

Minutes subject to approval at the next meeting

MINUTES OF THE MEETING OF BREEDON PARISH COUNCIL HELD ON MONDAY 2ND SEPTEMBER 2024 AT 7PM AT BREEDON PARISH HALL, PRIORY CLOSE, BREEDON.

2494 Attendance and apologies

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

Clerk: Samantha Lockwood.

Members of the public: 13.

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

2495 Code of Conduct - Councillors' Declarations of Interest

RESOLVED: *None.*

2496 To receive an update on Breedon's Flood Project from Mark Huson at Trent Rivers Trust and Andrew Smallwood at Leicestershire County Council Flood dept.

RESOLVED: *Mark and Andrew gave a presentation on what works have been undertaken in Breedon in line with the flood project and work that is left to complete.*

Mark from TRT:

- *The Trent Rivers Trust is a registered charity which seeks to conserve, protect and enhance the rivers and streams of the Trent catchment.*
- *Breedon on the Hill Flood Risk Study, section 2 details how the Natural Flood Management (NFM) involves 'slowing the flow' of watercourses to reduce downstream flood peaks.*
- *A large amount of work has taken place at Staunton Lodge Farm. Permission was granted by the Bonser Family to undertake this work and thanks was given to the family for allowing this to happen.*

At Staunton Lodge Farm the work completed is:

- *Installation of 20 leaky barriers along the main brook & 2 feeder brooks.*
- *Enlarged the holding capacity of the pond.*
- *Increased the flood holding capacity of field around the pond.*
- *Currently LCC are installing a hard engineering solution, by making the entrance road to the farm a flood defense which complements TRT work.*
- *Planting of 236 trees & 5,700 hedging plants (Oct/Nov 24).*

Andrew from LCC:

- *The Lead Local Flood Authority (LLFA) began investigating the flooding in Breedon following the devastating flooding of 2016.*
- *After significant option testing and delays due to Covid a scheme was put forward and approved by the EA for funding in 2021.*
- *Project delivery was started in 2022, is around 60% delivered and is expected that all measures to be delivered by Dec 2025.*
- *Project scope includes natural flood management, attenuation roadworks, bridge modification, property flood resilience, additional road drainage and work to the pond at the Cameron Homes development.*
- *Outcomes of the scheme:*
 - 1. Reduction of flood risk.**
 - 1. Number of properties at very high or high risk down from 27 to 4.*
 - 2. In total 46 properties have their flood risk significantly reduced.*
 - 2. Reduced risk of highway flooding and disruption to village.**
 - 3. Improvements to water quality and biodiversity of local areas.**
 - 4. Reduction of carbon emissions and contribution towards Net Zero.**

Intervention	Expected delivery	Challenges
Natural Flood Management	Phase 1 (Staunton Lodge) Completed by Winter 2024. Tree Planting this Autumn	Stage 2 (Golf Course) unknown delivery due to lack of landowner commitment/timescales.
Access Road	Completed by October 2024	None.
Property Flood Resilience	Already Completed, final sign off imminent	None.
Bridge Modification	Detailed Design Stage, completed Spring 2025	Legal Complexities, Conservation and risk of challenge.
Road Drainage	Detailed design stage, completed over winter	Total impact hard to judge.
Cameron Homes Pond	Unknown due to lack of contact from CH.	At present unable to progress. Will leave village significantly more vulnerable in lower magnitude events (1in5 to 1in20yr storms).

2497 To receive an update on the future of Breedon Church by Sue Field.

RESOLVED: Sue thanked all those people that help unlocking/locking up the Church everyday and the PCC is grateful. Rachel the Heritage Officer has now finished her position, but over the four years she did lots of work engaging in the community and getting people on board to help with events. There are now just four members on the PCC and it's becoming a lot of work. The only way forward to sustain the church as a place of worship and a place where there can be regular services, baptisms, weddings and funerals is to continue the work with community engagement, as Rachel began. The PCC would like to widen the pool of people willing to help and support the Church. There will be a meeting on Wednesday 16 October at 7pm to talk about the future of the church.

2498 To approve the minutes of the previous meeting of the Council

RESOLVED: The minutes of the Parish Council meetings held of 1st July 2024, previously circulated, be taken as a true record, confirmed and signed.

2499 Any matters to be raised with the County Councillor and District Councillor.

RESOLVED: Report the following to LCC Highways: Slade Lane bridge is sinking, particularly since Severn Trent started working as stone wagons are coming this way.

24100 Police, crime, safety.

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

24101 Chairman's Report

RESOLVED: Cllr Morris reported the following:

- A huge thank you to the Bonser family for allowing Trent Rivers Trust to undertake the attenuation works on their land at Staunton Lodge Farm, this work was vital in helping alleviate flooding in the village.

- Permission has now been granted for six additional houses where the golf shed was on the Cameron Homes development.
- Breedon has been much quieter since the road closure on the A453 – need to take data off the VAS to compare the data. Once completed move the VAS to Wilson as traffic has increased here since the A453 road closure.
- Definitely need funding for traffic calming within the village if the Freeport is to go ahead.
- The tree carving on The Green looks great.
- Christmas Tree needs arranging ASAP.
- Tree planting: do we want more tree planting?
- Wilson electric, need to do get a revised quote.
- Bulbs have now been ordered.

