

BURTON OVERY PARISH COUNCIL

MINUTES OF A MEETING HELD – Tuesday 19th November 2024

Present: Cllr Bob Warwick (Chairman)
Cllr Sarah Rankine
Cllr Bob Pain
Cllr Dave Fletcher

The Clerk – Phil Woodward

24/088 Apologies - Cllr Rebecca Brown sent apologies that she could not attend the meeting in person due to illness although she was able to observe and comment on issues via WhatsApp video call. The council accepted her apologies.

24/089 Cllr Brown declared an interest in item 24/096 (Ref – 24/01136/VAC) as the applicant for planning permission.

24/090 **Questions from members of the public** – 3 members of the public were present at the meeting who made comments on item 24/099c and raised concerns regarding suspected unauthorised tree works at Squirrels Leap, Main Street.

24/091 **Approval of Minutes of the parish council meeting on 15.10.24** – Approved and signed by Cllr Warwick.

24/092 **Matters arising not on the current agenda / Minutes Action Update**
Updates and progress on all actions included in Appendix B of the paperwork were noted or were dealt with on the agenda.

24/093 **Council asset safety checks** – Cllr Warwick reported that the battery to the defibrillator at The Bell Inn was showing half full and that he would monitor this to ensure a new battery could be ordered at the appropriate time. No other issues were reported as part of the routine check of assets.

24/094 **Neighbourhood Plan Review**
The council considered the outcome of the public consultation event held on Saturday 2nd November in the village hall. It was felt that overall, the event had been very successful with the participation of over 60 village residents.

A 7th draft of the Neighbourhood Plan was now being prepared by YourLocale, in consultation with the Chair and the clerk, taking into account the comments and feedback from the event.

The main changes envisaged were the inclusion of some additional clarification of the affordable housing policies and the addition of a new policy on footpaths and bridleways. However, the safeguards included in the policy on farm diversification were already deemed to be as strong as they could reasonably be, within the overriding constraints set by national statutory policy.

When finalised, the 7th draft would become the Statutory Consultation Version of the revised Neighbourhood Plan. It was agreed that as well as being available digitally (on the council website), two hard copies of the Plan would be made available in the village hall.

24/095

Planning applications to consider –

Ref – 24/01344/PDN – Chestnuts Farm, Carlton Lane – proposed change of use of an agricultural building to one larger dwellinghouse (C3) and associated operational development.

The parish council expressed its deep concern over the proposals to significantly change the nature of the existing agricultural premises at this address by seeking to use the permitted development framework in relation to this and earlier applications /notifications.

Questions were also raised as to whether the changes made to the front elevation of the garage to the existing dwelling at this site required planning permission.

24/096

Planning Decisions to Note

Enforcement Updates

Ref - 22/01855/FUL – Dog day-care business, Land off Scotland Lane. The appeal remains pending with the Planning Inspectorate.

Concerns were raised over the length of time being taken by the Planning Inspectorate to deal with this appeal. A complaint had been raised directly with the Inspectorate by the clerk but a negative response had been received.

The clerk was asked to write to the Harborough MP regarding the general lack of resources at the Planning Inspectorate and the impact this is having on local issues, particularly in connection with the enforcement action in respect of the unauthorised dog day care operation on Scotland Lane.

Decisions Made

24/01169/FUL – Burton Lodge Farm, London Road - Demolish existing outbuildings & construct replacement building to form annexe accommodation to the existing farmhouse. – **Withdrawn**

24/01241/PCD – Chestnut Farm, Carlton Lane - Discharge of Conditions (Highways - Cycle parking) and (Contamination) of 24/00924/PDN – **Approved**

24/01250/TCA – White House Farm, Back Lane – Works to Trees - **Approved**

Decisions Pending

Ref – 24/00573/FUL & 24/00574/FUL – Ivy Cottage, Rectory End - Demolition of existing outbuildings and replacement with part single, part two storey rear extension with internal alterations, erection of greenhouse, and coordination with landscaping

Ref – 24/01126/VAC – Highcroft Farm, Elms Lane - Removal & variation of conditions relating to use of cottage as holiday let. Cllr Brown advised the meeting that approval had now been issued for this proposal.

Ref – 24/00984/LBC - The Old Rectory, Rectory End – Replacement of 1st floor windows

24/097

Financial Matters

- a) The clerk presented details at Appendix C of the banking statements for the month ending 31st October 2024 showing balances of £1,950.36 (Lloyds current account) and £18,025.07 (Lloyds reserve account) in addition to the £10,252.05 reported in October in the Nationwide deposit account. These were received and approved.
- b) The clerk presented details of the anticipated payments and receipts due in November at Appendix D of the paperwork. These were approved by the council for payment.
- c) The clerk presented details at Appendix E of the local government pay agreement for 2024-25 and the impact of this on the council's payroll. The council agreed to implement the terms of the agreement, backdated to 1st April 2024.
- d) The clerk advised the meeting of correspondence from Lloyds Bank indicating that they would be implementing a monthly charge of £4.25 on the council's 'current' account from 14th January 2025. The council agreed to accept this.

