

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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

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Sheepy Parish Council Meeting January 2026

Date & Time Tuesday 20th January 2026 @ 7:30pm

Venue	Sibson Village Hall
Attendees: Parish Councillors Sheepy	Rob Ward Chair John Ward Clive Stretton Kate Gardiner Neil Wood
Parish Councillors Sibson	Brian May Josh Melen
Parish Councillor Upton	David Clarke
Parish Councillor Wellsborough	Diana Whitley
Others	Parish Clerk 2 parishioners Cllr Miriam Surtees

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

- Successful Christmas Tractor run throughout the Parish
- Well attended Carol services in Sheepy and Sibson over the Christmas Period
- Precept (Council Tax) for the Parish Council kept at the same level for the 6th year in a row
- Budget agreed for the next financial year 2026 2027

123/25 Chair's welcome including Parish Council highlights/Good News Stories and to receive apologies and approval of absences.

Cllr Rob Ward welcomed everyone to the meeting and opened the floor up for good news stories:

The Christmas Lights in Sheepy Magna were once again a great spectacle

The Christmas Carol services and the Christmas choir events were well attended in Sheepy Magna and Sibson

The Christmas Tractor Run was once again held and came through the Parish to large crowds and raised money for a great cause.

The following apologies were reported:

Apologies were received from:

Cllr Brian Sutton (Borough Councillor)

All apologies were accepted by the Parish Council.

Signed: 

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124/25 Declarations of interest and request for dispensations – None

125/25 Parishioners Open Forum – The following matters were raised by parishioners or by councillors on parishioner's behalf:

A parishioner from Ratcliffe Culey reported that a petition had been submitted from the parishioners in Ratcliffe Culey in support of that Parish being removed from the existing Witherley Parish Council and moved to another Parish Council. It was confirmed (by Cllr Surtees) that Hinckley and Bosworth Borough Council will trigger a Community Governance Review and there will be community consultation in due course. Cllr Miriam Surtees confirmed matters relating to Witherley Parish Council were on the agenda for the next Hinckley and Bosworth Executive meeting in February.

Cllr David Clarke asked what is happening with the playing fields in Ratcliffe Culey and Witherley as there was currently an issue with the insurance. Cllr Rob Ward was unsure what the position was it was an issue for Witherley Parish Council and Hinckley and Bosworth Borough Council to resolve and will hopefully be resolved shortly.

Cllr Diana Whitley stated she has received concerns from parishioners regarding the lighting that has been installed at the new Padel Barn at Hoo Hills Farm and could potentially 'blind' drivers as they drove past. Cllr Rob Wad state this is an active planning issue and concerns need to be raised with HBBC planning during this consultation period and encouraged parishioners to raise any concerns with Hinckley and Bosworth Borough Council. Cllr Josh Melen also stated he would take it up with highways at Leicestershire County Council. **Action** - Cllr Josh Melen to liaise with Leicestershire County Council

Cllr Kate Gardiner raised concerns around the activity around the piece of land on Ratcliffe Lane and Main Road junction. There has been surveying trial holes and other investigation works and when asked what they were doing the works for it was stated for a new housing development. This plot of land is outside of the settlement boundary and the Parish Council needs to be prepared if and when a planning application for this site is received. Cllr Miriam Surtees confirmed Hinckley and Bosworth Borough Council have not received any information regarding this site and if it does parishioners need to engage with their local Borough Councillor (Cllr Brian Sutton).

126/25 To approve the minutes of the meeting held on 2nd December 2025

The minutes were considered and approved.

127/25 Reports

County Councillor –

Cllr Josh Melen gave the following update:

Overview

Once again, it has been a pleasure to represent you all at County Hall during my eighth month in post. Perhaps unsurprisingly with the festive period, December has been a quieter period for both County and Parish News albeit with the usual exception of work progressing with the Norton Heath development. In terms of County news, on Wednesday 3rd December 2025 the full council met for our scheduled meeting. Councillors were grateful to receive updates from the Highways and Flood lead member Cllr Tilbury, as well as position statements updating the Council of the work carried out by scrutiny committees. The County Council voted on five motions, two of which were of particular interest; firstly a motion concerning the national Government's proposals for mandatory ID cards and

Signed:



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secondly a motion granting extended powers to flood wardens for the closure of roads. I spoke on both motions and my comments can be viewed on YouTube should any Councillor or resident wish to see them but I am pleased to say that the Council voted against the proposals for mandatory ID cards, making the voice of Leicestershire residents clear and voted in favour of granting extended powers to flood wardens. In respect of local Parish news, my time has continued to be spent on the Norton Heath proposals, where I have contacted a range of different national and local government agencies to request meetings with the action group. The Norton Heath Development Opposition Group met earlier this month, where I was able to talk further with residents and landowners about their concerns and the plans which the Opposition Group have at this stage prior to Reg 19 consultations in the Spring. Flooding continues to be an issue across the division, with Mythe Lane being closed at various points during December. I have also been in touch with the County flood team over flooding in Shenton, which has now been referred to the Environment Agency. Please report any instances of flooding to me as soon as possible and I will ensure the County flood team are notified. I was also invited by Cllr Mellor to Barton in the Beans, where a productive meeting was held with local residents and the Chairman of the Leicestershire branch of Campaign to Protect Rural England (CPRE). I look forward to working alongside Barton Councillors and residents going forward to ensure the needs of the village are met both in terms of resources and infrastructure. Again, I welcome feedback at your respective Parish Council meetings to discuss any further issues which may have arisen in your area respectively. If you wish to raise any issues to the full Council, I am always willing to put questions to the County administration on your behalf. If there are any queries relating to the schedule below, please contact me at joshua.melen@leics.gov.uk. I will continue to advocate for your Parish throughout January and will work to resolve your local issues to the best of my ability.

Sheepy Parish

Highways safety assessment requested at the Pinwall junction following developments at Smith's garage and housing at the Red Lion pub. Comprehensive signage package ordered by LCC. Awaiting installation in the New Year.

Response received from Highways in respect of flooding in Sheepy and Sibson after significant delay. Cllr Tilbury made aware following the October flood meeting and updated with recent flood risk events opposite the Black Horse in Sheepy in particular.

Sheepy Beacon ongoing ownership query, Parks department meeting hosted. Equivocal outcome, responsibility temporarily left with Head Ranger at LCC to follow up with Beacon Society.

Controversial planning application at Hoo Hills Farm, Wellsborough. Response received from LCC officers confirming the site will be evaluated and that LCC will feed into the application process with a recommendation on road safety.

Sibson/Shenton/Upton car sales, HBBC chased on behalf of Cllr Surtees for update with planning enforcement. HBBC's enforcement notice appealed by site owner in September 2024, planning inspectorate yet to issue a decision.

Cllr Josh Melen was asked if he could look into the issues at Pinwall garage where the fencing keeps getting blown into the road and the floodlights seem to be very bright for road users **Action** – Cllr Josh Melen to chase and feedback to the Parish Council

Borough Councillor

Cllr Miriam Surtees gave the following update.

It has been a quiet month at the council due to the Christmas closures. However good progress is being made on the homeless issue with over a £1million pounds being spent on turning round council houses with more and more families now falling under this banner.

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We are also talking to neighbouring district/borough councils to share best practice and to see if any services can be shared, Cllr Josh Melen suggested they talk to North West Leicestershire District Council to see if there is any synergy there. The Borough Council is also doing well with Planning Appeals with the cost associated with these down to £300k.

128/25 Parish Council

Action Plan – The Parish Council amended action plan was circulated prior to the meeting for councillors to make comment. The document was approved by all councillors and will be reviewed every 6 months. **Action** – *Parish Clerk to add to the agenda every 6 months.*

Co Opting a Parish Councillor – The Parish Council currently has 2 vacancies in the Sheepy Ward. The Parish Clerk received interest in one of these vacancies from a parishioner in Sheepy Parva. The interested parishioner completed their personal statement, and this was circulated to all councillors prior to the meeting. The interested parishioner attended the Parish Council meeting and gave a brief outline of their experience and reason for wanting to become a Parish Councillor. **The Parish Council unanimously voted to co opt Dennis Beard onto the Parish Council.** **Action** – *Parish Clerk to forward all of the forms that need completing onto Dennis and then onto Hinckley and Bosworth Borough Council*

