

SHEEPY PARISH COUNCIL

THE VILLAGES OF

Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and Cross Hands

1

Sheepy Parish Council Annual Meeting June 2025

Date & Time	Tuesday 3rd June 2025 @ 7:30pm
Venue	Sibson Village Hall
Attendees:	Rob Ward Chair
Parish Councillors Sheepy	Kate Gardiner Vice Chair John Ward
Parish Councillors Sibson	Brian May Josh Melen
Parish Councillor Upton	
Parish Councillor Wellsborough	
Others	Parish Clerk Cllr Miriam Surtees Cllr Brian Sutton 3 Parishioners

Summary of key decisions/points to note (also see Actions)

- Diana Whitley Co Opted onto the Parish Council as councillor for Wellsborough
- Internal audit completed and approved
- 4 out of 5 MVAS have now been installed

28/25 Chair's welcome including Parish Council highlights/Good News Stories and to receive apologies and approval of absences.

Parishioners in attendance commented on the new and enhanced mobile vehicle activated signs (mVAS) across parish, suggesting they were more prominent and were hopefully they might help reduce speeding.

Children from Wellsborough produced a lovely get-well card for Jeff Baynes and was example which demonstrated how the community is building and integrating in Wellsborough.

Beacon lighting took place at Battlefield to celebrate VE Day

The following apologies were received and accepted by the Parish Council

Jason Stephenson

Cllr David Clarke

Cllr Clive Stretton

Cllr Sandra Johnson Hall

Cllr Neal Wood

29/25 Declarations of interest and request for dispensations – None

Signed:



Date: 19/7/25

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2

30/25 Parishioners Open Forum – The following matters were raised by parishioners or by councillors on parishioner's behalf:

a) Thomstone Planning Application - Concerns raised on the planning applications at Thomstone Cottage for a new garage and replacement commercial workshop. Concerns and discussions included; loss of amenity to neighbouring properties due to the significant increase in height and size of the commercial building and impact to light and will be in the line of sight from the neighbouring properties. Impact to highways due to reduced yard footprint which has permission for 5 HGV's, and the village rural characteristics of Sheepy Magna. It was highlighted that the applications states new garage building was domestic, but the design scale suggests a potential workshop usage.

It was also noted that these are two separate applications but need to be considered together due to the combined impact.

The Parish Chair stated that the Council was fully aware of the planning application and had received the application as a consultee. A process of review is followed which includes reviewing and commencing/responding on all planning applications. The Neighbourhood Plan Steering Group undertake an in-depth review based on the Sheepy Parish Neighbourhood Plan (MADE) and policies and matters raised by Parishioners. It was advised that the Parish Council had concerns with the application as doesn't align with policies of the plan and amenity

A parishioner asked on who HBBC should formally notify on planning applications as it was understood that close residents had not received notification.

ACTION - The Parish Chair suggested that the Clerk write to HBBC Planning asking for confirmation on who receives notification of applications.

ACTION - Councillors to review the garage application and check if this is domestic or commercial purpose.

b) The matter of persistent fly tipping across the Parish was raised once again and the frequency of tipping in Wellsborough raised. Stats shared included:

9 reported last year

9 reported already including Coton Lane.

The Parish Council Chair reminded of the importance of reporting, and advised that the Parish Council have been in contact with Ashley Reynolds at HBBC for support and awareness and they were very supportive and had deployed covert operations at the moment.

3. Concerns raised with regard to human faeces in the layby opposite Squirrel in Wellsborough. Residents to monitor frequency and report.

31/25 To approve the minutes of the meeting held on 6th May 2025

The minutes were considered and approved subject to adding the missing action on reviewing planning applications in Market Bosworth.

ACTION - Add missing action to meeting minutes 6th May 2025 regarding reviewing planning applications in Market Bosworth considering any potential impacts within Sheepy Parish

Signed:



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3

32/25 Reports

- a. County Councillor – Cllr Josh Melen confirmed he'd prepared and issued a report ahead of the meeting and was keen to get feedback from the Parish Councils to ensure it meets the need. The Parish Council thanked the County Councillor for the report and advised it was a very good start.

