

Minutes subject to approval at the next meeting

MINUTES OF THE MEETING OF BREEDON PARISH COUNCIL HELD ON MONDAY 1ST JULY 2024 AT 7PM AT BREEDON PARISH HALL, PRIORY CLOSE, BREEDON.

2481 Attendance and apologies

Present: R Morris (Chairman), R Bates, R Theaker, P Smith and J Bexon-Smith.

Clerk: Samantha Lockwood.

Members of the public: 3.

Apologies received and accepted by Council: Parish Councillor T Bream and County Councillor: Cllr N Rushton.

2482 Code of Conduct - Councillors' Declarations of Interest

RESOLVED: *None.*

2483 To approve the minutes of the previous meeting of the Council

RESOLVED: *The minutes of the Parish Council meetings held of 10th June 2024, previously circulated, be taken as a true record, confirmed and signed.*

2484 Any matters to be raised with the County Councillor and District Councillor.

RESOLVED: *Cllr Morris to look into the water that is discharging onto the highway from Lount.*

2485 Police, crime, safety.

RESOLVED: *The Clerk has circulated the report to all members.*

2486 Chairman's Report

RESOLVED: *Cllr Morris reported the following:*

- *Rachel, the Heritage Officer is finishing soon and the Parish Council would like to thank her for her service by way for presenting her with a voucher.*
- *Worthington Lane planning application has been 'called in' to committee. FOI – Pre application advice isn't necessarily confidential. – Cllr Morris to find out more information on this matter as NWLDC is saying no pre application advice has been given, however, this isn't true. Hedge cutting around the entrance to the site – should this been done as it's bird nesting season. – Clerk to look into this.*

2487 Administration & Finance

(a) Clerk's Report and monthly payments.

RESOLVED: *The Parish Council confirmed the following payments.*

Payee	Reason	BACS/Cheque	Amount
S Lockwood	Salary and expenses	BACS	£475.97
HMRC	Tax and NI	BACS	£356.80
LRALC	Internal Audit Fee	BACS	£245.00
LRALC/NALC	Annual Membership	BACS	£523.52
Peter Leadbeater	Drawing	BACS	£180.00
Heaths	Grass Cutting Contract	BACS	£1723.20
Hydro-Logic	Maintenance Visit	BACS	£627.60

Total: £4,132.09

(b) To ratify the design and expenditure for the tree carving on the Green, Breedon.

RESOLVED: Members of the Parish Council have seen the drawings of the proposed design of the tree carving. Cllr Bates proposed the drawings be accepted as the final design, Cllr Theaker seconded the motion, and all members agreed. The Clerk will make arrangements for the works to start.

2488 Community

(a) To provide an update on the following:

- **Parish Hall.**

RESOLVED: The Parish Hall now has a rateable value, awaiting council tax rate.

Neighbourhood Plan.

RESOLVED: No update.

- **Flood Matters.**

RESOLVED: Cllr Bates had a meeting with Mark Hudson from Trent Rivers Trust at Bonsors farm to look at the work that has taken place on the balancing ponds there. Mark hopes to attend the next Parish Council meeting to provide an update, Clerk to arrange.

- **Freeport.**

RESOLVED: The documents presented by the MAG Group at Diseworth are available to Breedon Parish Council for them to be shown at the Parish Hall. The main concern to Breedon will be traffic. The traffic modelling needs a joined-up approach with all future development.

- **Isley Woodhouse Development Proposals.**

RESOLVED: No update.

2489 Planning

(a) Planning Applications: consider and respond to the following:

24/00727/OUTM: Outline planning permission (means of access from A453 fixed; all other matters reserved for future determination) for the construction of employment floorspace (use classes B2/B8) with ancillary (integral) offices (use class E(g)(i)); and associated infrastructure including earthworks, internal estate road, parking and landscaping (all) at Land South Of A453, Ashby Road, North Of Hyam's Lane, Castle Donington, Leicestershire. - **OBJECT.**

Outline planning permission (means of access from A453 fixed; all other matters reserved for future determination) for the construction of employment floorspace (use classes B2/B8) with ancillary (integral) offices (use class E(g)(i)); and associated infrastructure including earthworks, internal estate road, parking and landscaping (all) Land South Of A453 Ashby Road North Of Hyam's Lane Castle Donington Leicestershire

Background

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant part of the Development Plan in the case of this planning application is the North West Leicestershire Local Plan 2011 to 2031. The Local Plan was adopted by North West Leicestershire District Council on 16 March 2021 following a partial review.

North West Leicestershire Local Plan

North West Leicestershire Local Plan Policy S3 provides for large-scale employment development in the countryside where it would comply with Local Plan Policy Ec2. Policy Ec2 supports additional employment development where evidence indicates an immediate need or demand for additional employment land (B1, B2 and B8) subject to the proposal:

- a) Being accessible or will be made accessible by a choice of means of transport, including sustainable transport modes, as a consequence of planning permission being granted for the development; and*
- b) Having good access to the strategic highway network (M1, M42/A42 and A50) and an acceptable impact on the capacity of that network, including any junctions; and*

- c) *Not being detrimental to the amenities of any nearby residential properties or the wider environment.*

North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan. Public consultation on proposed policies and land allocations took place from 5 February to 17 March 2024. The Draft replacement Local Plan aims to fully meet, and exceed, employment land requirements to 2040 by allocating sites at Ellistown, Castle Donington, Kegworth and the proposed new settlement at Isley woodhouse. This will make the current planning application unnecessary.

