

# **STONEY STANTON PARISH COUNCIL**

**Minutes of the Full Council meeting of Stoney Stanton Parish Council which was held at the village hall on Tuesday 12<sup>th</sup> December at 7.30pm.**

**Parish Councillors:**

Mr L Cousin (Chair)  
Mr C Stubbs (Vice-chair)  
Mrs S Astill  
Mr S Bateman  
Mrs J Lundean  
Mr M Eaves  
Mrs R Bateman

**Clerk:** Miss R Ward

**District & County Councillors:** None

**Public in attendance:** One

**23-205      Apologies**

**RESOLVED:** Members accepted apologies from Cllr Phillip Martin, Cllr Sarah Eaves, Cllr James Masters and Cllr Francis Gent.

**23-206      Declarations of Interest**

Cllr L Cousin: PTFA, Action Group, Scouts, Liberal Democrat leader  
Cllr J Lundean: The Bluebell Inn  
Cllr M Eaves: SSWMPFA

**23-207      Dispensations**

**RESOLVED:** Cllr F Gents continued dispensation stands

**23-208      Minutes of the previous meeting**

**RESOLVED** that the minutes of the full council meeting held on 14<sup>th</sup> November 2023 were agreed and signed.

**23-209      Reports from County and District Councillors**

County Councillor Maggie Wright sent a report ahead of the meeting and items were noted

District Councillors Neil Wright and Luke Cousin sent their shared report ahead of the meeting and members noted the content.

Cllr Cousin updated that there had been no update on the land disposal at South Drive.

**23-210      Public Participation**

No items were discussed.

## **Presentation to members from Turley Ltd regarding the land west of Stoney Stanton**

The 15 minute presentation was for members to be updated on the plans for development on the land west of the village. Several slides were displayed for members to see the outlined plans and current position.

The slides are available on this link - <https://www.stoneystanton.org.uk/uploads/turleys-presentation-slides.pdf?v=1702455975>

It was agreed that a planning committee meeting will be held in the new year to further discuss questions raised regarding infrastructure, benefits, compensation, planning, bypass road, services, flooding etc

The following questions were put to them ahead of the presentation:-

### **What benefits will the scheme provide for existing residents?**

The proposed development will provide new infrastructure and housing capacity which will benefit the current and future residents and businesses of Stoney Stanton. New infrastructure is expected to include three primary schools and a new secondary school. Within the latter, 4-forms in every year will be reserved for families who live in the existing surrounding villages. The proposed new villages will also host other new infrastructure that will be within easy reach for existing residents, including but not restricted to primary healthcare provision, leisure and indoor sporting facilities, cemetery space, and various tenures of new homes to help all generations of families continue to live close to one another.

### **Will the land south of Broughton Road, which is owned by members of the consortium, be used to create an access point for a new link road to support development? If so, what protection will be put in place to prevent further homes from being developed and the erosion of the area of separation between Stoney Stanton and Sapcote?**

Parkers of Leicester is currently in discussions with Blaby District Council (BDC) about whether some of this land south of Broughton Road could be used to strategically bridge Blaby's 5-year housing land supply gap, while maintaining separation between Stoney Stanton and Sapcote in perpetuity. New homes on this land would enable the early delivery of any new link road and flood mitigation infrastructure, many years earlier than would otherwise be possible. There is also the opportunity to invest in and protect the Broughton Road recreation ground through well-planned and BDC-supported development on this land.

### **How will flooding and wastewater be dealt with?**

We are at an early stage of design and planning and it will not be until we are an allocated site in the Blaby Local Plan that the water authority will formally engage in the planning and design of the required infrastructure. However, we will be expected to meet the requirements determined by Severn Trent Water. To ensure we are taking a robust approach to our masterplanning, we have made provisions to include a package water treatment plant within our masterplan, should one be required. The proposed Fosse Common concept is being designed to alleviate Stoney Stanton's current flooding issues through the integration of meadows to collect and hold back excess rain/flood water.

### **Will the infrastructure be completed before the new homes are constructed?**

Without an allocation, it is too early to predict when infrastructure can and will be delivered, although we are looking at options for the earliest possible delivery of the link road, subject to further land negotiations with the parish. At least the eastern third of the new link road

and two new junctions with Broughton Road and Sapcote Road could be delivered early alongside some new housing south of Broughton Road. We are working with Leicestershire County Council to ensure that the provision of the schools is timed to optimise delivery and ensure viability.

