

**Present:** Cllrs Nicola Draper(Chair), Mike Foulds, Jonathan Neale, Jacob Wilkinson, Keith Neill-Smith & Nigel Hodges

County Councillor Bryan Lovegrove  
Borough Councillor Simon Orson

Clerk: Terry Brown

Members of the Public: 11

**23/056**

**Public Time**

The meeting received questions from a parishioner regarding the availability of and the waiting list for allotments in Harby.

The meeting received questions from a parishioner regarding the need for action on parking problems in Long Clawson.

**23/057**

**To receive apologies for absence.**

Parish Cllr Mike Dunn

**23/058**

**To receive declarations of interest and consider any requests for dispensations.**

None

**23/059**

**Borough and County Councillor time**

Cllr Lovegrove reported to the meeting on funds from Central Government but administered by Leics CC to alleviate problems for houses not on main gas.

Also he reported on developments to the blockage problem with the culvert in Long Clawson and the possibility of action by CHH Parish Council since it involved Parish Council land.

**23/060**

**To approve the draft minutes of the meeting of the 17th July 2023**

These were approved by the meeting and then signed by the Chair

**23/061**

**To receive the Clerk's report.**

**/1 to report on grass cutting arrangements**

The Clerk reported that no comments had been received on grass cutting arrangements since the last meeting but that arrangements for hedge cutting would be an imminent problem.

**/2 to report on tree issues**

The Clerk reported that the work at St Reigius had been authorised by Melton BC as emergency works and was now scheduled for immediate completion.

In addition the Clerk reported that another tree fall had occurred in the LC Cemetery and that quotes were being received for the clearance work

**/3 to report on Cemetery matters**

The Clerk reported on the many issues facing the administration and maintenance of the Cemetery, in part the result of a long period of inadequate oversight.

The Clerk advised that a new notice board was required.

The meeting noted that the Cemetery Policy dated from 2009 and agreed to hold a Zoom meeting to review these issues

**/4 to report on Play Park matters**

The Clerk reported that contractors, when called into fix a problem with the swing at the Leys, had found a significant structural and safety problem and that further such problems had been identified but corrected on site with the zip wire.

Councillor Neale criticised the Clerk for taking action without the necessary authority. Councillor Foulds thought the Clerk had acted expediently and correctly.

**/5 Parish Council contributions to Village newsletters.**

The Clerk reported that the routine of contributions was now established but that feedback from Councillors on the published newsletters would be useful.

In addition:

**/6 Lights**

The Clerk reported on the current information for the faults with two lights at Sandpit Lane Long Clawson.

The Clerk reported on three faults found (S/L 1,24, and 27) which he had authorised to be fixed at £1000. Councillor Neale criticised this action as outside of the Clerk's permitted level of delegated action.

The Clerk further reported on Eon Maintenance recommending renewal of 17 streetlights from old and deteriorated 70w lanterns to new 18w LED lanterns at a cost of £5355.

In view of the received Npower notification of a 50% increase in electricity price effective 1/9/23 the Clerk recommended acceptance of the quote but the meeting did not accept this advice.

Cllr Hodges shared the results of a previous tender that received bids for 34 lamps to be upgraded.

**23/062 Matters arising from previous meetings**

**/1 changes to CHH banking arrangements**

Cllrs Draper, Foulds and Neale reported that they now had full view and authorisation to the Unity accounts.

The Clerk requested that more Councillors submit their details to be added to the mandate at the September meeting. Cllrs Hodges and Neill-Smith will sign.

The Clerk advised that the TSB be finally closed at the end of September once the second half Melton BC precept had been received.

**23/063 To receive Councillors reports**

Cllr Hodges provided an update on the successful deployment to full fibre broadband to Hose, Mt Pleasant and Waltham Lane/Langer Lane/Colston Lane areas of Harby to receive services at 1Gbps.