The Catton Farm planning application was discussed, including the concern on environmental concerns and highways implications. It was flagged that disappointingly that HBBC did not comment on the application even though they were a consultee.

Local residents were also reminded to take any photographic evidence if they witness any potential non licenced activities taking place at the site.

- b. Borough Councillor - Cllr Miriam Surtees and Cllr Brian Sutton outlined the updates from the Borough Council; there has been very few meetings taking place and had some reports recently. Escalating costs for the Local Plan were raised and it was advised that the Plan was still incomplete and the overspend is nearly double with another £200K this financial year. Ongoing concerns on council budgets and the financial position were once again flagged, it is understood to date there has not been a report covering financial savings and no proper audit for 4 years.

Confirmed that food waste service starts next year.

The topic of Local Authority re-organisation was discussed including confirmation that today a letter was received by all Leicestershire, Leicester and Rutland councils from central government on the submissions of interim plans. The Borough Councillors advised that the Borough Council want to maintain localism and will fight against one authority. It was raised to Cllr Josh Melen that a meeting on the matter is taking place on Friday at 10am at Devonshire House.

33/25 Parish Council

Nomination for Wellsborough Councillor – Discussion on the application received from Diana Whitley to be co-opt as the Parish Councillor for Wellsborough ward.

The Parish council nominated, seconded and unanimously agreed to co-opt Diana back to the Parish council and Diana was thanked for her interest one again and for her application.

ACTION - Clerk to formalise the paperwork and onboarding activities including email and WhatsApp group.

34/25 Parish Initiatives

ACV Cock Inn – Following submission of the ACV HBBC have written to Parish Council asking for stronger evidence of the community use.

Brainstorm discussion identified the following:

- Neighbourhood Plan meetings
- New Years Eve Party
- Atherstone Hounds met

Signed:



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SHEEPY PARISH COUNCIL

THE VILLAGES OF

Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and Cross Hands

4

ACTION - Cllr Josh Melen to work with the Sibson community to build up evidence of community use so Parish Council can respond. To be completed in next 2 weeks due to the impending expiry of the current ACV- Josh Melen

Chair also remind the council that MP Dr Luke Evans has also written to HBBC confirming his support for the AVC.

Cllr Josh Melen also provide brief update on the Cock Inn advising that progress for a new occupier was currently going through legal activities.

Sibson Plaque – It was updated that the neighbours were all happy and supportive of the location therefore the application has now been submitted. Chair confirmed that the Parish council has paid the application fee

Road Safety – The Chair confirmed that the majority of the new mobile vehicle activated signs (mVAS) are installed. Sheepy Parva to be installed next week.

The Parish Council thanked Cllr Rob Ward and Clerk Jason Stephenson for their work on the installations.

A number of councillors advised that the feedback from Parishioners was positive.

ACTION - Cllr Rob Ward to programme the MVAS near the school (road safety zone) to be set to 20 miles an hour setting during school pick up and drop off times.

The Chair also advised that there had been some recent traffic enforcements activity in Sheepy showing the support from the Police on road safety concerns.

ACTION - Clerk to chase up with Community Speed Watch on the status of the application.

Cllr Kate Gardiner shared insight on an example in Nottingham of 20mph Advisory highway speed limit signs and asked whether this was possible for Sheepy Magna to make the 40mph a 30mph Advisory speed.

Short discussion took place and Councillors thought this could be a positive way forward and to understand what this is progress. Cllr Josh Melen also mentioned the benefits of the speed count down markings in locations. He advised that he is not aware of any advisory speeds in his county area.

ACTION - Cllr Josh Melen to raise the question on advisory speed signs and count indicators at the County Council.

Newsletter – The Chair and Vice Chair update that progress has been made on preparing the next newsletter based on the annual meeting.

