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Full Council 13 February 2023

ME Jackson
Town Clerk

EARL SHILTON TOWN COUNCIL

MINUTES of the MEETING OF FULL COUNCIL

Held at 7:30 p.m. on

Monday 13 February 2023

At *The Public Library, Wood St.*, Earl Shilton, LE9 7NE.

MEMBERS PRESENT:

Town Councillors: R Allen*, Chairman, M Lemman, Deputy Chairman & Deputy Town Mayor, Mrs C Allen*, Ms D Almey, A Bates, Mrs A Burton, I Faver, Mrs G Granger, C Ladkin* and Ms S Mannion.

Town's County/Borough Councillors*:
R Allen
C Allen
C Ladkin

In attendance: Town Clerk: Mr ME Jackson.
Deputy Clerk Mrs C Houghton
Members of public: Nil.

22/165 *Chairman's welcome and opening remarks.*

Cllr R Allen, welcomed Members and staff attending and moved directly to a busy agenda
Noted and received.

22/166 *To receive apologies for Town Cllr Member absence.*

Cllr B Granger submitted his reasoned apology for absence to the meeting by means of Cllr Mrs G Granger.

Resolved: that Cllr B Granger's reasoned apology for absence, as tabled and recorded by the Town Clerk, be accepted.

22/167 *Declarations of interests. To receive disclosures of member's interests, i.e., the existence and the nature of those interests in respect of items on this agenda. None.*

22/168 *To receive and approve as a true record the minutes of the Full Council meeting held on 23 January 2023.*

Resolved: to accept as a true record of the Full Council meeting of the 23 January 2023; the minutes tabled for the Chairman's signature and already distributed in draft to members with their agenda packs.

Allen

22/169 *Public Participation:*

- a. *Public speaking protocol – requests received by the protocol deadline to be submitted to the Clerk with details of the agenda item they wish to address/relate to. Nil.*
- b. *That the meeting be adjourned to allow members of the public to make representation about items that are not on the agenda (Electors' Time). N/A.*

22/170 *To note and receive any reports from County and Borough Cllrs.*

County Cllr R Allen
County Council matters.

- There have been no County Hall meetings to report on since the previous ESTC Full Council (23 Jan 23).
- Cllr Allen was pleased to report that St Peters Primary School highway safety barriers have been installed as has the permanent vehicle activated sign on Station Rd. The latter records and stores vehicle movement data as well as being a warning sign. Grit bins are still on order. Provision of a zebra crossing and a speed table are also being considered as well as footway improvements for Church St.

Borough Cllrs C Ladkin, Mrs C Allen & R Allen
Borough Council matters mentioned:

- The 2023/24 Precept budget meeting is likely to produce the maximum increase for the Borough-Council (precept only) of £5 per annum.
- Balancing the budget by significant use of Borough Council Reserves.
- Likely fees and charges will be increased, e.g., the garden waste bin collection.
- May 2023 elections – requirement for photo id for voters – publicity in hand.
- The repair and regeneration needs of Peggs Close flats tenants.

Reports noted and received with thanks.

22/171 *To receive any form of Neighbourhood Police report pertaining to Earl Shilton including the local Beat Team report for January dated February 2023.*

It's disappointing to note the incidence of burglaries and speeding/racing however, the report is:-

Noted and received with thanks.

22/172 *To note and receive any reports from member representatives to recent (remote/virtual) non-Town Council outside bodies, meetings, events or working parties excluding Police reports and the Town Team Working Group (TTWGp) including relevant late items received since this agenda was published. **None.***

22/173 *To invite/nominate member representatives to attend meetings/events that are not Town Council initiated including remote and late relevant invitations too. **None.***



- 22/174** *To receive minutes, draft minutes (07 Feb 23) and or a verbal report on Leisure, Parks, Cemetery and Open Spaces (LPCOS) Cttee meetings or business of interest and possible concern, plus any immediate recommendations for spending from the annual budget or Reserves.*

The Cttee Chairman briefed Full Council on the following resolved motions made by the Cttee:

- Drone aerial photography of ESTC Parks and Cemetery - permission granted for a known resident to carry out this insured venture and share content with the Town Council at no cost to the public.
- TV BBC documentary filming in QEII, the Hall Field Park Wed 28 Feb 23.
- Loan of a Seaside sandpit frame and liner to Braunstone Town Council.
- Groundcare support to the County Council. Yes, but only if limited staff resources are available and, e.g., to clear well used school route LCC footpaths.