**23/064 To receive and consider reports from representatives on outside bodies & meetings**

None

23/065

**Planning**

- /1 23/00619/FULHH - The Paddocks Mount Lane Hose New-build detached garage.**  
No comment
- /2 23/00569/FUL Millway Foods Ltd Colston Lane Harby Erection of 53 dwellings (Class C3), associated infrastructure and open space**  
An extensive reply was tabled and accepted without comment. An amended copy was to be provided to the Clerk (see attached)
- /3 23/00499/FUL-19 Langar Lane Harby Erection of 2 storey dwelling (1 x 4 bed) and detached garage.**  
CHH Parish Council object –\_CHH NP H3 Limits to Development and Env2 Protection of Other Sites of Environmental Significance
- /4 23/00638/CL Woodland View Sand Pit Lane Long Clawson Continued use of two caravans on site as residential**  
CHH Parish Council object --\_CHH NP H3 Limits to Development and Env2 Protection of Other Sites of Environmental Significance
- /5 23/00681/FUL - Long Clawson Dairy Ltd Hickling Lane Long Clawson New dry packaging store to be installed within existing goods marshalling yard**  
No comment
- /6 to agree dates and representation for a workshop meeting with the Planning Officer and the Developer/Applicant re 23/00219/REM - Grange Farm, Hose and RE: 22/00852/REM - Waltham Lane, Long Clawson**  
The meeting agreed to offer the date of 6<sup>th</sup> September to Melton BC to discuss both applications. action Clerk

23/066

**Correspondence received**

Emails:

20/7/2023	Richard Barnes re ashes internment Joyce Doubleday
26/7/2023	Leics CC re Ash Dieback allotment land Melton Road LC
27/7/2023	Leics CC re Temporary restriction Melton Road LC 7 <sup>th</sup> August for 75 days
31/7/2023	Rob Hardingham re Trees survey
1/8/2023	Jacob Wilkinson re Local Govt Boundary Review
3/8/2023	LRALC re Councillor Training
3/8/2023	Liz Sharkey re proposed Woodland creation if Hose
6/8/2023	Christine Toalster re disturbed grave at LC Cemetery
9/8/2023	Chris Turner re HGV traffic not following signed diversion
14/8/2023	Leics CC re Temporary restriction Pasture Lane Hose 5days from October 9 <sup>th</sup>

Noted.

23/067

**Matters for Discussion**

- /1 to discuss the recruitment of a new Clerk**  
The Clerk outlined some of the issues that would be relevant and then proposed a course of action which was not accepted by the meeting.
- /2 to consider CHH policies - Grievance and Discipline, Health and Safety**  
The two policies were approved.

- /3 to consider the draft minutes from new Harby Village Hall WG meeting 10.8.23 (Cllr Neale)**  
Noted.
- /4 to discuss the idea of a tree planting and improved biodiversity committee (Cllr Neill-Smith)**  
The meeting agreed that the proposal was sound and that all should provide a list of sites within the Parish for further action. action All
- /5 to consider longstanding parking concerns at the Sands in Long Clawson (Cllr Dunn)**  
Deferred to the September 2023 meeting.
- /6 to consider the LRALC councillor training schedule**  
Cllr Hodges expressed interest in the Village Green course on 4th September. The Clerk to request details.
- /7 to confirm the position of posts for the MVAS**  
The position of posts was confirmed but with some further information to be provided by Councillor Foulds. action Clerk & Cllr Foulds
- /8 to consider a quote for a Tree survey**  
The meeting accepted a quote of £1985. action Clerk

**23/068**

**Finance**

- /1** A list of payments for August 2023 is attached to these Minutes
- /2** It was agreed that at 13/8/23 a true record of the Council's financial position:
 

TSB Current account	£4800.19
TSB Deposit account	£57594.82
Unity Current account	£500
Unity Deposit account	£500
- /3** Reserves at 13/8/23
 

Defibrillators	£2995.97
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- /4** Parish Council operating funds £60399.04

**23/069**

**To receive items for the next agenda**

- /1** to consider a proposal to tackle longstanding parking concerns at the Sands in Long Clawson.
- /2** to confirm Tree Warden arrangements

**23/070**

**Date of next meeting: Monday 18th September 2023**

The meeting closed at 21.15pm

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

Chair - Clawson, Hose and Harby Parish Council

2023 Meeting dates: The third Monday of the month at 7.00pm: therefore

October 16<sup>th</sup> Long Clawson  
 November 20<sup>th</sup> Harby  
 December 18<sup>th</sup> Hose