ACTION Cllr Kate Gardiner and Cllr Rob Ward to complete drafting and then circulate for wider comment.

Signed:



Date: 19/7/25

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5

Beacon - The Chair confirmed that the Clerk has contacted Beacon Society to request the contact information at Leicestershire Parks so the next steps on securing the future location of the Beacon back in Sheepy can be ascertained.

It is understood that the Beacon is currently in the LCC Parks depot at the Battlefield site.

ACTION - Clerk to chase up a response from the Beacon Society.

35/25 Flood and Incident Management

Parish Councillors were updated that Cllr Rob Ward and Cllr Kate Gardiner attended a recent meeting with the MP Dr Luke Evans on problems at Sibson and wider flooding issues in Sheepy. The MP wrote to LCC Highways on the matter and a response had been received and shared with the Parish Council. The provide a summary of the actions taken by LCC which included contact the riparian owners and had undertaken an inspection. Cllr Rob Ward advised there was no knowledge of such an inspection by LCC and that LCC also have a responsibility as a Riparian owner.

ACTION - Cllr Rob Ward to share LCC letter with County Cllr Josh Melen

ACTION - Cllr Josh Melen to pick up this matter as County Councillor with the LCC Flooding team (next County Hall meeting on 2nd July 2025) and update in August PC Meeting

36/25 Finance

Expenditure – all items noted and approved.

Table 1: Expenditure for May 2025

Date	Method	Payee	Details	Total	VAT
23/05/25	SO	Npower	Lights	£123	£22
01/06/2025	SO	Haines Watts	Payroll	£23.94	£3.75
01/06/2025	CH	Clerk	Wages	£533.85	£0
01/06/2025	CH	HMRC	Income Tax	£356	£0
01/06/2025	CH	LG Services	Grounds maintenance	£927.38	£0

37/25 4Internal Audit – The Parish Clerk prior to the meeting has circulated the final accounts for 2024/2025 and the findings of the internal auditor. ***The Parish council nominated, seconded and unanimously agreed to accept the internal Auditors report.***

The report was noted and received.

Councillors thanked the Clerk for managing the audit process and the outcome. Chair confirmed that the audit findings were positive with no non-conformances, and as a council we should consider the recommendations as below:

- Monthly bank reconciliation to be included in Finance report and in minutes- Agreed to be included.
- Budget Review - Formalise on a quarterly basis - Agreed to be included.

ACTION- Clerk to review previous discussion on budget review template / format.

- Assets - Formal log and record minutes asset inspections. - Agreed
- Consider Cyber Security Insurance - Noted we don't undertake transactions, but councillors agreed to obtain quotes for the insurance to inform decision.- Decision Deferred until quotes received.

ACTION - Clerk to investigate Cyber Insurance and what it can cover and associated costs.

Signed:



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6

- e. Migrate to .gov.uk domain. Councillors discussed and agreed that the Parish Clerk should contact the Website provider to see what this would entail and the associated costs.

38/25 Approval of Annual Governance Statement

The Governance Statement which forms part of the Annual Governance Statement and Annual Return (AGAR), had been included within the internal audit. The Council, having reviewed the effectiveness of the system, approved the Annual Governance Statement for 2024/2025 and all in agreement that the assurances, which were given were correct it was noted that the Exercise of Electors rights with regard to inspecting the accounts will be put on the noticeboard and website. The dates inspecting the accounts are 16th June to 25th July by prior arrangement with the Clerk.

39/25 Approval of Annual Accounts and Annual Return 2024/2025

- a) Bank reconciliation, Receipts and payments for 2024/2025, which had been signed off by the Internal Auditor and budget for 2024/25 had been circulated to the councillors. The budget was agreed.

A copy of the Accounting Statements for 2024/2025 were reviewed by the Council and all agreed that the Chair should sign the Annual Return as a true and correct record.

40/25 Planning applications & updates (see HBBC Planning website for full details)

See Annex 1 for Parish Council Draft/Approved Responses.

