

PARISH COUNCIL MEETING:

The Minutes of the Parish Council Meeting held on May 19th 2016 in the Cosby Community Church and also in the Church Rooms, Croft Road, Cosby.

.....

Present:

Mrs. J. Chapman, Chairman.
Mrs. E. Hutton, Mrs. D. Cooper.
Mr. M. Howkins, Mr. P. Suffield,
Mr. I. Mullis, Mr. P. Cave.
Mr. L. Phillimore.

Election of the Chairman:

It was proposed by Ms. Pharoah, seconded by Mrs. Hutton that the Chairman of the Parish Council for the forthcoming year should be Mrs. J. Chapman.

This was agreed unanimously.

Mrs. Chapman took the Chair and welcomed the parishioners present in the Cosby Community Church.

Apologies:

Mr. A. Tanner.
Mr. D. Jennings County Councillor.
Ms. C. Pharoah.

The Clerk reported that he had received letters of resignation as members of the Council from Mrs. N. Ashby and Mr. S. J. Pepper.

Also Present:

Mr. Ben Williams - Bilfinger GVA
Mr. Robert Thornley - Jelson Homes.
Mr. Tim Evans.

There were also 74 parishioners present who had signed the Register of Attendance form available on entry to the building.

Declarations of Interest:

District Councillor Mr. Phillimore made his usual Declaration of Interest with regard to the Planning applications on the agenda.

Election of Vice-Chairman:

It was proposed by Mr. Phillimore, seconded by Mrs. Hutton that the Vice- Chairman of the Parish Council for the forthcoming year be Ms. C. Pharoah.

This was agreed unanimously.

Election of the General Committee:

It was proposed by Mr. L. Phillimore, seconded by Mr. I. D. Mullis that all members of the Council should serve on the General Committee for the forthcoming year.

This was agreed unanimously.

Clerk's Position:

It was proposed by Mr. Phillimore, seconded by Mrs. Hutton that Mr. J. D. Horsburgh remain as Clerk to the Council, pending his retirement, until the end of October 2016.

This was agreed unanimously.

Minutes of the Previous Meeting:

It was proposed by Mrs. Hutton, seconded by Mr. Howkins that the Minutes of the previous meeting, having been circulated, be signed as a true and accurate record of that meeting.

This was agreed unanimously.

Matters Arising:

The Clerk outlined several matters arising from the previous minutes.

A response had been sent, said the Clerk, regarding the Planning application for the Change of Use for the Tithe Barn in Main Street based on the points made at the last meeting.

The Clerk reported that he would be setting in hand the change required to the Parish Council web site as had been agreed.

The Clerk reported on the present situation regarding the possibility of S106 payments being made available for the work done recently at the Pinfold.

A reply had been received, said the Clerk, regarding the issue of a speeding vehicle on Hillview Drive. Similarly a response had been received to the letter the Clerk had sent about the state of the pavement areas in Hillview Drive.

A response had also been received said the Clerk from the County Council regarding the overgrown nature of the hedge on Countesthorpe Road.

Visit by representatives from Jelson Homes & Bilfinger GVA. & Representatives from C.A.R.D.

The Clerk said that he had circulated all the items of correspondence (letters and e mails) received on the subject of the Proposals (and the submitted Planning Application) by Jelson Homes to build up to 200 houses on Land off Croft Road.to members of the Council prior to the meeting.

He said that he had also circulated the letter received from Bilfinger GVA dated April 22nd 2016. Also, said the Clerk, he had resubmitted for the attention of the Council the Report from the Planning Working Group compiled and presented to the December 2015 meeting of the Council.

The Clerk said that the representatives of Bilfinger GVA and Jelson Homes were in attendance at the meeting to give a presentation on their proposed planning application. The Chairman reminded the meeting that this was also an ordinary business meeting of the Council and that there would be a 40 minute deadline for this aspect of the agenda.

The Clerk introduced the guests present.