## August 2023 payments

24/7 Tree Services re LC	45	28/07/23	425.00
Bank charges		01/08/23	7.10
T Brown July Clerk expenses	46	12/08/23	64.40
Shed inv 26554	47	12/08/23	3066.84
N Power inv 7923100	48	12/08/23	612.54
EKM re Leys swings etc	49	12/08/23	828.00
Moore 2023 audit	50	12/08/23	378.00
T Brown August 23 salary	51	12/08/23	1074.05
H Woodhouse August 23 salary	52	12/08/23	468.00
H Woodhouse July expenses	53	12/08/23	31.15
HMRC August paye	54	12/08/23	385.40

Draft

**/2 23/00569/FUL Millway Foods Ltd Colston Lane Harby  
Erection of 53 dwellings (Class C3), associated infrastructure and  
open space**  
CHH Parish Council object –



Clawson, Hose & Harby Parish Council

**Response to planning application:** 23/00569/FUL

**Description:** Erection of 53 dwellings (Class C3), associated infrastructure and open space.

**Location:** Millway Foods Ltd Colston Lane Harby Leicestershire

**Case Officer:** Helen White

The Parish Council has reviewed the application for the construction of 53 dwellings on the Millway Foods site on Colston Lane in Harby and is minded to provide the following response.

Whilst the comments, observations and objections detailed below may suggest a generally negative response to this application, the Parish Council would like to make clear, that there are many aspects of this development that it supports.

The housing mix is good, providing the much needed 2 and 3 bed properties that Harby and the surrounding area needs.

Although we believe further work needs to be done on design, style and materials, the overall aspect of the properties is of a generally good standard.

It is also worth noting, that the Parish Council will follow the principals set out in the Neighbourhood Plan and the National Planning Policy Framework, in that it will seek to positively work with developers to facilitate the development of sites that have been identified as those for development.

That said, there are several points that we as a Council feel need to be addressed.

Comments:

1. A development such as this, with the number of properties and their location will attract a broad range of opinions. The Parish Council would like the people of Harby to have the opportunity to put their comments to the developer, and would request that a public meeting is arranged, and attended by the developer and representatives of the Parish Council and Melton Borough Council.
2. The Parish Council would like the opportunity to meet and discuss this development with the developer, so we have a chance to engage with them and talk through some of the items detailed below. We would request that the developer attend a Parish Council meeting, at which the Parish Council will allow additional time for this discussion.

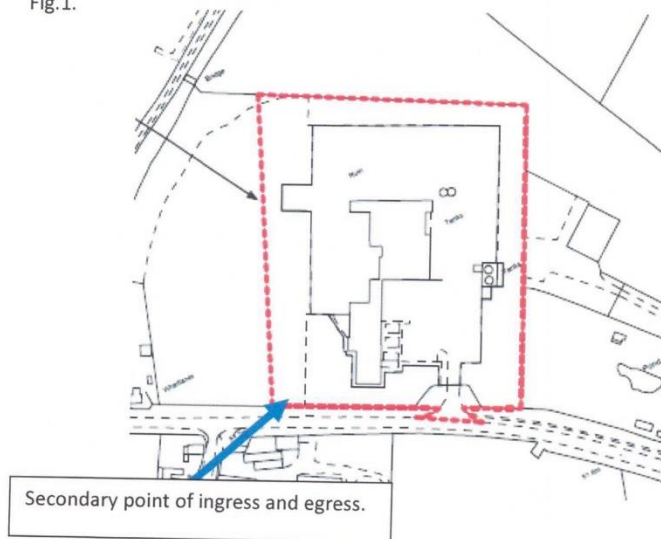
Observations:

1. The location of this development creates the need for residents of this development to walk to the village on a footpath that is currently split to both sides of Colston Lane. Whilst this has always been an area for concern, as this is a very busy road, the amount of footfall is low, as it is used for pleasure only. With the development creating 53 dwellings, this footfall will significantly increase. As such, the Parish Council has serious concerns for the safety of the residents of this development when walking to and from the village. We would therefore require the developer to create a footpath from the new development, all the way to the pavement on the same side of the road. This would need to be looked at in