Cllr John Ward updated on the latest planning applications and confirmed information was with Councillors for comment and feedback where not yet submitted.

Note - Thompstone Cottage applications discussed during Parishioners Open Forum.

- a. Appeals - Still awaiting a decision on Shenton Lane car sales.
- b. Enforcements - Latest report showed 1 raised in Sheepy Parish. No action required.

Other points of discussion included:

The buildings and activities in the field opposite Sibson Car Sales.

ACTION - Clerk to report to enforcement the site opposite Sibson Car Sales.

Concern was raised regarding the poor condition of the of and gable end to the listed Barns in Sheepy Parva. (Manor Farm Barns)

ACTION - Cllr Kate Gardiner to obtain photographic evidence of Listed Barns building disrepair and Clerk to pick up with Conservation Officer at HBBC.

41/25 General correspondence (emailed to Councillors)

Round Robin – Circulated

Number 7 Bus – Chair confirmed that LCC are reviewing all bus services. Parishioner's and local social media channels have made the Parish Council aware there is potential changes to the Nr 7 bus service. It is understood that this information was shared by the Nr7 bus driver. Further communications channels are discussing the School Bus Service (Stagecoach).

There is confusion and concern from Parishioners who rely on the service. It was also confirmed that the Parish Council has received NO communications on any bus service matters from LCC.

Signed:



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7

Councillor Rob Ward confirmed he'd written to LCC and they had advised they are currently reviewing and retendering the services, and confirmed there would be NO reduction in service. Luke Evans has also written to LCC requesting an update and clarity on the future of the services.

Witherley EA Report - Copy of Environment Agency report received from Clerk Witherley. Cllr Rob Ward and Cllr Kate Gardiner met Clerk at meeting with the MP. Cllr Rob Ward advised that this was not specific to flooding issues in Sheepy Parish however had sent a response back thanking for a copy and advised happy to support in attending at meeting with the EA.

Right of Way consultation - Released a new consultation on the draft strategy, noted that they **keep extending the timeline**.

Parish Forum – Next meeting is on 19th June in Market Bosworth – Cllr Josh Melen and Cllr Diana Whitley will attend and feedback at the next meeting.

ACTION - Diana Whitley and Cllr Josh Melen to attend and provide update at next PC Meeting.

42/25 Matters to note/add to a future agenda.

None

43/25 Actions from meeting

Action Ref	Action	Owner	Due Date
28/25	The Parish Chair suggested that the Clerk write to HBBC Planning asking for confirmation on who receives notification of applications	Parish Clerk	Next Meeting
28/25	Councillors to review the garage application and check if this is domestic or commercial purpose.	All Councillors	ASAP
31/25	Add missing action to meeting minutes 6th May 2025 regarding reviewing planning applications in Market Bosworth considering any potential impacts within Sheepy Parish	Parish Clerk	Next Meeting
33/25	-Clerk to formalise the paperwork and onboarding activities including email and WhatsApp group.	Parish Clerk	ASAP
34/25	Cllr Josh Melen to work with the Sibson community to build up evidence of community use so Parish Council can respond. To be completed in next 2 weeks due to the impending expiry of the current ACV- Josh Melen	Cllr Josh Melen	ASAP

Signed:



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Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and Cross Hands

