

COLEORTON PARISH COUNCIL

Minutes of the Full Council Meeting held on 6 March 2024 at
7.00 pm at the Village Hall, Main Street, Swannington

PRESENT: Cllrs K. Anderson, S. Dillon, C. Mursell and A. Stafford (in the chair). Five members of the public.

This is the February meeting, deferred due to illness.

614/2024. APOLOGIES: Cllrs M. Farrand (personal) and M. Akroyd (work related). **RESOLVED:** To receive and accept the apologies.

615/2024. DECLARATIONS OF INTEREST: Cllr A Stafford declared a non-pecuniary interest in pp 24/00115/FUL.

616/2024. POLICE REPORT

The last report was circulated to all councillors and is available on the website.

RESOLVED: To receive the information.

617/2024. CONFIRMATION OF MINUTES

To confirm the minutes of the following meeting of the Parish Council:

- a) Full Council – 17 January 2024.

RESOLVED: To approve the minutes.

618/2024. CHAIRMANS REPORT

- a) Update on access to the Community Speed Watch 2024 programme. The PC has been registered to take part in the scheme. There is no cost to the Parish Council, and it demonstrates action on part of Parish Council. **RESOLVED:** To receive the information.
- b) Update on Community/Parish Plan inaugural meeting. Original date set has been cancelled due to the number of people being able to unable to attend. Looking at a date in April now. **RESOLVED:** To receive the information.
- c) Beaumont Centre AGM report. Finances looking good. Plans are being put together to look at renovating the toilets. A grant application will be submitted to the UKSF levelling up fund for this. **RESOLVED:** To receive the information.
- d) Coleorton and New Lount Volunteer Group AGM. Cllrs thanks the volunteers for the great work they do on behalf of the PC. The Group has confirmed that it would be happy to write a management plan for Overton Close and to manage it on a low-key basis after the initial work has been undertaken by the contractor. **RESOLVED:** To receive the information.

619/2024. REPRESENTATIVES' & COUNCILLORS REPORTS, INCLUDING REPORTS FROM LCC AND NWLDC COUNCILLORS.

Cllr Dillon reported on the recent East Midlands Airport consultation.

The mechanism by which airplanes are being guided to their routes is changing from ground-based systems to satellite systems. It is considered that the

latter is more accurate and precise, so the tolerance space for planes can be narrowed. Government has asked all airports to consider their routing options. Phase 1 was about looking at the criteria that needed to be considered in the plans for new routes or route modification – noise and fuel use are high priority considerations as well technical and safety considerations.

Phase 2 is about filtering down the options that have been arrived at. After safety and technical considerations, noise seems to be the biggest factor in choosing routes. The main considerations seem to be should the noise load be shared or kept to narrow corridors? The later seems to have more appeal, that way all communities will get respite, except those very close to the airport.

After some more work and refinement is carried out – liaison is needed with other airports too – then there will be a Phase 3 consultation which will include consultations with the general public. **RESOLVED:** To receive the information.

Cllr Dillon reported about graffiti on the bus shelter on the A512. **RESOLVED:** Cllr Dillon to report to the Police. Other councillors to try and clean graffiti off with brick acid.

620/2024. CLERK'S REPORT

- a) Coalville Car Club have requested to hold events again on Peggs Green. They will work with the Parish Council. **RESOLVED:** To receive the information.
- b) LCC (land along the A512 adjacent to Overton Close) has confirmed that a request has been submitted to flail back to the boundary fence either side of the bus stop. The trees in the area are due for an inspection within the next 6 months. **RESOLVED:** To receive the information.
- c) Coleorton and New Lount Volunteer Group – It has been confirmed that the Group is covered by the Parish Council's insurance policy. **RESOLVED:** To receive the information.
- d) Annual Parish meeting is to be held in April at the Beaumont Centre. **RESOLVED:** To receive the information.
- e) Coleorton Wood – varying the covenant to allow for evening activities. The LCC is still to confirm that this is feasible, but they have acknowledged the Parish Council's request. **RESOLVED:** To receive the information.
- f) Old planter on Lower Moor Road. **RESOLVED:** Cllrs Stafford and Anderson will remove before the new planters from Plantscape are installed.
- g) Replacement Beaumont Green council noticeboard has been ordered and should be installed in the next few weeks. The cost is £945.00 including posts, delivery and installation. Price comparisons have been sought. **RESOLVED:** To receive the information.