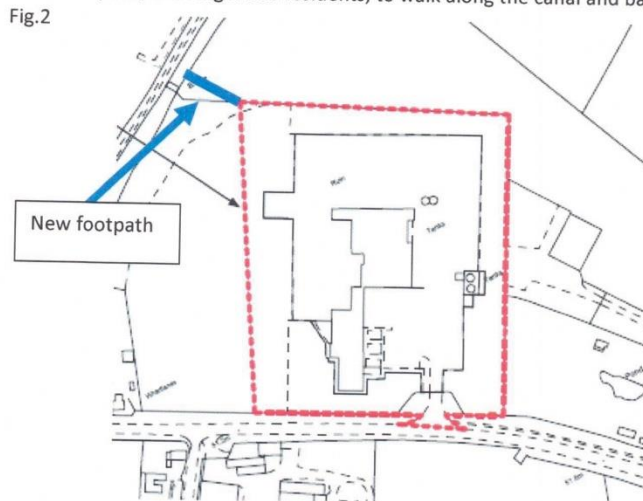
consultation with Highways, and we would be willing to look at a solution that involves crossing this road, but with a safe method of doing so. Perhaps a zebra crossing?

2. The development shows a single point of ingress and egress, and we would like consideration to be made for a second point of ingress and egress at the far end of the development on Colston Lane. This would be far more in keeping with the general aesthetic of the village and will make this feel much less like a separate 'closed' estate. The suggested secondary point of ingress and egress is marked on the site location plan in Fig 1 below.

Fig.1.



3. The development should have an alternative route for people to walk to and from the village. We would suggest a footpath is provided from the top corner by the pond area, down to the canal footpath, allowing those residents, to walk along the canal and back into the village.

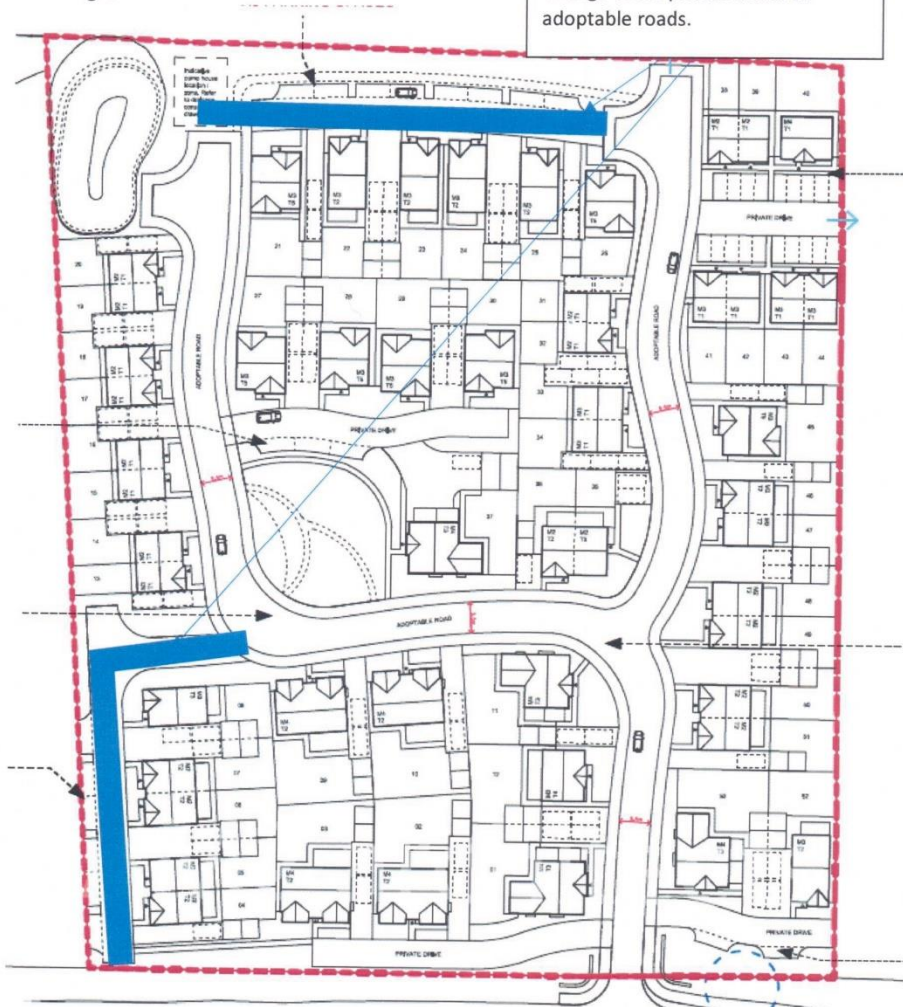




4. The Parish council do not like the suggested road layout of the new development. We feel the suggested roads create 'roads to nowhere', a 'cul-de-sac' environment, that is unnecessary and will create an 'isolated estate' feel to the development. We would suggest that the 'adoptable' roads are continued round the development by removing the 'private drive's' and change these to be a part of the adoptable road network. We have shown this suggestion in Fig. 3 below.