129/25 Parish Initiatives

Asset of Community Value - The Cock Inn. – The Parish Clerk confirmed he had uploaded all of the information received and submitted it to Hinckley and Bosworth Borough Council. The Parish Council asked if the local MP could be informed that the ACV had been re submitted. Cllr Josh Melen also stated he has not heard back from the brewery or the heritage officer from Hinckley and Bosworth Borough Council so will chase them up and try and arrange a meeting, Cllr Kate Gardiner also asked if she could be in attendance. **Action** – *Parish Clerk to inform the MP and Cllr Josh Melen to arrange a meeting between all parties.*

Road Safety and Community Speed watch. Cllr Neal Wood confirmed he had submitted all of the paperwork for this year's Community Speed watch scheme, he also stated he would like to set up a sub group to look into road safety speeding in the Parish. Councillors agreed this would be a good idea but it was noted that the Parish Council did try this previously and no volunteers came forward. Cllr Neal Wood was asked to look into the groups terms of reference and to report back at the next Parish Council meeting with a proper proposal. The Chair offered to assist with this matter. **Action** *Cllr Neal Wood to present a proposal and draft Terms of reference at the next Parish Council meeting.*

Village Signs – The Parish Clerk confirmed the contractor has now made the templates and once he receives them will organise the new prints.

Church Wall – The Parish Clerk is meeting with the tree surgeon this week and will update the Parish Council with the agreed way forward.

Neighbourhood Plan Process – The Parish Council has written to Hinckley and Bosworth Borough Council informing them of the Parish Council's intention to review the Neighbourhood Plan. This has now been acknowledged and the Parish Council is waiting for the Borough Council to supply specific information requested: 1) the housing requirement figure for Sheepy Parish as the designated neighbourhood planning area and 2) the time period the Neighbourhood Plan should cover. In the meantime, the Parish Council (via the current NP Steering Group) will reach out to the local

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community to gauge the interest in supporting the revision to the plan and seeking new members for the Neighbourhood Plan Steering Group.

130/25 Flood and Incident Management

The applications for the flooding grant was now open and will be until 27th March 2026, councillors to submit ideas for funding and also to ask the community on their thoughts on what should be applied for. Cllr Neal Wood also agreed to attend a demonstration of an alternative to sandbags at County Hall. **Action** All councillors to submit ideas prior to next meeting and the Parish Clerk to place on noticeboards and Cllr Wood to attend demonstration.

131/25 Finance

Expenditure – all items noted and approved.

Table 1: Expenditure from December 2025

Date	Method	Payee	Details	Total	VAT
1/12/2025	BT	NPower	Street Lights	£136.07	£6.48
29/12/2026	SO	NPower	Street Lights	£163.43	£7.84
01/01/2026	SO	Haines Watts	Payroll	£30	£3.75
20/01/2026	BT	Clerk	Wages	£551.25	£0
20/01/2026	BT	HMRC	Income Tax	£367.20	£0
20/01/2026	BT	EON	Street Lights	£110.40	£18.4
20/01/2026	BT	LRALC	Audit	£304.50	£0
20/01/2026	BT	ICO	Data Protection	£52	£0
20/01/2026	BT	HBBC	Dog Bins	347.88	57.98
20/01/2026	BT	Sibson Village Hall	Hall Hire	£144	£0
20/01/2026	BT	Pinwall Feeds	Christmas Tree	£230	£0
20/01/2026	BT	SPFA	Insurance	£336.17	£0

Bank Balances – As of 31st December 2025 the Parish council bank balances were:

Current Account £37,601.21

Savings Account £25, 253.99

Bank reconciliation up to 31st December– See Annex 2

Spend against budget up to 31st December – See Annex 3

Budget 2026 2027

A draft budget has been circulated to all councillors prior to the meeting for their comments. **The Parish Councillors unanimously agreed to approve the budget for 2026 2027**

Approved budget 2026 2027 – Annex 4

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Precept 2026 2027

After a brief discussion around the budget and anticipated spend, **the Parish Councillors unanimously agreed to set the precept at £35,000. Action – The Parish Clerk to inform Hinckley and Bosworth Borough Council.**

New LED Lights

2 streetlights owned by the Parish Council on Ratcliffe Lane Sheepy Magna Were no longer working and the electricity company have explained that they will need fitting with new LED lights at a cost of £780. **The Parish Councillors unanimously agreed to this expenditure.**

Sheepy Playing Fields Association Insurance

Sheepy Playing Fields Association has approached the Parish Council to see if they would pay the premium for the public liability for Sheepy Playing Fields at a cost of £336.17. **The Parish Councillors unanimously agreed to this expenditure.**

History Society Funds

As mentioned at previous Parish Council meeting the Sheepy History Society have agreed to close the organisation and have asked the Parish Council to hold the societies funds and to take ownership of the history societies assets. The monies have now been transferred into the Parish Council's savings account and will be shown on separate line in the budget, the Parish Council is still awaiting a list of assets and other information to allow for transfer of full ownership.