**Will the site on the north side of Station Road, linked with Cora Homes, be part of the proposals for the land west of Stoney Stanton and contribute to the number of homes delivered?**

Cora Homes is not a subsidiary of Barwood Land. The two businesses parted in 2018 and now operate from different premises. Cora Homes' land arrangements are entirely disconnected from Barwood Land. Barwood Land and the project team is not involved in the Cora Homes proposals. Therefore, although any new homes delivered by Cora Homes would contribute towards meeting BDC's 5-year housing land supply, it would not contribute to homes delivered by the proposed land west of Stoney Stanton scheme.

**23-212 To report on the village hall**

Toilets

The update to the toilet system will be completed over the Christmas period.

Dishwasher

The item is under warranty and the part needed is being imported so fitting is due in the new year.

**23-213 To consider plans for the Christmas event**

The clerk advised the Christmas lights have been very well received and asked members for any feedback on the event and advised that Santa's arrival time needs to be confirmed and he would be better located in St Michaels Car Park, better advertising of the hall refreshments, the possibility of using a visiting mascot/character for the children to enjoy and Cllr Stubbs is contacting a local company to assist with the evaluation of The Star so that no liability is taken by him.

Christmas Food Parcels

The food parcels have successfully been packed and delivered to those families in need. Thanks have been sent to all involved.

**23-214 To update on land management items**

Arboretum/Gated access

The solicitors have confirmed that they are happy to proceed with the permissions for the gated access and confirmed the costs for their time.

**RESOLVED:** Council agreed the costs of £382 for the solicitors time.

No update has been received from Orbit regarding the letter of permission for their gate.

Byelaws

The byelaw solicitors have confirmed that the byelaws have been agreed with the removal of the outdoor gym section, they now require a public consultation for comments, the details will be in the January newsletter.

<https://www.stoneystanton.org.uk/uploads/updated-byelaws-2023-24.pdf?v=1702457031>

### Allotments

Members received a request to replace a non-fruiting cherry tree with a Bramley Apple tree and members agreed this was fine.

The clerk updated members to confirm that the waiting list is currently 3 people and that 3 new tenants have taken on plots this year.

### Orbit Housing – Church Street Garages

Orbit have advised that engineers have been appointed to draw up plans to stabilise the structure but no start date has been confirmed. Orbit have asked how much the Council have spent on subsidising parking for their residents and will ask if Orbit can contribute towards it.

**RESOLVED:** Members advised that a monthly charge of £75 will be put to Orbit for consideration.

### Hinckley Road Grass Cutting – Refund

The clerk advised due to an administrative error, Sapcote PC had paid the full costs of the grass cutting on the Hinckley Road/Stanton Lane shared space, therefore a refund of 50% = £333 was due to be returned to them and was on this months payment schedule.

### Equipment request for a lightweight hedge trimmer

Members were given details of a hedge trimmer costing £349.97 and agreed that this would be deferred to next financial year.

Cllr Stubbs offered to donate a Bosch hedge trimmer that he has at home and the clerk kindly accepted.

### Grounds Maintenance Tender 2024-2027

The members were given quotes for the 3 year undertaking of the grounds maintenance the parish are responsible for, the tenders were from David Lloyd Pitchcare, Blaby District Council and Four Counties Ground Maintenance.

**RESOLVED:** Members agreed a 3 year undertaking with David Lloyd Pitchcare at the agreed price of £24,340 year on year. Blaby District Council's quote was £47244 and Four counties was £25760.

Members were also given tenders for the 2024 spraying contract, tenders were received from JMG Amenity, Jack Kent Ltd and Languard.

**RESOLVED:** Members agreed the tender from Languard Ltd for the 2024 spraying contract at the agreed cost of £2850.

23-215

### **Finance**

(a) To sign and approve accounts/invoices and salaries for payment

**RESOLVED:** that the accounts and salaries were authorised for payment.

All payments having been authorised by 2 members (online bank authorisations were completed by Cllr Simon Bateman, Cllr Rebecca Bateman and Cllr Luke Cousin.