Noted and received.

- 22/175** *To receive a written, (draft minutes of the 07 Feb 23 meeting), and or verbal report from the Chairman of the Events Cttee regarding recent meetings and updates concerning 2023 events.*

The Cttee Chairman briefed Members that, although there are no immediate events being held, plans and ordering for this year's programme are well in hand.

Noted and received.

- 22/176** *Correspondence received including relevant late items received.*

a. *Film company request to use QEII, the Hall Field Park – covered by minute 22/174.*

Noted and received.

b. *Late relevant items if any – all the asylum seekers recently resident in a Town centre hotel paid for by the UK Home Office have been moved on to other towns since Wed 08 Feb 23.*

Noted and received.

- 22/177** *To receive the Town Clerk's Finance Report including late relevant items.*

a. *Monthly accounts for January 2023 – approval for the Chairman to sign off these accounts as a true statement of the status of the Council's finances as at the 31 Jan 23.*

Resolved: Members authorised the Chairman to sign-off the monthly accounts for the month of January 2023 as a true statement of the Council's financial status.

b. *Late relevant items if any. None.*

- 22/178** *To receive the Town Clerk's general report including relevant late items received since this agenda was published.*

a. *Public toilet misuse and minor damage to a fitting.*



The Clerk reported minor vandalism damage to the soap dispenser and deliberate wanton and spiteful littering of the Public Toilet. CCTV for the Library has failed to identify the culprit(s). Extra warning signs have been put in place and ESTC staff will remain vigilant for further incidence of anti-social behaviour.

Noted and received.

b. Late relevant items since this agenda was published. **None.**

22/179 *Planning applications/correspondence received as a Town Council 'consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities. Also to:*

a. *Note a Planning Cttee Chairman's verbal or written reports and, discuss and receive non-private session items from the Planning Cttee, e.g., a verbal/written report from any Planning Cttee meeting or communications, especially regarding major or controversial applications concerning the Town including:*

1. *22/01194/HOU – 1, Sandringham Ave – Carport (retrospective permission).*

Resolved: Town Cllrs will make a neutral Consultee comment that they do not approve of retrospective applications which appear to contravene Borough Council's 'DM 10' planning policy dealing with incompatibility to street scene and existing structures.

2. *22/00053/P3CMA - 160, High S - Change of use from part retail to all flats.*

No material Consultee comments.

3. *Relevant late applications/correspondence received since this agenda was set.*

23/00106/HOU – 143, Hinckley Rd – single storey rear extn vice a conservatory.

No material Consultee comments.

b. *Late relevant Item – Hinckley National Rail Freight Interchange (HNRFI).*

Tabled for Members were the press release statements for two principal councils, (Blaby District Council and Hinckley & Bosworth Borough Council), acting as a Local Planning Authority (LPA) regarding the HNRFI application by developer Tritax Symmetry. Both Councils share the concerns of residents about the proposals from what is clear and, perhaps more importantly, what is not clear from the application to HM Planning Inspectorate (PINS). The 'adequacy' of the application will be scrutinised by both Councils and appropriate robust challenges to PINS will be made supported by all the Parish and Town Councils in the scope of the proposed development.

Noted and received.

Confidential Items – in accordance with the Public Bodies (Admissions to Meetings) Act 1960, the press and public will be excluded from the agenda items below by reason of the confidential nature of the business to be discussed and will be requested to withdraw. Members will resolve to go into Private Session. So resolved.