The monies transferred across to the Parish Council from the History Society total £1702.80

132/25 Planning applications & updates (see HBBC Planning website for full details)

See [Annex 1](#) for Parish Council Draft/Approved Responses.

Enforcement/Appeals

- Upton Car Valeting – Still with Planning Inspectorate awaiting decision, Cllr Rob Ward will draft a letter to the Secretary of State regarding the time taken on this one. **Action – Cllr Rob Ward to draft letter**
- Smiths garage developments - awaiting feedback from HBBC and LCC
- Sheepy Farm awaiting feedback from HBBC
- Hoo Hills Farm recently submitted planning application – application pending

Local Plan Update

Hinckley and Bosworth Borough Council have received over 700 representations throughout the consultation period, which will probably mean the time scales for the Reg 19 consultation will be pushed back.

133/25 General correspondence (emailed to Councillors)

- Round Robin
- Road Closure Sheepy Magna – Notification of two closures one on Main Road and one on the junction of Main Road and Church Lane.

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- Light in Memorial Hall Car Park – This has been reported again and will hopefully be resolved soon
- Parish Forum – The Parish Council have put forward the names of 4 attendees.

134/25 Matters to note/add to a future agenda.

135/25 Actions from meeting

Action Ref	Action	Owner	Due Date
125/25	<i>Cllr Josh Melen to Contact LCC</i>	<i>Cllr Josh Meen</i>	<i>ASAP</i>
127/25	<i>Cllr Josh Melen to chase and feedback to the Parish Council</i>	<i>Cllr Josh Melen</i>	<i>Next Meeting</i>
128/25	<i>Parish Clerk to add to the Agneda every six months</i>	<i>Parish Clerk</i>	<i>June</i>
128/25	<i>Parish Clerk to forward all of the forms that need completing onto Dennis and then onto Hinckley and Bosworth Borough Council</i>	<i>Parish Clerk</i>	<i>ASAP</i>
129/25	<i>Parish Clerk to inform the MP and Cllr Josh Melen to arrange a meeting between all parties.</i>	<i>Parish Clerk and Cllr Josh Melen</i>	<i>ASAP</i>
129/25	<i>Cllr Neal Wood to feed back at the next Parish Council meeting.</i>	<i>Cllr Neal Wood</i>	<i>Next Meeting</i>
130/25	<i>All councillors to submit ideas prior to next meeting and the Parish Clerk to place on noticeboards.</i> <i>Cllr Neal Wood to attend 'sandbag' demo at County Hal and feedback.</i>	<i>All councillors and Parish Clerk</i> <i>Cllr Neal Wood</i>	<i>Next Meeting</i> <i>Next Meeting</i>
131/25	<i>The Parish Clerk to inform Hinckley and Bosworth Borough Council</i>	<i>Parish Clerk</i>	<i>ASAP</i>
132/25	<i>Cllr Rob Ward to draft letter to SoS</i>	<i>Parish Chair</i>	<i>ASAP</i>

85/25 Outstanding actions from previous meetings

34/25	<i>Cllr Rob Ward to program the MVAS near the school (road safety zone) to be set to 20 miles an hour setting during</i>	<i>Parish Chair</i>	<i>ASAP</i>
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	school pick up and drop off times		
115/25	Clerk to contact the resilience team	<i>Parish Clerk</i>	<i>Next Meeting</i>

Meeting closed at 9:40pm. All councillors were happy to proceed to closure of the meeting

Date of next meeting: *Tuesday 3rd March Sibson Village Hall (7.30pm)*

Signed:



Date: 3rd February 2026

Annex 1. Sheepy Parish Council Planning Application Responses

Application Details, Date received and Location	PC Response Draft or Approved
<p>26th November 2025 25/01110/HOU Two storey side extension, two storey front extension and raising of the roof height to create additional habitable space to first floor LOCATION : Byrons Covert Bosworth Road Wellsborough Nuneaton Leicestershire</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 12/12/2025</p> <p>NEUTRAL</p> <p>Please note this response is based on documents available on HBBC Planning Portal as at 29th November 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.</p> <p>Sheepy Parish Council has reviewed the above application-25/01110/HOU (Byrons Covert Bosworth Road Wellsborough- Two storey side extension, two storey front extension and raising of the roof height to create additional habitable space to first floor), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Nevertheless, Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Sheepy Parish Neighbourhood Plan, made May 2022, design guidance in the Design Guide (Appendix 5). END</p>
<p>28th November 2025 25/01134/HOU Erection of a single storey side and rear extension and the erection of a detached outbuilding to the rear. LOCATION : GRID REF : 16 Hornsey Rise Wellsborough Nuneaton Leicestershire CV13 6DF</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 16/12/2025</p> <p>SUPPORT</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 30th November 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.</p> <p>Sheepy Parish Council has reviewed the above application -25/01134/HOU – (16 Hornsey Rise Wellsborough, Erection of a single storey side and rear extension and the erection of a detached outbuilding to the rear), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5). END</p>
<p>2nd December 2025 25/01129/FUL Conversion of one farmhouse into 3no. terraced houses LOCATION : Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 20/12/2025</p> <p>SUPPORT</p> <p>Please note this response is based on documents available on HBBC Planning Portal as at 3rd December 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.</p> <p>Sheepy Parish Council has reviewed the above application - 25/01129/FUL (Upton Lodge Farm Stoke Road Upton- Conversion of one farmhouse into 3 terraced houses), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Nevertheless, Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Sheepy Parish Neighbourhood Plan, made May 2022, design guidance in the Design Guide (Appendix 5). END</p>

<p><i>2nd December 2025 - 25/01128/P3CQ Notification to determine if Prior Approval is required for the conversion of a single storey cattle shed into 3 x bungalows LOCATION : Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire</i></p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 20/12/2025</p> <p>SUPPORT</p> <p>Please note this response is based on documents available on HBBC Planning Portal as at 3rd December 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.</p> <p>Sheepy Parish Council has reviewed the above application-25/01128/P3CQ (Upton Lodge Farm Stoke Road Upton- Notification to determine if Prior Approval is required for the conversion of a single storey cattle shed into 3 x bungalows), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Nevertheless, Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Sheepy Parish Neighbourhood Plan, made May 2022, design guidance in the Design Guide (Appendix 5). END</p>
<p><i>25/01137/FUL - 4 December 2025 Hoo Hills Farm Bosworth Road Wellsborough The change of use of an agricultural building to Padel Courts and the creation of associated car parking</i></p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 22/12/2025</p> <p>OBJECT</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 16th December 2025. Please ensure that Sheepy Parish Council is notified and consulted on any changes to this application post this date to maintain full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council supports local small-scale businesses, rural diversification and enterprise development through its Neighbourhood Plan policies. However, having reviewed the above application - 25/01137/FUL – (Hoo Hills Farm Bosworth Road Wellsborough, The change of use of an agricultural building to Padel Courts and the creation of associated car parking), the Parish Council has a number of concerns with this application and without further detail, it cannot determine properly whether the policy requirements in the Sheepy Parish Neighbourhood Plan (made May 2022) are being met. It therefore OBJECTS to this application. .</p> <p>Specifically, Sheepy Parish Council has concerns regarding the level of detail provided in the application and inconsistencies therein. No consideration has been given to a number of environmental matters, the impact on community (amenity) and the safety of users associated with the proposed operation should this planning application be approved. In more detail:</p> <ol style="list-style-type: none"> 1). Safety concerns about, and suitability of, public access and egress to the proposed site (from Bosworth Road, with 50mph speed limit) that is currently only possible along a single-track drive over 250m in length. This track is also used by a number of other businesses at this location involving significant HGV movement(s). The significant increase in two-way traffic using the single-track drive will increase the likelihood of stationary traffic on Wellsborough Road (50mph) and the road traffic accidents. (Sheepy Parish Council is aware that the County Councillor for Market Bosworth Division has corresponded with The Local Highway Authority on this matter). 2). Environmental impacts (and amenity impact) arising from the necessary installation of additional lighting at the site and along the access road(s). No mention of this is made in the planning application and therefore the Parish Council has concerns about light pollution and impact on amenity. Parishioners have raised concerns on this matter with Parish Council. 3). The proposed (all day and evening) sale and consumption of alcohol and indoor/outdoor entertainment as indicated by the licence application submitted in parallel to this planning application. The design statement makes no mention of this and therefore the planning application is potentially misleading and /or factually (and materially) inaccurate. The paucity of information included in the planning application and inconsistency raises concerns about how the facility will be operated and whether provision (internal space, car parking etc) is adequate for social events/club events at the proposed location.