Date	Item No	Reference	Item	Payee	Net	Vat	Gross
12.12.23		<b>Internal transfer</b>	<b>Reserves -Main account</b>				<b>12,000.00</b>
12.12.23	1	V368	Grounds Maintenance	David Lloyd Pitchcare	1,171.66	0.00	1,171.66
12.12.23	2	V369-V380	Expenses	Roz Ward	401.24	57.99	459.23
12.1.223	3	V381	Annual home work fee	Roz Ward	312.00	0.00	312.00
12.12.23	4	V382	Road Counter Data	Leicestershire Council	4,050.00	720.00	4,770.00
12.12.23	5	V383-V387	Groundsmen Expenses	Simon Dewar	102.31	21.33	123.64
12.12.23	6	V388	CCTV maintenance	Wilson Alarms Systems	100.00	20.00	120.00
12.12.23	7	V389	CCTV electric	Npower	79.75	3.99	83.74
12.12.23	8	V390	Allotment Water	Waterplus	31.85	0.00	31.85
12.12.23	9	V391	Playarea repair	Wicksteed	20.10	4.02	24.12
12.12.23	10	V392	Grass cutting 50%	Sapcote Parish Council	333.00	0.00	333.00
12.12.23	11	V393	Band for event	Enderby Band	220.00	0.00	220.00
12.12.23	12	V394	Appraisal Training	SLCC	30.00	6.00	36.00
12.12.23	13	V395	SLCC membership	SLCC	288.00	0.00	288.00
12.12.23	14	V396	Tree maintenance	David Lloyd Pitchcare	300.00	0.00	300.00
12.12.23	15	V397	CCTV Call out	Wilson Alarms Systems	95.00	19.00	114.00
12.12.23	16	V398	Christmas Parcels	Living Rock Church	203.08	0.00	203.08
12.12.23	17	V399-V400	Groundsmen Expenses	Simon Dewar	55.82	11.12	66.94
12.12.23	18	V401	Groundsmen Expenses	Steve Windram	49.12	9.83	58.95
12.12.23	19	V402	LRALC AGM attendance	LRALC	20.00	0.00	20.00
12.12.23	20	V403	Long Street Water	Waterplus	21.72	0.00	21.72
12.12.23	21	V404	Payroll services	Carter & Co	70.00	14.00	84.00
12.12.23	22	V405	PAYE/NI	HMRC	1,369.04	0.00	1,369.04
12.12.23	23	V406	Guttering Clean	Vision Technologies	70.00	0.00	70.00
12.12.23	24	V407	Christmas Lights electric	David Clarke Electrical	500.00	100.00	600.00
01.12.23	DD	DD150	St Michaels Car Park rate	Blaby District Council	84.00	0.00	84.00
01.12.23	DD	DD151	Long Street Car Park rate	Blaby District Council	36.00	0.00	36.00
1.12.23	DD	DD152	Wifi	Vodafone	49.51	9.89	59.40
20.12.23	DD	DD153	Village Hall Gas	British Gas	1,023.47	51.17	1,074.64
20.11.23	DD	DD154	Village Hall Water	Everflow	54.09	0.00	54.09
28.11.23	DD	DD155	Village Hall Electricity	British Gas Lite	94.91	4.75	99.66
01.12.23	DD	DD156	Annual fee - Bathroom	Initial	327.14	65.43	392.57
31.12.23	DD	DD157	Bank Charges	Unity Trust Bank	47.10	0.00	47.10
31.12.23	DD	DD158	Handling charges	Unity Trust Bank	2.10	0.00	2.10
							<b>12,730.53</b>

(b) To note the bank reconciliation

**RESOLVED:** The bank reconciliation with associated paperwork was signed and dated by the Chair and Clerk.

### 23-216 ` To consider the draft budget for 2024-2025

Members were given the first draft of the budget for financial year 2024-2025 and had an open discussion on expected costs, increases etc.

The clerk advised that the budget is subject to the tax base rate release which is due ahead of Christmas so a final budget will be issued ahead of the January meeting for final decision.

### 23-217 CCLA Local Authority Property Fund – Investment

CCLA have made administrative changes and this will include a change of bank account where some investors will send future monies if they are choosing to top up their current investment in the property fund. The other change is that all investors will be given an alternative account number/reference to support this switch to a new process provider. This is

an administrative change and will not result in any additional charges, costs or fees to investors.

Members noted this change for the minutes.