8

34/25	Cllr Rob Ward to programme the MVAS near the school (road safety zone) to be set to 20 miles an hour setting during school pick up and drop off times	<i>Parish Chair</i>	<i>ASAP</i>
34/25	Clerk to chase up with Community Speed Watch on the status of the application.	<i>Parish Clerk</i>	<i>ASAP</i>
34/25	Cllr Josh Melen to raise the question on advisory speed signs and count indicators at the County Council.	<i>Cllr Josh Melen</i>	<i>ASAP</i>
34/25	Cllr Kate Gardiner and Cllr Rob Ward to complete drafting and then circulate for wider comment.	<i>Cllr Rob Ward and Cllr Kate Gardiner</i>	<i>Next Meeting</i>
34/25	Clerk to chase up a response from the Beacon Society	<i>Parish Clerk</i>	<i>Next Meeting</i>
35/25	Cllr Rob Ward to share LCC letter with County Cllr Josh Melen	<i>Cllr Rob Ward</i>	<i>ASAP</i>
35/25	Cllr Josh Melen to pick up this matter as County Councillor with the LCC Flooding team (next County Hall meeting on 2nd July 2025) and update in August PC Meeting	<i>Cllr Josh Melen</i>	<i>ASAP</i>
37/25	Clerk to review previous discussion on budget review template / format.	<i>Parish Clerk</i>	<i>Next Meeting</i>
37/25	Clerk to investigate Cyber Insurance and what it can cover and associated costs	<i>Parish Clerk</i>	<i>Next Meeting</i>
40/25	Clerk to report to enforcement the site opposite Sibson Car Sales	<i>Parish Clerk</i>	<i>Next Meeting</i>
40/25	Cllr Kate Gardiner to obtain photographic evidence of Listed Barns building disrepair and Clerk to pick up with Conservation Officer at HBBC.	<i>Cllr Kate Gardiner</i>	<i>ASAP</i>
41/25	Diana Whitley and Cllr Josh Melen to attend and provide update at next PC Meeting	<i>Cllr Josh Melen and Cllr Diana Whitley</i>	<i>Next Meeting</i>

Meeting closed at 9:30pm.

Date of next meeting: Tuesday 1st July Sheepy Memorial Hall (7.30pm)

Signed:



Date: 19/7/25

Annex 1. Sheepy Parish Council Planning Application Responses

Application Details, Date received and Location	PC Response Draft or Approved
25/00475/HOU 25th May 2025 - Erection of a standalone double garage LOCATION : Thompstone Cottage 155 Main Road Sheepy Magna Atherstone Leicestershire	Parish Council response approved and submitted to Hinckley and Bosworth Borough Council on 9th June 2025 OBJECT Please note this response is based on documents available on HBBC Planning Portal as at 23 May 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council has reviewed the above application-25/00475/HOU -(Thompstone Cottage 155 Main Road Sheepy Magna- Erection of a standalone double garage), and believes it is not compliant with the legally binding Sheepy Parish Neighbourhood Plan ‘made’ May 2022, namely policy S8. It must be noted that all policies in the plan should be considered collectively when determining any planning application. Sheepy Parish Council notes that the site marked in red on the Site Location Plan (HBBC 12 May 2025), is within the curtilage of Thompstone Cottage 155 Main Road Sheepy Magna, which operates as 'Sheepy Farm Services' and has an associated workshop and parking area. (HBBC Delegated Report 7 October 2015 - 15/00907/FUL). The application is for ‘Erection of a residential garage’, (HBBC – Application Form 12 May 2025), however, the plans (HBBC -Proposed Elevations and Floor Plan – 12 May 2025) contradict this showing a 5.63m high unit, which in the Parish Council’s view, resembles an industrial/farm construction not a ‘Residential Garage’ and the Parish Council believes this is not in accordance with the Pre-application Advice stated on the Application Form (HBBC – Application Form 12 May 2025). Furthermore, the applicant has not supplied a Design & Access Statement to justify this construction. END
25/00459/TPO – 12th May - T4 Sycamore - To be removed to ground level and replaced with replanting Purple Beech hedging to 1 metre height initially. LOCATION : The Lodge 1 Manor View Sibson Nuneaton Leicestershire -	Parish Council response approved and submitted to Hinckley and Bosworth Borough Council on 1st June 2025 OBJECT Please note this response is based on documents available on HBBC Planning Portal as at 20 May 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council has reviewed the above application-25/00459/TPO -(1 Manor View Sibson, T4 - Sycamore - To be removed to ground level and replaced with replanting Purple Beech hedging to 1 metre height initially), and believes it is not compliant with the legally binding Sheepy Parish Neighbourhood Plan ‘made’ May 2022, namely policy S8. It must be noted that all policies in the plan should be considered collectively when determining any planning application. Sheepy Parish Council notes that the tree in question, T4-Sycamore, is the same tree T4-Sycamore that was the subject of the planning application 24/00945/TPO - 11 October 2024. Sheepy Parish Council is cognisant of both the Delegated Report (10 February 2025) and Decision Notice (10 February 2025) for 24/00945/TPO and the reasons for its refusal. ‘The proposed works to the Sycamore tree (T4) would have a significant, negative impact upon the overall character, appearance and visual amenity of the area, and would result in the loss of a protected tree in acceptable condition without proper justification. The proposal is contrary to Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy S8 of the Sheepy Neighbourhood Plan and paragraph 136 of the National Planning Policy Framework’. (Delegated Report 10 February 2025 -24/00945/TPO)

