

QUORNDON PARISH COUNCIL

Minutes of the meeting of Quorn Parish Council held on Tuesday 4 March 2008 in the Council Chamber at Quorn Village Hall at 7p.m.

PRESENT

Cllr P Child (Chairman)
Cllr I Bexon
Cllr J Bloodworth
Cllr E Harrison

Cllr K Paterson
Cllr T Rodgers
Cllr T Stirling
Cllr S Templeman

PC M Green (for Minute 08/41)

Mrs L Swinfield – Parish Clerk

Ms K Newman – Administrative Assistant

08/37 PUBLIC PARTICIPATION

Six members of the public were present. One member of the public commented on the recent bye-election.

Mr Brian Pheasant informed the Council that he had resigned from his services at Quorn Cricket Club, and also wished to resign from the Caves Field Working Group. Noted.

08/38 APOLOGIES

Apologies for absence were received from Cllr D Cawdell (holiday), Cllr G Glover (business) and Cllr T Tyler (holiday). Apologies were also received from County Cllr T Kershaw and Borough Cllr R Shepherd.

08/39 DECLARATIONS OF INTEREST

Cllr Child declared a personal and prejudicial interest in planning application P/08/0361/2 as an adjoining landowner and Cllr Bexon declared a personal and prejudicial interest in Item 14a as a member of the Society applying for a grant.

08/40 MINUTES

The minutes of the Parish Council meeting held on 5 February 2008 were received and approved as a correct record subject to the following amendments:

Minute 08/29: Second sentence, delete 'manager' and insert 'monitor';

Minute 08/32b: First sentence, delete 'Loughborough/Leicester Road through the village' and insert 'Warwick Avenue'. Second sentence, insert 'on Warwick Avenue' after 'consumption'.

There was also a query concerning Minute 08/36 (confidential minute) and it was agreed to postpone signing of the Minutes until confidential business was taken at the end of the meeting.

08/41 POLICING MATTERS

Pc Green reported that there had not been a great deal of activity but it appeared that some local residents were complacent about crime levels in the village and therefore careless about securing premises and vehicles. This led to them becoming targets for opportunist thieves.

New priorities had been set for the next six months, including control of anti-social behaviour around the parks and Church Lane. The problems around Kelcey Road lake in the evenings had died down, but truancy from Rawlins and associated daytime anti-social behaviour and crime had increased. A pilot scheme had been set up to address this.

There were also issues with speeding in Woodhouse Eaves. The speeding problem on Leicester Road would be addressed using new equipment that advised drivers of the speed at which they were travelling. The police would also be carrying out laser gun spot checks and Highways input had been requested.

Community Speedwatch had been doing speed checks on Leicester Road and Mr Pheasant submitted a report on their findings to members of Council. The Council thanked Mr Pheasant for his support.

08/42 CHAIRMAN'S REPORT

a. Bye-Election

Turnout for the election had been over 25%. Mr Terry Stirling had been elected and the Council was now back to full strength.

b. Planning Group representative

AGREED

That Cllr Stirling be appointed as a member of the Planning Group. It was also agreed to defer all other Committee representative selection until the May meeting.

c. Conservation Area – draft Character Appraisal

Cllrs Bexon and Glover had each submitted written representations to the Borough Council. Cllr Bexon was particularly concerned that the Draft Character Appraisal did not take into account items such as street furniture, which significantly contributed to the character of the Conservation Area.

The extension of the Conservation Area was discussed

RESOLVED (unanimous)

- 1) That the Borough Council be requested to extend the Conservation Area:
 - (i) in a northerly direction to include the Victorian villas on Loughborough Road, the Vicarage garden, the orchard and the allotments;
 - (ii) From Loughborough Road down Barrow Road to include the Victorian villas on Barrow Road;
 - (iii) From Soar Road along Freehold Street;
- 2) That Cllrs Paterson and Stirling survey the proposed extension to the Conservation Area to determine the limits that should be requested;
- 3) That Santa Maria bridge be put forward for designation as a listed structure, and 8 Castledine Street as a listed building;
- 4) That the Borough Council be approached to investigate the possibility of a partnership to install local history plaques on buildings of particular interest in the village.

d. Street Lighting

Concern had been raised about a media article which stated that some street lights may be turned off at midnight – this is speculation and not true fact.

AGREED

- 1) That the Council express formally to the County Council an interest in being part of the trials to reduce energy used for lighting in rural areas;

- 2) That an article explaining the nature of the trials and the Council's interest in them be posted on the Village website.

e. Soar Valley Villages Parish Liaison Committee

The next meeting would be held on Wednesday 28 May

AGREED

- 1) To defer consideration of this item until Cllr Tyler could report on the previous meetings;
- 2) That the Clerk obtain minutes of the previous two meetings of the Liaison Committee and circulate them as appropriate.

f. Best Kept Village Competition

AGREED

That in view of the Council's current workload, it would not be entering the Village for the competition this year.