621/2024. ACCOUNTS

- a) To approve payments scheduled for February.

Name	Description	Amount
NEST	Pension	14.18
F Palmer	Wages	579.67
HMRC	TAX/NI	522.35

77 Rockets Ltd	Website	148.37
HSBC	Bank fees	8.00
HSBC	Bank fees	8.00
Robert Lewis Signs	Signs	679.20
LRALC	Audit fees	290.00
Scribe	Annual fee	400.90
SCIT	Computer costs	12.00
SCIT	Computer costs	148.37
NWLDC	Election fees	271.52
F Palmer	Wages	579.67
F Palmer	Pension	14.18
HSBC	Bank fees	8.00
F Palmer	Wages	579.87
		4,264.28

RESOLVED: To approve the payments for February.

b) To review and receive receipts for February.

RESOLVED: No receipts received for February.

c) To review and approve bank statements and bank reconciliation for February.

Current account : £230.88.

Savings account: £26,082.55.

RESOLVED: To approve the bank statements and bank reconciliation for February.

622/2024. AUDIT

a) To re-confirm using the LRALC internal audit service for the purposes of internal audit for 2023-24. **RESOLVED:** To re-confirm using the LRALC internal audit service for the purposes of internal audit for 2023-24.

b) Policy review – Statement of Internal Control, Risk Assessment and Management, Financial Reserves and Equality and Diversity.

RESOLVED: To approve the 4 policies, subject to a couple of minor amendments.

623/2024. TO CONSIDER APPLYING FOR A DEFIBRILLATOR FROM THE BRITISH HEART FOUNDATION, THE ONGOING COST IMPLICATIONS AND SUITABLE LOCATION FOR ONE TO BE INSTALLED.

RESOLVED: To defer to a future meeting, when the resident who has raised this matter can attend the meeting.

624/2024. OVERTON CLOSE – UPDATE ON PROGRAMME OF WORKS

As per resolution 602/2023, three quotes obtained, and the cheapest quote was accepted. **RESOLVED:** To receive the information. Planning application to be submitted by contractor for the trees covered by TPO's. Other works to be undertaken as soon as possible; date to be confirmed.

RESOLVED: To confirm to the residents that the area will be maintained to keep it safe and tidy, but only as a low-key open space. Those residents with

existing gated access to the area to be permitted to use these to gain access to the woodland for the purpose of maintenance to their boundary.

Future maintenance of the area as per the Chairman's report above.

RESOLVED: To receive the information.

625/2024. COLEORTON WOOD/PITT LANE – UPDATE ON VARIOUS MATTERS.

Replacement speed limit signs and road name signs, with no through road marking have been ordered and should be installed in the next few weeks.

The costs are £396 and £170, including posts, delivery and installation. Price comparisons have been sought. **RESOLVED:** To receive the information.

There is a large tree in Post Office wood area that is dead and needs felling.

Quote obtained for this work at a cost of £180. Contractor instructed to undertake the work. **RESOLVED:** To receive the information.

Discussion took place about passing-bay signs. **RESOLVED:** To purchase two signs at a cost of £410.00.

A councillor reported about a pothole just in the entrance gate. Clerk to look at options and prices for repairing and bring back to a future meeting.

626/2024. BUS SHELTER REPAIRS – UPDATE ON QUOTES RECEIVED

The overgrowth has been cleared by Cllrs Mursell and Stafford. The bus shelter appears to be structurally sound. There are a few missing tiles which need replacing to ensure the longevity and safety of the bus shelter, limiting any potential risk for the council.

Cllrs Stafford and Anderson have looked at this again and have confirmed it is something that they could undertake the repair negating the need for a contractor. Purchase of tiles only is needed. **RESOLVED:** To accept the offer from councillors and purchase tiles accordingly.

627/2024. PLANNING MATTERS

a) NWLDC Local Plan consultation – To review and consider comments.