**23-218 Clerks Report**

Gill Callingham has been appointed as interim Executive Director of Blaby District Council to replace John Richardson

There is a police Surgery is booked at the village hall on 16<sup>th</sup> January 2024 from 5-7pm

The PC has been awarded some fruit trees from LCC which will be planted at the QEII Orchard and replace those that have died.

Blaby District have been working with 4 parishes to start a Parish Charter to understand the parish role and to share knowledge of how we can better work together, the clerk will update on developments.

Carbon Net Zero project is underway with BDC and information on support and funding options to help parishes to become net zero.

The police liaison representative project has been cancelled by the police commissioners office.

The clerk is chasing the external auditor for the amendment to section 2 of the AGAR.

LRALC training suggested to members on 12<sup>th</sup> March 2024 for planning to discuss the new legislation on developer contributions.

LCC devolution is an ongoing project and we await to see what is expected of the parish.

The clerk advised she has attended a BDC Narrative meeting with company called Thinking place to discuss the negative and positive issues of living and working in the Blaby district.

**23-219 To note any correspondence**

South Drive land disposal  
Sapcote Road – new road markings and reinstatement of the elderly person sign  
LCC orchards trees  
Police Surgery invite  
Crime survey poster

**23-220 To accept items for the next newsletter**

HNRFI & Planning update  
Hall advert  
Councillor details  
Christmas update  
Precept/budget updates  
Byelaws  
Upcoming events

Consideration was given to having a regular date for the newsletter deadline..

23-221

**Planning:**

**New applications:**

No new applications received

**Granted:**

23/0928/HH – 2 Star Cottages for a single storey side extension and new window opening to first floor elevation.

23-222

**To update on the Fosse Village Neighbourhood Plan/**

The fact-check examiners report of the Fosse Villages Neighbourhood Plan Review was received and comments were returned by 28th September 2023, the final examiners report has been published.

‘I recommend that the Parish Fields(meadows) and the arboretum be omitted from Policy LV5 but that the War Memorial Playing Fields remain as a LGS designated under LGS5. Hence,

‘I recommend that, further to my proposed modifications, the Updated Fosse Villages Neighbourhood Plan can proceed to be ‘made’ by Blaby District Council.’

<https://www.stoneystanton.org.uk/uploads/fosse-villages-np-update-examination-report-final-version-nov-2023.pdf?v=1701074005>

Members asked if we could ask the examiner for the reasons for the statements above regarding the meadow and arboretum following our comments sent after the draft report.

23-223

**To update on HNRFI (Hinckley National Rail Freight Interchange)**

The Planning Inspectorate has issued a letter updating the procedural decisions relating to changes in the timetable and notification of the hearing. The examiner has therefore made a Procedural Decision to hold an additional Issue Specific Hearing on Wednesday 24 January 2024 and this Issue Specific Hearing will be into Traffic and Transport, with an emphasis on highway matters, and Noise

<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR050007/TR050007-001810-Rule%208%203%209%20and%2013.pdf>

**RESOLVED:** Members agreed that the planning consultant and highways consultant will be attending the next hearing and process the next written representation at the cost of £1800 and £650.

23-224

**To update on plans for land west of the village**

Members noted the 15 minute presentation at the beginning of this meeting.

23-225

**To update on other large planning developments**

Cora Homes have requested another meeting with the PC, it was agreed that Cllr Stubbs would prepare a written response to Cora Homes in the new year.

23-226

**To receive reports**

Allotments – update noted

WMPFC – No update

Stoney Stanton Library – Christmas raffle, cards, gift bags etc are on sale.

Youth Club – No update but the clerk will ask for a regular report.

Residents Association – Update ongoing and an item will be put together for the next newsletter.

Dementia Cafe –No update

Patient Participation Group – No update.

23-227

**Chairman’s Time.**

Items were noted.

23-228

**CLOSED SESSION**

In accordance with LGA 1972. Ss100 and public bodies (Admission to meetings) Act 1960

To note the staff pay award and back dated pay

Members were sent the new salary scales and pay award details ahead of the meeting, along with the small pension increase and all the details were noted and agreed.

23-229

**Date of next meeting:** The next Full Council meeting is due to be held on 9<sup>th</sup> January 2024 at 7.30pm.

The meeting closed at 21.20pm

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_