Mr. Tim Evans began by stating that Blaby District Council had not identified enough sites for housing development in the District, and that the site that had been identified was considered a sustainable locality for development.

He said that to date an Outline Planning application had been submitted to the District Council and that Reserved matters will be submitted in due course.

There would be, said Mr. Evans, a mix of houses being proposed, 2, 3 and 4 bedroomed family style houses Some with 2 and a half storeys and that also following the recent consultation meeting held in the Village Hall there would be some bungalows and maisonettes as well.

There would be, he said, more than adequate separation distances between the different dwellings and that the access to the site would be very carefully considered as well as the provision of new footpaths and the retention of existing ones.

Hedgerows and trees he said would be largely retained, with a tree buffer provided on the west side of the site.

Sustainable drainage features would be an integral part of the scheme.

Mr. Evans said that the District Council Web Site would soon show all the documentation regarding the application, but that he was not certain just how soon this would be.

Mr. Evans said that the recent Consultation exercise undertaken at the Village Hall had demonstrated the need in the perception of the attendees for there to be a provision of Bungalows on the site, that traffic issues were at the forefront of people's minds and that the access to the site was also a major concern for many people.

All of these points had been taken into account said Mr. Evans.

Due to the adjacent nature of Lady Leys, he said, it was intended to provide the 2 storey horizontal type maisonette dwellings on this boundary.

He said that the original access point had been altered to provide some amelioration from head light dazzle.

Mr. Evans said that as an over-riding aspect of the scheme, Highway conditions had been observed, as it was understood that traffic issues were important to the village.

Vehicle speeds had been measured and improvement would be considered in this regard at the access point. There may be, he said, some "build out" priority feature with priority being given to vehicles leaving the site.

It was intended, said Mr. Evans, to provide some "Affordable Houses" within the overall proposal.

As far as S106 monies was concerned, he said that the developers would liaise on this issue with the Council.

The Outline planning application, he said, had been deposited at the District Council on May 6th and that after the usual 13 weeks allowed for such applications to be determined it was likely that a decision would be reached by August 2016.

The Reserved Matters consent would probably take until 2017/2018 he said and that the overall scheme might take until 2022/2025 to complete.

Mr. S. Shaw from the floor said that putting down some random lines across Croft Road at the access point would not make any difference with up to 200 extra cars along Croft Road, in his opinion, this was a licence to get someone killed.

Mr. Thornley replied that with the number of cars that already parked along Croft Road this would lessen speed of traffic in any event and that a Transport Assessment would be made.

Roseanna Burton from the Campaign Against Rural Development Group - CARD spoke at this point and emphasised the opposition that there was in the village to this proposal.

Ms. Buckby asked how many acres Jelson in fact owned.

Mr. Thornley replied that Jelson does have other land that it owns in addition to that in Cosby and he also made the point that many Greenfield sites in Leicestershire are in fact as he put it "optioned".

Mr. Wood said that in his opinion the major problem along Croft Road was connected to traffic issues. Mr. Thornley replied that Jelson Homes did in fact have a lot of experience as far as dealing with the problems surrounding traffic issues when they develop a site.

Mrs. Joy Russell reminded the meeting of a previous application to develop this site back in 1989 when there was an original application for 400 houses which was turned down. Mrs. Russell asked where all the heavy plant etc that would be needed might enter the village to access the development site. The middle of the village she said would become unusable.

Mrs Stomenov asked who it was that had decided that Blaby District Council had been unable to fulfil its housing needs.

Mr. Thornley replied that the Blaby Planning Policy Local Plan identified Cosby as being part of what was described as a Medium Size village within the context of the Plan and that the figure of 815 houses being required was only as he put it a "minimum requirement"

The vast majority of the required number said Mr. Thornley had been built in other villages.

Mr. Chapman mentioned that Cosby was on what he described as a commuter route, a cut through, from other surrounding villages.