Consideration

The Parish Council strongly objects to planning application 24/00727/OUTM. The potential impact on Breedon on the Hill Parish, particularly in terms of heritage, landscape and transport are unacceptable.

Freeport

The East Midlands Freeport was designated by the Government in March 2021. The designation includes some 100Ha of greenfield land to the south of the A453/J23a of M1 and to the immediate east of Diseworth. The planning merits of the site played no part in the Freeport designation. The Freeport designation is of little or no relevance to this application.

Landscape and Heritage

Breedon Hill rises 122 metres above sea level in a generally low-lying landscape and affords distant views across several counties. The Hill is probably North West Leicestershire district's most important environmental site. The Bulwarks- the remaining earthworks comprising a single bank and ditch around the Breedon Hill site, is a Scheduled Monument. The Church of St Mary and St Hardulph at the top of the hill is Grade I Listed. The site lies within Breedon on the Hill Conservation Area. Breedon Hill SSSI comprises the largest area of species-rich Carboniferous Limestone grassland in Leicestershire. Breedon Hill is identified as a primary landmark in the emerging Breedon on the Hill Neighbourhood Plan. The proposed development would have significant adverse impact on the character and importance of Breedon Hill.

North West Leicestershire District Council is reminded that Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 contains similar requirements with respect to buildings or land in a conservation area. In this context 'preserving' means doing no harm.

The Barnwell Manor and Forge Field cases illustrate the need to demonstrably give "considerable importance and weight" to the desirability of preserving heritage assets and to refer expressly to the advice of the NPPF in cases where there is harm to heritage assets has been identified.

It follows that the proposed development would have a significant adverse impact on the landscape and heritage assets contrary to Local Plan Policy Ec2. However, the full extent of the landscape and heritage impact cannot be established because matters such as the scale of development and landscape mitigation are reserved matters.

Transport

The location of the application site is poorly served by public transport. There is no genuine choice of transport modes- the proposed new development will be wholly reliant upon road distribution and workers using the private car. Indeed, the majority of those travelling to East Midland Airport already travel by car which adds to congestion on the highway network and contributes to carbon emissions.

The traffic generated by the proposed strategic distribution site would have a significant impact upon the local and strategic road network, especially J23a and J24 of the M1. Contrary to the NPPF, there would be no genuine choice of sustainable transport modes.

It follows that the proposed development would be contrary to Local Plan Policy Ec2.

Traffic

The parish Council are very concerned with the proposed implications of traffic movement from the site.

We have been informed by consultants at the Diseworth exhibition that some 400 to 450 vehicular movements within the two peak commuting hours of the day will take place. This is the estimate for just the early phase of the Freeport development.

Breedon already experiences high volumes of traffic at commuter time, which are using Breedon as the rat run between Ashby and Airport industrial areas. New residential development about to commence construction at Money Hill Ashby will add thousands of houses and potential staff for the Freeport.

Utilising the standard metric of 5.7 m per vehicle the potential increase in traffic without highways improvements will be very significant.

We feel that Breedon on the hill will be overwhelmed without significant traffic calming measures.

The Parish Council would therefore like site of the Traffic Impact Study and request that a full Strategic Highway Review is undertaken for this project.

24/00744/FUL: Erection of single storey and two storey extensions to the rear and two storey front extension at 23 Ashby Road, Breedon On The Hill, Derby, DE73 8AZ. - **OBJECT.**

Breedon on the Hill Parish Council unanimously agreed at its Council Meeting of 1st July to object to the above Planning Application.

- Overbearing design not compliant with the design guide.
- Protrudes in front of the building line of 7 adjacent properties.
- Inappropriate materials, metal cladding as opposed to all other properties in brick.
- Loss of amenity to neighbouring property by virtue of overlooking and loss of light.

24/00755/FUL: Demolition of an existing single-storey rear extension and erection of a new single-storey rear extension at 12 The Crescent, Breedon On The Hill, Derby, DE73 8AY. – **NO OBJECTIONS.**

24/00790/TCA: Works to reduce a group of mixed Species Conifers / Hazels / Prunus / Elder trees (Unprotected trees in a conservation area) at 16 Hollow Road, Breedon On The Hill, Derby, DE73 8AU. – **NO OBJECTIONS.**

2490 Representatives' Reports.

RESOLVED: None.

2491 Miscellaneous Correspondence (to note and made available for Councillors' inspection)

- (a) NWL Community Newsletter Issue 6.** - (fwd Cllrs)
- (b) The Great Grid Upgrade - Chesterfield to Willington Consultation.** – (fwd Cllrs)
- (c) Severn Trent - A453 Road Closure.** – (fwd Cllrs)

RESOLVED: *To receive the information.*

2492 Next meeting will be held on 2nd September 2024 at 7pm.

RESOLVED: *Noted.*

2493 Other matters/items for future Agendas at the Chairman's discretion.

RESOLVED: *None.*

Meeting ended: 19.50.

CHAIRPERSON

DATE