24102 Administration & Finance

(a) Clerk's Report and monthly payments.

RESOLVED: The Parish Council confirmed the following payments and ratified payments made in August under delegated powers.

Payee	Reason	BACS/Cheque	Amount
S Lockwood	July Salary and expenses	BACS	£475.97
S Lockwood	August Salary and expenses	BACS	£475.97
SCIT	Back up	BACS	£54.00
Moore	External Auditor	BACS	£378.00
Heaths	Grounds maintenance	BACS	£1723.20
Heaths	Grounds maintenance	BACS	£1723.20
Peter Leadbeater	Tree carving	BACS	£2250.00
Community Heartbeat Trust	Defib pads	BACS	£69.54
Breedon Parish Hall	Room Hire	BACS	£165.00

Total: £7314.88

(b) To renew SLCC Membership for 2025.

RESOLVED: The Parish Council agreed to renew the SLCC Membership for 2025.

24103 Audit

(a) To accept the conclusion of audit year ending March 24 and the Annual Governance and Accountability Return 23/24. – (fwd Cllrs)

RESOLVED: The Parish Council accepted the conclusion of audit year ending March 24 and the Annual Governance and Accountability Return 23/24.

24104 Community

(a) To provide an update on the following:

- **Parish Hall.**

RESOLVED:

- All members of the Parish Council have received a copy of the annual charity commission report.
- Signage needs signing off. Cllr Morris to look into this and what application is needed.
- McMillian Coffee morning on 28th September.

Neighbourhood Plan.

RESOLVED: The NHP was approved at the NWLDC Planning Committee meeting, which means it can move to the next stage which is for it to be reviewed by an external examiner and then it will go to referendum.

- **Flood Matters.**

RESOLVED: See above.

- **Freeport.**
RESOLVED: East Midlands Gateway Phase 2 - EIA Scoping Notification and Consultation. – Parish Council response to consultation: Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment)

Regulations 2017 (the EIA Regulations) – Regulations 10 and 11

Application by SEGRO Properties Limited (the Applicant) for an Order granting Development Consent for the East Midlands Gateway Phase 2 (the Proposed Development)

Scoping consultation and notification of the Applicant's contact details and duty to make available information to the Applicant if requested

Thank you for the opportunity to comment on the information that the Parish Council considers should be provided in the Environmental Statement. The Parish Council is aware of a Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of industrial and logistics development on the same site that was submitted to North West Leicestershire District Council in January 2024 (LPA Ref: 24/00072/EAS). The Parish Council is keen to ensure that the scope of the Environmental Assessment associated with the proposed development covers all those matters addressed by the earlier Environmental Impact Assessment. However, since that earlier determination, there have been several matters that have evolved that require additional consideration, most notably:

- 1. Consultation on the new North West Leicestershire Local Plan took place between 5 February and 17 March 2024. The emerging Local Plan includes proposals for a new settlement, known as Isley Woodhouse, which lies to the south of the A453 and East Midlands Airport and borders three sides of Isley Walton;*
- 2. A planning application for the construction and operation of a ground-mounted solar farm with a generation capacity of 7.4MW has been submitted on land at Donington Park Service Area- adjacent to the proposed development; and*
- 3. Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, in June 2024 the proposed Neighbourhood Plan for Breedon on the Hill was submitted to North West Leicestershire District Council.*

It follows that the Environmental Assessment should, in addition to the earlier Assessment, include:

- *An assessment of the impact of the proposed development on the environment, in combination with the plans for the Isley Woodhouse new settlement and proposals for a solar farm at Donington Park Service Area; and*
- *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 impact of the proposed development on the primary landmark of Breedon on the Hill and the multiple designations there must be considered by the Environmental Assessment.*

- **Traffic impact in Breedon on the Hill**

It is noted that ultimately there will be 28,000 new jobs and that in the first phase alone we are advised that this will create some 200+ traffic movements twice daily at commuting time.

Main Street Breedon on the Hill has become a commuting rat run between Ashby De Zouch and the airport environs. There has been a steady increase in traffic over the past 4-5 years attributable to people living in Ashby and commuting. We have accurate traffic data recording and are currently recording traffic flow reduction owing to the six-week closure of the A453.

If the current application is permitted, we would request the sum of £200,000 to put in place significant traffic calming measures through Main Street in order to minimise the impact on residents in the village and to encourage commuting using the A42 to the proposed site.

The consultation must involve LCC highways conducting detailed analysis and modelling to assess this growing problem.

- **Isley Woodhouse Development Proposals.**
RESOLVED: No update.

24105 Planning

(a) To ratify the response made between meetings on the following applications:

24/00007/FULM: The erection of 18 dwellings (100% affordable housing), access, landscaping and associated works at Land To The North Of Southworth Road, Breedon On The Hill, Leicestershire, DE73 8LU. - **OBJECT.** *The Parish Council stands by its original objection (see below) and reasons therein.*

It is noted that the applicant has made amendments, and the PC would comment as follows.