22/180 *Planning matters which should be heard in private session to consider the issues/updates from the Chairman/Town Clerk/Members or others regarding the:*



- a. *The Premises projects: a Groundcare Team permanent premises site: a choice of main option going forward and update on other sites considered. Presentation by Deputy Chairman.*

The Deputy Chairman gave a comprehensive all member briefing about the considered site options for progressing the project with the following outcomes:


Option A –

REDACTED 

Option B –

REDACTED 

Points to note are:

- The short, medium and long term aims of the project have been explained and justified to Members, for example, the imperative for the Groundcare Team's effective, efficient and economic ways of working which will aid retention or recruiting of quality trained and motivated staff.
- A memorandum of understanding (MOU) already accepted by both parties. This includes the conveyance of approximately 1,000 sqm of land to the ownership of the Town Council professionally valued at £ ~~REDACTED~~ 
- The outline costs and sources of finance for the project have been explained to Full Council Members, moreover the long term cost to residents. Financing sources include a substantial *Earmarked Reserve* which could be supplemented to a degree by a transfer from the *General Reserve*, a one time sale of an asset as part of the ES-SUE outline planning application coming to fruition and ultimately a Public Works Loan Board fixed rate 'mortgage' backed by HM Treasury specifically designed for town and parish councils.
- The progressive long term aim and objective to have a Town Council facility for the Groundcare Team, Office function, a flexible indoor community facility combined with a first class County standard sports facility.

The Chairman and other Members complimented and thanked the Deputy Chairman for his informative, comprehensive briefing.

Resolved:

Stage 1. a. ***Council are committed to asking a senior LPA qualified and experienced Planning Officer to site visit with at least the Chairman and Deputy Chairman in attendance to obtain a professional recommendation as to the feasibility of the project.***

b. ***Assuming the result of Stage 1.a. above is affirmative, at cost to Council from the Earmarked Reserve, instruct an architect or similar to draw up plans and costings for one or all phases of the project.***

c. ***To initiate a formal planning application to be submitted to HBBC (LPA) and if outline approval granted then publicise widely to residents as a form of 'public consultation'.***

Additionally, consequent of the continued resolved motions of Full Council:

Stage 2. a. **Conveyancing of the land to ESTC, (full cost of, including taxes as a quid pro quo for the value of the land as valued by ESTC's professional surveyor).**

b. **Demolition of current site properties as building workflow progresses with costs falling to ESTC as the land owner.**

Stage 3. a. **Final plans 'reserved matters' agreed by both internal stake holders and approved by the LPA.**

b. **Public Works Loan Board (PWLB) financing applied for to complete the project.**

- b. **Earl Shilton Sustainable Urban Extension (ES-SUE) – The draft Options Agreement document.**

Council have received a latest draft Options Agreement dated 08 Feb 23. ESTC's Solicitor has suggested an in person meeting with the Chairman and Town Clerk to go through the document to ensure it meets the need of Council and moreover residents, current and future.

Resolved: after meeting with Council's solicitor and subject to clarification of the purchase price indexation, the Chairman and Town Clerk are authorised to sign the final draft of the Options Agreement for Council.

- c. **Maple Way Park – requested easement by East Midlands Homes & Severn Trent Water – update from ESTC's solicitor.**

Members were informed that whilst there is no update from solicitors there was a clear and authoritative written communication from an executive of the relevant water company. Succinctly, there is no requirement for an additional deed of easement and the water company are only looking to 'adopt' the underground (park) piping which can well last between 80 to 120 years under normal circumstances. Additionally, any routine works will be notified in advance to Council and full restitution of Maple Way Park will follow on.

Noted and received.

- d. **Late relevant confidential items received since this agenda was set. None.**

22/181 Staffing Cttee issues including relevant late items.

- a. **A Cttee meeting is due in order to consider a Fixed Term Contract conversion to a permanent contract and SCP increment awards for those eligible and deserving.**

Members agreed that all the matters and any others should be referred back to a meeting of the ESTC Staffing Cttee that should be held as soon conveniently possible.

Noted and received.

- b. **Late relevant items since this agenda was published. None.**



22/182 Employment Appeal Tribunal (EAT) of 02 Dec 22. Any report from ESTC's Solicitor about the Judge's 'reserved' ruling?

Members were informed that the Council's appeal has failed on the interpretation of points of law and that, however disappointing the result, public funds have not been used to defend the case because adequate insurance was in place. Under previous delegated authority from Full Council, the Chairman and Deputy Chairman have directed ESTC's case solicitor to stand down from any further appeal process.

Noted and received.

Last Item.

The Chairman closed the meeting in good order at 9.30 p.m. thanking Members for their attendance and contributions.

A handwritten signature in black ink, appearing to be 'A. L. M.', located in the bottom right corner of the page.

