sorted, we are not satisfied with this and have asked when the new flooding evidence can be accessed and how we can get answers to our current legitimate questions/issues with flooding and flood mitigation.

Councillor A Higgs asked if there were still plans to divert watercourse of the brook.

### **392/23-24**

#### **TO RECEIVE REPORTS ON MEETINGS ATTENDED OR REPORTS RECEIVED – FOR INFORMATION ONLY**

Councillors J Jones and A Higgs had held a meeting with the Clerk and Administrator Assistant to discuss plans for the renovation of the Garden of Remembrance. As it is a small area, it was felt that the design could be done in-house.

Councillor R Butler reported that he has arranged a Sileby Spring Clean Up on Saturday 30<sup>th</sup> March 2024 – 10.00am – meeting outside Sileby Community Centre.

Councillor A Higgs informed members that the hedging works is now complete at the Cemetery. He also reported that Ground Control had been to the park earlier in the week, to resolve issues with the planting at the park entrance.

### **393/23-24**

#### **TO CONSIDER AND AGREE COMMENTS FOR THE FOLLOWING PLANNING APPLICATIONS: -**

- (a) The following application has been amended and the amendments comprise the following: **Revised proposal including layout and house types, with supporting documents.**

**P/22/2309/2** Application for Approval of Reserved Matters relating to appearance, landscaping, layout and scale of Outline Planning Permission APP/X2410/W/21/3287864 (P/21/0491/2) for the erection of up to 170 dwellings with associated access, landscaping and infrastructure. Land East of Cossington Road, Sileby, Leics

**RESOLVED** The Parish Council support the residents of 235 Cossington Rd in their comments regarding the re-siting of the electrical substation. They agree that the original position of the substation should be reinstated. Having looked at other large developments in Sileby, the substations are away from houses and on the edge of open spaces.

Sileby Parish Council also support the comments made by the resident of 122 Cossington Rd regarding the siting of new water runoff drainage systems. We would expect the developers to address these problems and resubmit amended plans. We understand this development has been called in, and request that Councillor Elizabeth Jones speaks at the Plans Committee.

- (b) **P/24/0240/2** - Erection of single storey rear extension - 52 Cossington Road, Sileby, Leics LE12 7RS

**RESOLVED** No objection.

- (c) The following application has been amended and the amendments comprise revised plans and additional supporting information: - **P/23/1481/2** Proposed conversion of existing barns to 3no. dwellings with associated amenity space, car parking and refuse storage facilities Barns to rear, 33 Little Church Lane, Sileby, LE12 7NE.

**RESOLVED** This application has been amended and comprise revised plans and additional supporting information. The Parish Council has noted the comments made by the residents of Bull Park Cottage - the owners of the 'hatched land'. The owners of the proposed access to vehicle parking at the end of this stable plot have not given permission for the use of this land. It has been pointed out to the Parish Council by both the owners of Bull Park Cottage and the owner of the agricultural land at the end of the access driveway to the field, the bin storage area would be in the way of large agricultural vehicles that need to, and are entitled to, use the driveway down to the large farms and fields and beyond. Until these issues have been sorted out legally, the Parish Council cannot support this application.

- (d) The following application has been amended and the amendments comprise revised plans and additional supporting information: - **P/23/1487/2** Proposed conversion of existing barns to 3no. dwellings with associated amenity space, car parking and refuse storage facilities (Listed Building Consent) Barns to rear, 33 Little Church Lane, Sileby, LE12 7NE.

**RESOLVED** as per Min No 393/23-24 (c)

- (e) An appeal has been made to the Secretary of State against Charnwood Borough Council, as local planning authority under section 78 of The Town and Country Planning Act 1990. The appeal has been submitted for the following reason: **Imposition of Conditions - P/23/0984/2** APP/X2410/W/23/3332152 183 Ratcliffe Road, Sileby, LE12 7PX Removal of condition 11 of P/19/2486/2 to reinstate permitted development permitted rights Appellant: Major Ken McRae; Appeal start date: 12 March 2024 *Councillor McRae left the room.*

**RESOLVED** No comment at this time.

### **394/23-24**

#### **TO RECEIVE AN UPDATE FROM THE PROJECT PARK! WORKING PARTY**

The Clerk reported that she had received an email from Mac Construction re the surface of the MUGA. They have arranged to meet the tarmac supplier, on site, on Monday 25 March. They will carry out a technical report on the new surface laid and report back in due course. Mac Construction also confirmed that they are to resurface part of the footpath, around the park and also resurface some of the entrance footpath.

Councillor A Higgs has written an update on Project Park! for the website.

**395/23-24**

**TO RECEIVE AND CONSIDER A FEE PROPOSAL FROM TIM ADAMS ARCHITECTS TO ALTER THE SPORTS PAVILION**

The Clerk reported that she has arranged to meet a further 2 architects at the Sports Pavilion and so it was **RESOLVED** to defer this item and discuss again when two further quotes have been received.

**396/23-24**

**TO CONSIDER NUMBERING TREES IN THE MEMORIAL PARK (MIN NO 137/23 REFERS)**

**RESOLVED** To number the trees.

**397/23-24**

**TO APPROVE A COST TO MAKE SAFE A FURTHER TEN MEMORIALS AT SILEBY CEMETERY**

**RESOLVED** To approve a cost of £2,510.

**398/23-24**

**CONTENT FOR NEWS ARTICLE**

No content

**399/23-24**

**TO REVIEW ACTION STATUS REPORT**

This was reviewed.

**400/23-24**

**FUTURE PLANNING**

Cemetery Entrance flowerbeds – Cllr Alan Higgs

Meeting closed at 7.18 pm.

Chairman's Signature: .....

Date: .....