08/43 CLERK'S REPORT

- (a) **Communication costs.** The office telephone lines were on a five-year contract. Negotiations with the service provider to reduce the costs of the provision were continuing.
- (b) **NALC report – Strengthening the Role of Local Councillors.** The report was noted. The Clerk to send an e-mail requesting that future reports be written in plain English.
- (c) **Distribution of documents.** AGREED not to change the present system. However, if any members had difficulty in managing emails, the Clerk would issue hard copies on request. The possibility of purchasing a projector for display of documents was discussed. As a projector will be part of the system to be supplied by Charnwood Borough Council for electronic distribution of planning documents, it was AGREED to wait for this.
- (d) **Green Routes Seminar.** The Clerk and the Assistant to attend.

08/44 CLOSED CIRCUIT TELEVISION

AGREED

That in the absence of Cllr Cawdell, this item be deferred to the April meeting.

08/45 THE OLD SCHOOL

Funding options for the purchase of the Old School were discussed.

RESOLVED (unanimous)

- 1) That the Council agree in principle to support the purchase of the Old School by seeking a loan from the Public Works Loan Board;
- 2) That in due course the Finance Committee consider an application from the Old School project team for project funding from a Public Works Loan Board loan and make recommendations to Council.

08/46 PARKS FOR PEOPLE – LEASE OF LAVATORIES AND LOCKUP LAND

The Parks for People project needed to have an interest in the land at the entry to the park from the car park, so that it could do works in that area.

The Borough Council was willing to relinquish its lease of the area in favour of the Parish Council, but wanted the Parish Council at the same time to take responsibility for the public lavatories built on the land.

RESOLVED

- 1) To write to the Borough Council asking for details of the current costs of maintaining the lavatories;
- 2) To point out to the Borough Council that if the Parish Council were to take on responsibility for the lavatories, this would have significant financial implications, which would need to be discussed and a financial settlement negotiated.

Cllrs Bloodworth and Templeman declared a personal and prejudicial interest in the following item of business, as Trustees of the Townlands Charity, and withdrew from the Chamber during its discussion.

Council has already authorised Councillor Mrs Paterson to negotiate leasing of the lockup land and the lockup itself (Minute 08/36). Councillor Bexon reminded Council that this would mean that the parish would be able to ensure that its appearance was maintained in accordance with its status as a listed building in the Conservation Area, but that Council would also be responsible for finding future tenants or alternative uses for the building.

08/47 COMMITTEE REPORTS

The minutes of the meeting of the Village Hall Committee held on 19 February 2008 were received. The proposed auctioning of the antique table and chairs was discussed (Village Hall Minute 24 refers). Cllr Paterson requested that a statement signed by three previous Chairmen of the Council be entered into the record.

RESOLVED

That a decision as to whether to auction the antique table and chairs in the Council Chamber be deferred until plans for the Old School be finalised.

The minutes of the Finance Committee meeting held on 12 February were received.

08/48 BOROUGH COUNCIL MATTERS

The next Area Forum would have planning officers in attendance to discuss the Leicestershire development plan.

The electronic planning system was undergoing evaluation and its implementation being slightly delayed in the light of the outcome of the trials.

Proctor's Park was discussed and it was

AGREED

To contact Charnwood Borough Council to ask for an update on progress in relation to the future of the Park.

08/49 COUNTY COUNCIL MATTERS

No further information had been received about the possibility of a County Council contribution to the Parks for People project.

08/50 PLANNING

The following applications had been considered by the Planning Group and had been referred to Council for comments:

P/08/0361/2 The Vicarage and Land, demolition of existing Vicarage and replacement with 10 dwellings, 6 Loughborough Road, LE12 8DX.

Councillors had strong objections to the proposed development on the grounds of damage to the local ecology, wildlife habitat and drainage. Cllr Stirling had produced a detailed document setting out detailed objections and showing how the proposed development failed to meet planning policies. Cllr Bexon pointed out that the proposal did not include a flood risk assessment, contrary to PPG 25, and produced a letter from the Environment Agency, which related to the flood risk of developing the adjoining allotment land; these objections could equally well apply to the Vicarage land.

RESOLVED

- 1) That the Council convey to development control at Charnwood Borough Council its absolute objection to the proposed development;
- 2) That Cllr Stirling's revised document be used as the basis for the Council's detailed objection to the proposals;
- 3) That the lack of a flood risk assessment be drawn to the Borough Council's notice, and that a copy of the Environment Agency letter dated January 2003 relating to flood risk assessment of proposed development in the area be attached to the Parish Council's response.