With developments taking place already in Whetstone and Broughton Astley it was becoming impossible to get through the centre of the village as it was now let alone if another 200 houses were to be built.

Mr. Chapman asked what improvements would be made to the village infrastructure, mentioning that the school would not be able to accommodate all the possible extra children.

Mr. Chapman received the applause of the meeting for his comments.

Mr. Thornley replied that he was waiting to hear what the village wanted as improvement to the Infrastructure.

Mr. Hillman also highlighted his concerns about traffic issues and wondered whether any thought had been given to providing a dual carriageway along the B4114.

Mrs. Savage asked whether the planning application to develop land off Cambridge Road had already been submitted.

The Clerk replied that this had occurred.

Mr. Newton highlighted the problems he perceived would be created with the disposal of human waste indicating that in his opinion Littlethorpe seemed to be the most likely recipient of this problem.

Mr. Thornley replied that Jelson Homes had over 100 years of engineering experience in dealing with sewage issues and he anticipated that there would be no problems in this regard.

Mr. Crowfoot asked about the criteria that was applicable for a sustainable development site.

Mr. Anderson revisited the question of construction traffic in the village for a protracted length of time.

Mr. Thornley replied that a strategy to deal with this would have to be agreed.

Caroline Russell asked what the percentages had been in the responses received as a result of the recent Consultation exercise in the Village Hall.

Mr. Thornley replied that there had been an obvious majority of views expressing opposition to the proposals.

Elaine Kirt said that she was a nurse and saw the problems that an extra volume of residents of the size proposed would have for the NHS provision locally.

Doctors Surgeries were nationally refusing to take new patients due to the work load and that as an example of this Enderby Doctors were no longer taking any new Cosby patients.

The Chairman reminded the meeting that there had been a 40 minute cut off point to this part of the meeting and that there was other important business for the Council to discuss as well.

The Clerk said that it had been agreed at the commencement of the evening that at the end of their presentation, the representatives of Bilfinger GVA and Jelson Homes would then leave the meeting when the Council would then take a formal vote as to its decision on the Outline Planning application before it.

At 8.43 pm Mr. Evans, Mr. Williams and Mr. Thornley left the meeting, expressing disappointment that they were being precluded from hearing the views of the Council in this regard.

It was pointed out to them by the Clerk that this had been the agreed format of the meeting.

Prior to the Chairman asking for a Council Vote on the Planning application to develop land off Croft Road by providing 200 new dwellings. Mr. Phillimore, a District Councillor, in addition to being a Parish Councillor and who sits on the Development Control Committee that will determine this application spoke to the meeting.

Mr. Phillimore explained that planning applications were in simple terms a technical matter and that they would be determined on laid out technical criteria.

Mr. Phillimore said that as a Councillor on the Development Control Committee he was constrained in some regard as to what he was permitted to say, but that he had heard the presentation, had visited the Consultation event and had also heard the points raised by parishioners.

The Chairman asked for a Council vote on the proposition. Does the Parish Council wish to support, object or take a neutral view on the proposed Jelson application.

It was the unanimously expressed view of the Council that it strongly recommends that the District Council should REFUSE this application and that the Clerk writes to the District Council with this opinion on behalf of the village as a whole and in support of the group CARD.

This decision received the applause of the meeting.

The Clerk said that he would ensure that all the parishioners that had sent in letters on this subject would receive from him a copy of the Council's letter of objection in due course.

At this point in the meeting, many of the parishioners in the Chapel itself left the meeting whilst the remaining members of the public and Councillors went into the usual meeting room to continue the rest of the business of the meeting.

Replies Received.

The Clerk reported that the following replies had been received.