24/098

Community Matters

- a. Cllr Brown had been offered a Christmas Tree by a local farmer. She undertook to assess its size and suitability for the parish council and, subject to these being satisfactory, would arrange delivery to Bank Field for Friday 22nd November.
- b. Cllr Brown reported to the meeting on her recent research on ponds within the parish. She had identified 16 in total although some had dried up and been overtaken by vegetation. The ponds were in varying condition and were largely used by livestock and wildlife. She suggested that four or five of the ponds may be suitable for the promotion and development of biodiversity and she undertook to contact the relevant land owners to seek their views on this. The chair asked that she also seek views from the landowners on the more general promotion of biodiversity on their land other than in ponds.
- c. The council considered the details of the licensable activities that were approved by Harborough DC at The Bell Inn. A number of queries were raised including whether outdoor activities were controlled, how occasional or special events were treated,

what process was followed if changes were requested to the license and whether private functions at the premises were covered by the licence. The clerk was asked to make these enquiries of the Licensing Team at Harborough DC.

- d. Cllr Pain summarised his recent experience in relation to addressing the flooding which had affected the junction of Mayns Lane, Town Street and Main Street. He undertook to monitor this situation and contact the Highway Authority if it seemed that the flooding may recur.
- e. The clerk presented a guidance note from the local Community Safety Partnership regarding traffic management in village communities. It was resolved to await the outcome of the 20mph survey before any further consideration was given to the matter.
- f. The chair gave an update on potential planning proposals for a new small-town community at Stretton Hall between Oadby and Great Glen and the possible impacts this might have on Burton Overy. This was part of the considerations being undertaken by Harborough DC's review of their Local Plan. It was agreed to maintain a watching brief on this issue as it made its way through the decision-making processes at Harborough DC.

24/099 Correspondence for Discussion

- a. Formal proposals for the diversion of footpath C7 near Chestnut Farm were noted.
- b. The government's proposals for the re-introduction of remote attendance at council meetings and proxy voting were supported by the council and the clerk was asked to complete the online consultation document accordingly.
- c. A variety of views were put forward regarding the maintenance of the highway verge between the village hall and Ivy Cottage on Rectory End. The clerk was asked to write to Leicestershire CC seeking confirmation of their ownership of this land and whether it is on their routine maintenance schedules.

24/100 Correspondence for Information (including that received following publication of the agenda)

- a. The clerk confirmed the arrangements for Cllr Brown to attend a LRALC training course in November.
- b. The clerk reported proposals for a temporary road closure on Scotland Lane for up to two days from 25th November. This had been well advertised around the village.
- c. The chair reported that he intended to attend a meeting on Saturday 30th November at the office of Harborough DC on Neighbourhood Planning and on the current work being undertaken on the Harborough Local Plan.

24/101 - Items for the next agenda – Ponds & biodiversity / Neighbourhood Plan / outline budget and precept for 2025-26 / Actions update

24/102 - Date of next meetings – 17th December 2024

24/103 - Exclusion of the Public

No confidential matters were considered at the meeting.

Signed

Date

Annex A

NOVEMBER				EXPENDITURE					INCOME
60	NP Public Consultation refreshments	2 Community	2.6 - Neighbourhood Plan	04.11.24	E	70.00	0.00	70.00	
61	Misc. Income (HDC Lotto)	5 Income	5.2 - Misc.	08.11.24	I				2.00
62	Bank Interest (Nov)	5 Income	5.2 - Bank Interest	11.11.24	I				16.30
63	Wildflower Verge Maintenance	2 Community	2.9 - Village Maintenance	20.11.24	E	120.00	0.00	120.00	
64	YourLocale - NP Support	2 Community	2.6 - Neighbourhood Plan	20.11.24	E	3,500.00	700.00	4,200.00	
65	Batteries (xmas lights)	1 Administration	1.10 - Christmas	26.11.24	E	22.06	4.41	26.47	
66	Winter Planting	2 Community	2.9 - Village Maintenance	26.11.24	E	63.00	0.00	63.00	
67	HMRC - PAYE (Nov)	3 Staffing	3.2 - PAYE	28.11.24	E	219.20	0.00	219.20	
68	Clerk - Salary (Nov)	3 Staffing	3.3 - Salaries	28.11.24	E	328.95	0.00	328.95	
69	SLCC (subscription)	3 Staffing	3.4 - Subscriptions	28.11.24	E	112.00	0.00	112.00	
70	Clr Training	3 Staffing	3.5 - Training & Expenses	28.11.24	E	50.00	0.00	50.00	
71	Vodafone Mobile & Bband	1 Administration	1.9 - Telephone	29.11.24	E	34.82	6.95	41.77	
Monthly Total						4,520.03	711.36	5,231.39	18.30