	<i>Furthermore, as this tree is also within Sibson Conservation Area Sheepy Parish Council will respect HBBC's wider planning regulation knowledge, not necessarily known by Sheepy Parish Council, on this matter. END</i>
<i>25/00444/FUL – 12th May - Access to existing garage and workshops (retrospective) LOCATION : Smiths At Pinwall Atherstone Road Pinwall Atherstone Leicestershire</i>	Parish Council response approved and submitted to Hinckley and Bosworth Borough Council on 2nd June 2025 OBJECT Please note, this response is based on documents available on HBBC Planning Portal as at 12th May 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council has reviewed the above application 25/00444/FUL -(Smiths At Pinwall Atherstone Road Pinwall - Access to existing garage and workshops (retrospective)),and believes it is not compliant with National Planning Policy Framework and the legally binding Sheepy Parish Neighbourhood Plan 'made' May 2022. It must be noted that all policies in the plan should be considered collectively when determining any planning application. Sheepy Parish Council has highlighted Road Safety Issues, in its response to three recent previous planning applications for Smiths At Pinwall and believes that the Technical Note Document (HBBC Reference 30/04/2025 - 25/00444/FUL - Technical Assessments/Appraisals/Surveys) does not address these concerns. Sheepy Parish Council draws attention to the fact that the Technical Note Document only draws road accident data from 2021 to 2023, and that this road junction has been the scene of a high number of road traffic accidents over a considerable number of years. It is also worth noting that there have been road traffic accidents within the time frame of 2021 to 2023, some serious, that appear not to be included in this data. Furthermore, as this application is for additional access to the whole site, Sheepy Parish Council has serious concerns about the increased risk to road safety, especially arising from the cumulative impact of increased vehicle movement on/off this site, from multiple points adjacent to the site at a busy and dangerous junction. Finally, Sheepy Parish Council would like to draw to the attention of Hinckley & Bosworth Borough Council that retrospective planning applications should not be encouraged or condoned as this is, yet another retrospective planning application submitted by the applicant for the site of Smiths At Pinwall. END.
<i>25/00476/FUL – 21st May 2025 - Demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop LOCATION : Adjacent Thompstone Cottage Main Road Sheepy Magna Atherstone Leicestershire</i>	Parish Council response approved and submitted to Hinckley and Bosworth Borough Council on 9th June 2025 OBJECT Please note this response is based on documents available on HBBC Planning Portal as at 26 May 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Although Sheepy Parish Council supports the Rural Economy (Policy S17 – Sheepy Parish Neighbourhood Plan), it has reviewed the above application -25/00476/FUL - (Adjacent Thompstone Cottage, Main Road, Sheepy Magna - Demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop), and believes it is not compliant with the legally binding Sheepy Parish Neighbourhood Plan 'made' May 2022, namely Policy S8 - Design. It must be noted that all policies in the plan should be considered collectively when determining any planning application. The Parish Council's principal concern is the close proximity of the proposed development to the neighbouring property, 159 Main Road. The proposal is for the erection of a replacement commercial workshop that is much larger (64% increase in area) and higher (more than double the current height to the eaves adjacent to the neighbouring property and a 52% increase to the apex) than the existing workshop. (Existing heights taken from HBBC Delegated Report 7 October 2015 - 15/00907/FUL). The Parish Council believes that the