- | | |
|---------------------------------------|--|
| a) Reid's Playground Maintenance Ltd. | Ref: Playground repairs. |
| b) Blaby D.C. | Ref: S106 Application. The Pinfold. |
| c) Blaby D.C. | Ref: Capital Grant. Benches & Bins. £ 2,780.50 |
| d) Leicestershire C.C. Highways. | Ref: Various Highways issues. |
| e) Leicestershire Police. | Ref: Speeding vehicle. Hillview Drive. |
| f) Santander. | Ref: Online & Telephone Banking. |

g) Shelley Signs.

Ref: Pinfold Sensory Garden Lectern.

Correspondence.

The Clerk reported that the following items of correspondence had been received.

a) Post Office:

Ref: Proposed Move to New Premises.

The Clerk said that the Cosby Postmaster Pravin was at the meeting about this item of correspondence that has been received on the proposals to re-locate Cosby Post Office to Cosby Pharmacy at 67 Main Street. The Clerk said that he had received correspondence on this issue from County Councillor David Jennings.

- | | |
|------------------------------------|--|
| b) Blaby D.C. | Ref: News Release - Planning made easier. |
| c) Blaby D.C. | Ref: Planning Seminar. |
| d) Blaby D.C. | Ref: Register of Electors Update. |
| e) Blaby D.C. | Ref: Precept Payment & New Homes figure. |
| f) Blaby D.C. | Ref: Dog Control & Signage. |
| g) L. & R. A. L. C. | Ref: Blaby Branch Meeting Minutes. |
| h) L. & R. A. L. C. | Ref: Blaby Branch Meeting Agenda June 15 th . |
| i) Charlotte Graham. | Ref: Interment in the cemetery. |
| j) NS & I. | Ref: Variable Interest Rate changes. |
| k) Wicksteed Leisure. | Ref: Unpaid Invoice. |
| l) Lloyds Bank. | Ref: Bank Statements. |
| m) Blackrock. | Ref: Investment Statement. |
| n) F.I.T. | Ref: Fields in Trust AS.G.M. Notice. |
| o) S.L.C.C. | Ref: Notice of E.G.M. |
| p) S.L.C.C. | Ref: The Clerk Magazine. |
| q) Clerks Direct. | Ref: Magazine. |
| r) The Courier. | Ref: Magazine. |
| s) Lutterworth & District Journal. | Ref: Magazine. |
| t) Blueberry Fencing. | Ref; Brochure. |
| u) Mrs. Bailey. | Ref: Cemetery issue. |
| v) Blackrock. | Ref: Charity of Dudley & Pope. |
| w) FIT. | Ref: Centenary Fields. |
| x) Sharon Plant. | Ref: Youth Bus. |
| y) Graham Anderson. | Ref: S1206 Monies (Village Hall) |
| z) Mrs. M. Freer. | Ref: Condition of the Pavement in Main Street.. |

Cosby Postmaster Pravin Kotecha, accompanied by his wife Kirti, gave an explanation of the Post Offices proposals to relocate the Post Office in the village to Cosby Pharmacy at 67, Main Street and explained that the consultation process on this matter was now under way.

Pravin explained the length of time it took to train someone to act as a competent Post Master.

Mr. Wyatt wondered why the Post office felt it had the right to take away someone's living in this fashion.

Mrs. Hutton asked if the Sorting office was going to be lost to the village.

Pravin replied that this would be the case.

The Chairman thanked Pravin and Kirti for coming to the meeting and asked if it would be appropriate to take a vote as to whether the Council wished to express support for the Post Office to remain in its present location.

It was proposed by Mrs. Hutton, seconded by Mr. Cave that the Clerk be asked to indicate to the Consultation process that the Council supported the opinion that the location of the Post Office should not change.

This was agreed, with Mr. Phillimore registering an abstention.

At this point Pravin received the applause of the meeting for his service to the village.

The Clerk said that he would write to the County Council Highways Department again on the subject of the state of the pavement in Main Street which had been mentioned by Mrs Freer in her letter.

The Annual Accounts.

The Clerk said that the Annual Accounts would need to be approved for external audit, and all the relevant documents signed off.