Fig. 3

Suggested change to road layout.  
Change these private drives to  
adoptable roads.





Objections:

1. NP Policy H6: Affordable Housing Provision

The Parish council takes note of the Financial Viability Appraisal, and does acknowledge that over the last 24 months, all costs have risen.

Having reviewed this document, we may choose to engage with our own financial review, conducted by an independent body, or have this study reviewed by MBC.

The data and its interpretation, can be and to a certain extent, will always have some subjective opinions placed upon it.

We cannot believe that a development of this size, with 53 dwellings, cannot find some method of providing some affordable homes.

We take note, that throughout this document, they refer to the MBC Local Plan and the NPPF, and not to the CHH Neighbourhood Plan, which should be their first point of reference.

If they had, they would have read the following section: Affordable housing, CHH Neighbourhood Plan Page 37-38.

This provides the developer with three forms of affordable homes, and whilst we appreciate that there is 'target' allocation' for affordable homes, this is a 'target', and we would be willing to discuss options of how many of the homes could be made 'affordable' that would fit within financial viability. To offer none is NOT acceptable, and for that reason, the Parish Council objects to the current plans.

We would encourage the developer to engage with the Parish Council on this matter, to find a sensible way forward that can be acceptable to all parties.

2. NP Policy H7: Housing Design

The Parish Council acknowledges that the overall design of the dwellings has been improved, but it doesn't agree that this is a finished task.

Villages would usually grow organically and over an extended period. When this happens, the village expands with a broad range of styles and materials. We accept that the developer needs to make this a financially viable project, but we do not believe that this means we need to compromise on the variety of the buildings, their materials, and their styles.

In terms of layout, when a village organically grows, it would generally mean that the roads follow curved paths rather than straight ones, with the buildings set parallel to the roads and therefore themselves at varied angles creating interesting vistas and focal points. We take note of the remark in the Design and Access Statement (D&A) that the developer has increased the curviness of the roads in this latest iteration, but the actual layout of the building plots themselves is still almost exclusively on a rectilinear grid. This belies any attempt to echo the form of the rest of the village and is one of the key emblems of a housing estate.

In the theme of views, we note that the north-western road terminates in a view of the drainage system pumphouse. Nothing in the plans seem to be suggested any attempt to disguise this.

The Parish Council takes note of the developers Design & Access statement and the study contained within, showing the broad range of forms and styles of the existing houses within Harby, and claims this has informed their approach, yet their own proposals – as witnessed by the house elevations – shows all of the buildings to be similar in style and simply providing variations on a theme through the rearrangement of a limited set of components.

We feel that the rectilinear nature of the layout on such a large site is emblematic of a housing estate, rather than a sympathetic extension to a village. The older parts of Harby are much more varied – both in layout and in built form - and, whilst we recognise that some more modern developments in Harby might be laid out on a regular pattern, the fact that these were all relatively small sites means that the overall pattern of the village is irregular and organic.

The application's Design and Access Statement (D&AS) says: "Local context: The design of the development will take into consideration the existing character of Harby and the surrounding area." The adopted MBC Design of Development SPD highlights the need to understand and reflect the existing context. On p7 of the D&AS it states: "The roads have been slightly curved at key points not only to serve the practical purpose of reducing traffic speed, but also add visual interest to the streetscape by creating an undulating line of houses." However, the actual layout of the building plots themselves is still almost exclusively on a rectilinear grid, which suggests that maximising density and house numbers was of higher importance than creating a convincing streetscape. We would urge MBC to insist on a more suitable and sympathetic layout.

We would encourage the developer to engage with the Parish Council to get more detail on how we believe they can make improvements on this part of their plan.

3. NP Policy H8: Street Lighting and Light Pollution

The Parish Council accepts that this may not be an 'objection' but rather it just needs clarification. We cannot see anywhere with the planning application documentation, that shows the street lighting provision or stipulates and commits the developer to installing LED lighting only.