4). Sheepy Parish Council draws HBBC's attention to the website www.the-padelbarn.com (at 16 December 2025) which is advertising a scheduled opening date of Monday 12th January 2026. As the proposed opening date may be before approvals have been granted we believe the business would potentially be operating illegally and putting users/customers at risk.

5). The agricultural building (barn) that is being proposed for change of use has only recently been constructed (2025). It is unlikely therefore that it has been used for its intended purpose and for which planning permission was originally granted. Given that the barn has only recently been constructed and it is planned to open the Padel facility to the public on 12th January, the Parish Council is concerned that the design and construction of the barn was not in line with the approved planning application. If this is the case, then an application for a change of use is not appropriate. Further, the short timescales suggest this application is retrospective. Sheepy Parish Council has also corresponded with HBBC Planning Enforcement on 3 December 2025. This was before the planning application had been received by the Parish Council. This email is included below (Annex 1).

Annex 1 – Email from Sheepy Parish Council to HBBC Enforcement TL (3rd Dec 2025)
From: rwsheepyparish@gmail.com <rwsheepyparish@gmail.com>
Sent: 03 December 2025 14:16
To: Christine.Zacharia@hinckley-bosworth.gov.uk
Cc: info@sheepyparish.com
Subject: Hoo Hills Farm concerns (Sheepy Parish Council)

Dear Christine

NOTE: Since writing this email, I have been informed that you sent an email to the Parish Clerk earlier today regarding this matter (25/00264/UNHOUS) and the intention to hold the enforcement case in abeyance. Nonetheless, I think it important to write to you on this matter as there might be additional matters requiring attention.

Sheepy Parish Council has asked me to write to you to bring to your attention concerns that were raised at last night's Council meeting, by parishioners and councillors, about potentially unauthorised development that is taking place at Hoo Hills Farm, Bosworth Road, Wellsborough.

The Council have become aware that the owners/operators are proposing to open a sports and recreation venue at this location (www.the-padelbarn.com), with a scheduled opening date of January 5th. The Parish Council understands the need for rural diversification and supports this through its Neighbourhood Plan. However, any diversification must comply with all relevant regulations and have due regard to the rural setting, impact on community and the environment and the safety of users.

The concerns that I have been asked to bring to your attention as HBBC Enforcement Team Leader and, as necessary for investigation, relate to:

- 1). Unauthorised change of use of the proposed building to be used for the public recreational activities. We understand the building is currently approved for (and limited to) agricultural purposes.
- 2). Safety concerns about, and suitability of, public access and egress to the proposed site (from Bosworth Road, with 50mph speed limit) that is currently only possible along a single-track drive over 250m in length. This track is also used by a number of other businesses at this location involving significant HGV movement(s).
- 3). Environmental impact arising from the installation of additional lighting at the site/along access road(s).
- 4). The proposed (all day) sale and consumption of alcohol and indoor/outdoor entertainment. The Parish Council has just become aware that a planning application has now been submitted for the change of use and also that a licence application for the sale of alcohol/entertainment has also been submitted. The Parish Council will submit formal comments on these applications, in due course. However, having briefly looked at the planning application (25/01137/FUL), the design statement and the described use of the facility is not consistent with the need for an alcohol or entertainment licence.

In the meantime, the Parish Council's and parishioner's concerns remain, especially as the proposed opening date may be before approvals have been granted. If this happens, then the business would potentially be operating illegally and putting users/customers at risk. I would therefore request that these matters be considered and look forward to hearing from you.