P/08/0371/2, Change of use from hairdressers (Class A1) to Office (Class A2), 24 High Street, Quorn, LE12 8DT, 24 High Street, LE12 8DT.

RESOLVED

To comment as follows:

- 1) Was the application retrospective, as the alterations already appeared to be well under way?
- 2) If not, would the Enforcement Officer be asked to review the work already undertaken?
- 3) The Council would wish to register its concern at the loss of retail space within the village.

Notification of the following applications had been e-mailed to the Planning Scrutiny Group with no requests for any to be considered at this meeting:

P/08/0098/2, Extension to front and roof extension of garage to side of dwelling for first floor accommodation, Bridle House, Nursery Lane, LE12 8BH;

P/08/0396/2 Works to various trees (Tree Preservation Order, Quorn Grange Hotel (PH), 88 Wood Lane LE12 8DB.

LCC 2008/C213/02 Application to vary condition to retain trommel and conveyor on a permanent basis – NH Skips, Granite Way, Mountsorrel.

Decisions had been notified concerning the following applications:

P/07/3502/2 Two-storey extension to side of dwelling, 15 Warwick Avenue, LE12 8HD, **Grant Conditionally;**

P/08/0001/2 Erection of a single storey extension to rear and replacement roof for bay window to front of dwelling, 80 Leicester Road, LE12 8BB, **Grant Conditionally;**

P/07/3316/2 Erection of a two-storey to side, single-storey extensions to rear of end-terrace dwelling and detached store/shed to rear, formation of loft accommodation and erection of boundary wall to rear and side of garden, 40 Barrow Road, LE12 8DJ, **Grant Conditionally.**

The following application had been withdrawn:

P/07/3504/2 Erection of 2 two-and-a-half storey detached dwellings and garages, land off Warwick Avenue, LE12 8HE.

Councillor Child declared a personal and prejudicial interest in the following item and withdrew from the Council Chamber during discussions – Cllr Templeman took the Chair until Cllr Child returned.

An approach had been received from solicitors acting for developers proposing to make a planning application for residential development of the New Parks Allotment Estate. The developers' planning consultants wished to hire the Village Hall to mount an exhibition of the proposed development and were also requesting a private meeting with Councillors to explain the development to them.

RESOLVED

To reply saying that since the Council was implacably opposed to any development of the allotment site, no useful purpose could be served by a meeting; and furthermore that the Council was not of the view that it would be appropriate to let the Village Hall for the proposed exhibition, as the Council would not wish to be perceived to endorse the proposed development.

08/51 CORRESPONDENCE

- a. **The Slabs/Raised Footpath, (Barrow-on-Soar PC).** Passed to Cllr Stirling.
- b. **Rotary Run – 15 March.** **AGREED** to request that the Rotary Club use Stafford Orchard for parking, and supply marshals for the purpose.
- c. **CBC Housing - Meynell Road.** Letter received which explained Charnwood Borough Council's procedure for evaluating local links of applicants for affordable housing in the development. **NOTED.**
- d. **Rainbows Hospice – request for support.**

RESOLVED

To award a grant of £100 under S.137.

It was noted that the Quorn Open Gardens event had last year raised in excess of £2,500 for Rainbows, this to be included in the response letter.

08/52 PAYMENTS, RESERVES LIST AND SUMMARY SHEET

The list of payments and the summary sheets were received and noted.

AGREED

That Cllr Bexon draft amendments to the Financial Regulations regarding the obtaining of quotations for work, and the qualifications and levels of indemnity insurance required for council contractors, and bring the proposed amendments to a future meeting of Council.

Cllrs Bexon and Paterson declared a personal and prejudicial interest in Agenda Item 14a as members of the Society applying for a grant and withdrew from the Council Chamber during its discussion.

RESOLVED

- 1) That the New Quorndon Shakespeare Company be awarded a grant of £100 under S. 137.

It was noted that future applicants for S.137 grants should be asked to specify an amount.

08/53 POSSIBLE PURCHASE OF LOCKUP LAND

RESOLVED

- 1) That the Council go into Committee for discussion of this item which involved confidential matters;
- 2) That the Press and public be now excluded.

Confidential Minute 08/38 – Delete ‘at Swyne Green’ from the heading.

RESOLVED

That the meeting now revert to full Council status.

08/54 MINUTES

The minutes of the Parish Council meeting held on 5 February 2008, having been received and approved as a correct record subject to the amendments detailed above, were signed by the Chairman.

Meeting ended 10.43 pm

Chairman Date