RESOLVED: To submit comments in relation to Policy H7 self / custom build and En7 Conservation and Enhancement of the Historic Environment.

b) To ratify the following planning application comments:

24/00023/FUL	The Howlands, Bakewells Lane, Coleorton	Erection of single storey rear extension to existing attached annex	No comments
24/00115/FUL	Canterbury, Lower Moor Road, Coleorton	Erection of single storey ground floor extension	No comments
24/00107/VCU	152 The Moor, Coleorton	Amendments to conditions 3 and floor of planning permission 12/00728/FUL to remove the	No comments

		original garden to the dwelling from the LPA plan and remove the permitted development rights restrictions from the original garden to the dwelling	
24/000176/AGP	West Farm, Farm Town Lane, Farm Town	Erection of agricultural storage building (APN)	No comments
24/00048/OUT	Land off Loughborough Rd, Coleorton	Erection of no4 self-build detached dwellings including associated access and parking arrangements	Outside limits to development. Contrary to the local plan. Constitutes ribbon development. Significant concerns regarding highways issues (A512) - speed and volume of traffic and numerous small accidents by the site. Challenge whether these are really self-build or just another means to circumvent existing planning laws. The PC would support the concerns raised by the LCC highways.
23/01571/FUL	The Old Inn Nottingham Road Peggs Green	Demolition of outbuildings, to create parking, and erection of a single storey extension to rear, new gates and boundary wall	No comments

RESOLVED: To the ratify the above comments.

c) To consider the following applications.

24/00060/VCU	Botany Bay, 100 the Moorlands, Coleorton	Amendments to conditions 2 and 3 of pp 21/0182/FUL which was for the demolition of existing dwelling and erection of one detached house and stable block, to change the location, design	No Comments.
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		and materials of the stable block.	
24/00255/CLE	The Firs, 142 The Moor, Coleorton	Certificate of Lawful Existing use of land as residential garden/orchard/keeping chickens	No comments.
24/00266/FUL	154 The Moor, Coleorton	Change of use of land to residential.	Object outside the limits of development
24/00262/FUL	Birch View, Lower Moor Road, Coleorton	Change of use of land to residential garden and erection of single storey domestic outbuilding	Object as outside the limits of development; contrary to S3; over intensive use of land and over dominant in size. The size of the proposed garden room is that of a full-sized residential property. Is there clarity on what the intended use is for? It impacts on the views of a grade 11 listed garden (Coleorton Marshy Grassland Conservation area). Concern about the loss of more agricultural land to private garden. Should the application be

			permitted, then conditions is relation to species used in the planting of the tree/hedging boundary to ensure it does not compromise the CA. Concern is expressed about the possibility of potential contamination of the watery environment.
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RESOLVED: To the make the above comments.

d) Planning permissions

23/01571/FUL	The Old Inn, Nottingham Road, Peggs Green	Demolition of outbuildings, to create parking, and erection of a single storey extension to rear, new gates and boundary wall	No comments	Permitted
23/01428/FUL	Moor Lane Farm, 58 Moor Lane, Coleorton	Change of use of two agricultural buildings to form three dwelling houses with associated works and the partial demolition and subsequent conversion of an additional agricultural building to provide for domestic garaging/storage for two of the	OBJECT: No part of the village is sustainable; it has been downgraded by NWLDC. Outside the limits of development. Public transport in this area is non-existent; reliance on private vehicles	Permitted

		proposed dwelling houses	would be necessary. Moor Lane is a narrow country lane; the decrease in farm machinery would be overtaken by more private vehicles accessing Moor Lane from the development. NWLDC has demonstrated it has adequate supply of housing.	
23/01440/FUL	The Firs 142 The Moor Coleorton	Erection of single storey car-port garage to front and detached outbuilding to rear.	No objections	Permitted
23/01608/NMA	Methodist church, Lower Moor Road, Coleorton	Nonmaterial minor amendment to pp 22/01631/FUL to allow an alteration to the garage door	N/A	Nonmaterial amendment granted
23/0301/NMA	Pastures Farm, Farm Town, Coleorton	Nonmaterial minor amendment to pp 2/01102/PNF to allow the word "completed" within the condition 1 to be replaced with "commenced"	N/A	Nonmaterial amendment granted

RESOLVED: To the receive the above decisions.

Public participation/questions:

The new owners of the Angel Inn presented their plans for re-development of

the site.

A representative from the Castle Donington Classic Vehicle Club attended to request use of the Peggs Green playing field working in conjunction with the Parish Council and the Coalville Car Club who are already putting on events during the summer.

Meeting closed 8.35pm.

Signed _____ Print Name _____