Flood risk.

Our earlier comments have been borne out by the LFA report on the importance of not allowing discharge of rainwater to the village watercourse and this remains paramount.

Site layout.

Our earlier comments refer to the loss of amenity by way of overlooking neighbouring properties. The minor changes to layout have not changed our view in anyway, and that neighbouring properties will be significantly affected.

Original Objection:

The Parish Council (PC) would like to OBJECT to this proposal based on the following:

Flooding

The report submitted with the application does not deal with the fluvial run-off from the site. The area of the site will be some 70% hard paved in one form or another. Stormwater run-off cannot be accommodated in the stream running through the village. This has been illustrated within the last two weeks whereby the culvert under the village green was unable to cope with the water flow emerging down the Ashby Road. The attenuation ponds to the North appeared to work well, however, such was the flood down Ashby Road that it overran the culvert and went down Main Street flooding four

properties. This reason alone should be enough to stop development of this site as it severely affects downstream residents.

Overdevelopment of the site

There is significant overdevelopment in this area to the detriment of neighbouring properties resulting in loss of neighbour amenity and overshadowing of adjacent properties.

Highway safety

The proposed access arrangements are unsuitable and inadequate for the number of houses proposed.

Site Layout

Poor layout not in accordance with the Good Design for North West Leicestershire: Supplementary Planning Document for new developments.

Emerging Neighbourhood Plan

This application takes no account of the policies in the emerging neighbourhood plan.

Social Housing

100% social housing on a single site is unacceptable and against policy and there is no evidence of local demand on this scale.

24/00535/FUL: Erection of single storey link extension to join existing garage to main property, partial garage conversion, replacement entrance porch and alterations to windows and doors at Casa Chiquita, Short Hill, Wilson, Melbourne, Derby, DE73 8AF. – **NO OBJECTIONS.**

24/00876/TCA: Works to crown 1no Walnut tree (Unprotected tree in a conservation area) at Hillview Cottage, Short Hill, Wilson, Melbourne, Derby, DE73 8AF. – **NO OBJECTIONS.**

24/00942/FUL: Insertion of a first-floor window within the principal elevation of the main dwellinghouse and internal alterations at first-floor level to provide for a study at Bridge House, Pear Tree Mews, Breedon On The Hill, Derby, DE73 8JX. – **NO OBJECTIONS.**

24/00953/AIR: Demolition of a building and replacement modular building at Building 110, Beverley Road, East Midlands Airport, Castle Donington, Derby, DE74 2SA. – **NO OBJECTIONS.**

24/00968/AIR: Replacement of Electricity Substation at Substation A, Anson Road, Western Maintenance Area, East Midlands Airport, Castle Donington, Derby, Leicestershire, DE74 2SA. – **NO OBJECTIONS.**

(b) Planning Decisions notified since the previous meeting:

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. – **WITHDRAWN APPLICATION.**

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. – **PLANNING PERMISSION.**

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. – **WORKS TO TREES WITHIN CONSERVATION AREA.**

24/00611/TCA: Works to 1no Beech tree and 1no Silver Birch (Unprotected tree in a conservation area) at Former Wesleyan Methodist Chapel, Dog Lane, Wilson, DE73 8AF. – **WORKS TO TREES WITHIN CONSERVATION AREA.**

23/01226/FUL: Erection of single storey dwelling including solar panels and air source heat pump at 23 The Crescent, Breedon On The Hill, Derby, DE73 8AY. – **PLANNING PERMISSION.**

24/00876/TCA: Works to crown 1no Walnut tree (Unprotected tree in a conservation area) at Hillview Cottage, Short Hill, Wilson, Melbourne, Derby, DE73 8AF. – **WORKS TO TREES WITHIN CONSERVATION AREA.**

24/00859/TCA: Works to re-pollard/heavily reduce 1no Eucalyptus tree (Unprotected tree in a conservation area) at The Orchard, Dog Lane, Wilson, Melbourne, Derby, DE73 8AH. – **WORKS TO TREES WITHIN CONSERVATION AREA.**

24106 Representatives' Reports.

RESOLVED: *Cllrs Morris and Smith attended the Quarry Liaison Meeting.*

- *Quarry blasts have been noisy due to the rock plaining machine, but this is due to be finished in two months.*
- *The allotment project is moving forward. The land is quarry land, and they wish to put in place the allotments and give all the rental income to the Church.*
- *No further information on the Old School development.*

24107 Miscellaneous Correspondence (to note and made available for Councillors' inspection)

RESOLVED: *To receive the information.*

24108 Next meeting will be held on 7th October 2024 at 7pm.

RESOLVED: *Noted.*

24109 Other matters/items for future Agendas at the Chairman's discretion.

RESOLVED:

- *Off the track's festival – the music was very loud in Wilson. Wanting to know what permissions were granted.*
- *Dog Rose House on Dog Lane, has the development been built in line with the permission granted? Cllr Bates to go and take a look.*
- *Why have the flight paths changed? Why do they fly over houses when you fly over open countryside?*

Meeting ended: 20.35.

CHAIRPERSON

DATE