The Clerk gave a detailed explanation of the Annual Accounts and the changes to the Register of Fixed Assets.

It was proposed by Mr. Cave, seconded by Mrs. Cooper that the Annual Accounts as presented by accepted. and that they be authorised for dispatch to the External Auditors.

This was agreed unanimously.

Cemetery Working Group.

The Clerk reported that all the applications for the position of Cemetery Maintenance Operative had been handed to the Working Group.

Mrs. Hutton said that she had not in fact seen these applications. Mr. Cave said that neither had he.

Memorials:

The Clerk reported that the following memorial application had been received.

W.W.Busby & Sons - Replacement Memorial to the late Bridget Gulliford grave.

This was approved unanimously.

Planning Applications.

The Clerk reported that the following Planning applications had been received.

- | | |
|---|---|
| a) Land to the rear of Shuttleworth Grange. | Erection of two detached dwellings. |
| b) Land off Croft Road. | Residential development of up to 200 dwellings. |

Mrs Matthews was present to hear the Council's views on application (a)

The Clerk reported that he had already been made aware that this application had been recommended for refusal by the District Council.

Mr. Cave said that it was difficult to make an observation on it anyway as the Council hadn't had sight of the precise nature of the application.

The Clerk said that the application for the residential development on land off Croft Road had previously been decided at an earlier stage in the meeting and that he would be making the Council's objections known in due course.

Planning Approvals etc:

The Clerk reported that to date none had been received.

Authorisation of the Accounts.

The Clerk reported that the following accounts had all been paid.

Mrs. J. Chapman. Adverts.	£ 188.40
Reid's Playground Maintenance Ltd. Playground Inspection.	£ 114.00
Malcolm Lane & Sons. Benches.	£ 1,932.00
Street Orderly (1) April. (New rate)	£ 364.43
Street Orderly (2) April. (New rate)	£ 218.66
Clerk's Salary April. (New rate) £ 1,054 + £12.43 Phone. £ 14.01 Postage. + £ 20.87 Office	£ 1,101.31
Lutterworth & District Journal Advert.	£ 105.60
The Journal. Advert.	£ 66.00
Reid's Playground Maintenance Ltd. Playground repairs.	£ 696.00
D.T.M. Gardens & Landscapes Ltd Invoice No. 6451	£ 1,002.60
HMRC PAYE & NI Payments. April.	£ 344.19
AoN Insurance Annual Premium.	£ 2,346.55

It was proposed by Mr. Phillimore, seconded by Mrs. Hutton that the foregoing accounts be adopted. This was agreed unanimously.

Other Business:

Mr. Phillimore said that whenever it was necessary for him to make a Declaration of Interest in his capacity as a member of the Development Control Committee he did so. He said that he was very conscious of the huge groundswell of opinion and opposition to the Jelson Planning application and in this regard he felt that the only thing that he could do when this application came up for determination was to exit himself from his position on the Committee and to this end he would be notifying the Monitoring Officer at the District Council of this decision.

Mr. Howkins said that the Christmas Lights Working Group had met and would like to discuss with the Clerk what precisely was available. The Clerk replied that he would assist where possible but that Councillors should know that it had been the issue of Christmas lights that had been a contributory factor in the decision for him to retire.

Mr. Mullis asked whether there had been any applications for the position of Clerk to the Council. Mrs. Chapman replied in the affirmative.

Mr. Mullis said that a poster in the Library still indicated that Mrs Forey was a District Councillor for Cosby. The Clerk suggested that the Librarian might wish to remove this poster from display.

Mrs. Cooper said that she would continue with the planting regime in the village.

Mrs. Hutton said that the County Council had seemingly addressed the problem of the blocked drains in Countesthorpe Road and that the ivy had been cut back, but that it still overhung the pavement.

Liz Connelly said that she was just attending the meeting as an observer.

There being no further business the Chairman declared the meeting closed at 10.11pm.

..... Chairman.