	proposal does not show appropriate regard for the amenity of 159 Main Road (Sheepy Neighbourhood Plan Policy S8(F) and HBBC SADMP DM10). It is noted that the Pre-application Advice stated on the Application Form (HBBC – Application Form 12 May 2025) required the applicant to “<i>demonstrate..... that the scheme shall protect existing residential amenity</i>”. The applicant has failed to properly address this in the application (Design and Access statement). In particular, the concerns are over the overbearing effect (scale and mass, oppressive nature and intrusive feeling) that the proposed building will have and the adverse impact on natural light and outlook. None of these have been addressed by the applicant. In addition to this, the Parish Council is aware that in parallel to this application, another planning application – 25/00475/HOU (21 May 2025) - has the potential to have a detrimental impact on aspects of this proposal. In particular, the proposal for the ‘<i>Erection of a standalone double garage -25/00475/HOU - 21 May 2025</i>’ will, if approved, have a significant impact on the parking and turning space available for (up to) the five HGVs that operate from the site and other vehicles, and thereby have the potential to seriously impact highway safety on a stretch of road with a 40mph speed limit. Sheepy Parish Council has received copies of written objections submitted by several parishioners to HBBC, which have raised concerns over the detrimental effect the proposed replacement commercial workshop will have on neighbouring properties. Having considered the proposal and in recognition of the need to support the rural economy (Sheepy Neighbourhood Plan Policy S17), the Parish Council believes that a better considered proposal at a more modest scale might address the Parish Council’s concerns and be acceptable. Further, that the applicant is strongly encouraged to discuss any revised proposal with neighbours and the Parish Council before submission. End
25/00323/HOU 16th April <i>onstruction of a greenhouse</i> LOCATION : 96 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QU	Parish Council response approved and submitted to Hinckley and Bosworth Borough Council on 8th May 2025 OBJECT Please note, this response is based on documents available on HBBC Planning Portal as at 24th April 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council has reviewed the above application- 25/00323/HOU - 16 April 2025 (96 Main Road, Sheepy Magna- Construction of a greenhouse), and believes it is not compliant with the legally binding Sheepy Parish Neighbourhood Plan ‘made’ May 2022, namely policy S6 -Water Management. It must be noted that all policies in the plan should be considered collectively when determining any planning application. Sheepy Parish Council notes that the location of the proposed greenhouse is within an area at risk of flooding (Flood Zone 2) (Source: Environment Agency – UK Gov website and also HBBC Constraints). This location was severely affected by flooding in 2007 and 2012 and the Parish Council is concerned that further building in this location will increase flood risk (to neighbouring properties and nearby infrastructure) through cumulative impact of development. The Parish Council would advise that the applicant reconsiders the location of the proposed development (greenhouse) such that it is outside of Flood Zone 2 or 3. It appears that this could be accommodated within the curtilage of the property (96 Main Road, Sheepy Magna). If this could be achieved the Parish Council would then support the application. END
25/00386/HOU 16th April - The erection of a detached garage and snooker room LOCATION : The Bungalow Tinsel Lane Wellsborough Nuneaton Leicestershire	Parish Council Response approved and submitted to Hinckley and Bosworth Borough Council on 8th May 20205 SUPPORT Please note, this response is based on documents available on HBBC Planning Portal as at 24th April 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later

	changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council has reviewed the above application 25/00386/HOU - (The Bungalow Tinsel Lane Wellsborough, The erection of a detached garage and snooker room), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the design guidance in the Design Guide (Appendix 5) of the Neighbourhood Plan made May 2022. END
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