Kind regards

Rob

Dr Rob Ward (Chair, Sheepy Parish Council)

END

<p>25/01190/HOU - 17 December 2025</p> <p>The Old Rectory Sheepy Road Sibson</p> <p>Two storey side extensions to both east and west of dwelling. Single storey rear extension to provide an Orangery and adjoining utility room. Single storey side extension within existing courtyard to provide ancillary living space/gym (Revised Scheme of 21/00745/HOU)</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 14/01/2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 3rd January 2026. 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.</p> <p>Sheepy Parish Council is cognisant of the Delegated Report granting planning permission for 21/00745/HOU HBBC reference 20 May 2022 has reviewed the above application 25/01190/HOU - (The Old Rectory Sheepy Road Sibson - Two storey side extensions to both east and west of dwelling. Single storey rear extension to provide an Orangery and adjoining utility room. Single storey side extension within existing courtyard to provide ancillary living space/gym (Revised Scheme of 21/00745/HOU)) and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council notes the 'Planning Application Constraint' that The Old Rectory is within the Sibson Conservation Area and will therefore respect Hinckley & Bosworth Borough Council's wider regulation knowledge in determining whether this application is compliant with any requirements of a development within a Conservation Area, building, design, trees, hedges etc.</p> <p>Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5). END</p>
<p>25/01152/FUL - 17 December 2025</p> <p>Sibson Mill Wellsborough Road Sheepy Parva</p> <p>Erection of ancillary agricultural building</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 15/01/2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 3rd January 2026. 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.</p> <p>Sheepy Parish Council has reviewed the above application and notes that there are five constraints associated with this site.</p> <p>Sheepy Parish Council also notes the following, from the Pre-development Tree Survey <i>'The development as proposed will remove an area of deciduous woodland and have a negative arboricultural impact. Mitigation will require replanting of at least the same area of Native deciduous woodland on another area within the land holding, contiguous with the woodland areas that already exist'</i> and from the Landscape and Ecological Enhancement Scheme drawing which shows <i>'Woodland Planting – Locally distinctive woodland mix to full specification within the woodland creation and management plan'</i>.</p> <p>Sheepy Parish Council will therefore respect Hinckley & Bosworth Borough Council's wider regulation knowledge in determining whether this application is compliant with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022 and ensure all the required mitigation measures and biodiversity gains are implemented accordingly. END.</p>

<p>25/01189/HOU - 17 December 2025 Elmsdale House 23 Ratcliffe Lane Sheepy Magna Erection of a detached garage</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 15/01/2026</p> <p>OBJECT</p> <p>Please note this response is based on documents available on HBBC Planning Portal as at 8th January 2026. 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.</p> <p>Sheepy Parish Council has reviewed and OBJECTS to the above application 25/01189/HOU – (Elmsdale House 23 Ratcliffe Lane Sheepy Magna, Erection of a detached garage) as it considers that there is insufficient detail in the application to make any judgements as to whether the application is in line or counter to the Sheepy Parish Neighbourhood Plan made May 2022 notably Policy S8. (See reasons below). Please note, all policies in the Sheepy Parish Neighbourhood Plan must be considered collectively.</p> <p>Sheepy Parish Council draws Hinckley & Bosworth Borough Council attention to the fact that the applicant has not given the height of the proposed New Build Detached Garage/Home Office Outbuilding. On the application form the applicant has stated ‘Refer to Submitted Drawings’, however HBBC Reference -11/12/2025 - 25/01189/HOU- Proposed Elevations and Floor Plans shows no height dimensions and no Scale Bar.</p> <p>Furthermore, the position of the proposed New Build Detached Garage/Home Office Outbuilding is now closer to Ratcliffe Lane and properties opposite, than the previous demolished dwelling. No updated Street Scene document supplied by the applicant. (See HBBC reference 21/10/2022 -22/00392/FUL - Amended Plans- Proposed Site Section, Street Scene Drg No. 206 PL-15C for previous Street Scene). END</p>
<p>25/01134/HOU (Re-consultation) - 8 January 2026 16 Hornsey Rise Wellsborough Erection of a single storey side and rear extension and the erection of a detached outbuilding to the rear.</p>	<p>Sheepy Parish Council response agreed by all councillors and submitted to Hinckley and Bosworth Borough Council on 20/01/2026</p> <p>SUPPORT</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 11th January 2026. 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.</p> <p>Sheepy Parish Council is cognisant of the 45-degree rule/guideline and therefore understands for the reason in the reduction of the size of the ‘Sun Room’ as shown on ‘Amended Plans and elevations - Drg no. 25/108 04D – 8 January 2026’ and the need for a Re-consultation. Sheepy Parish Council has reviewed the above application -25/01134/HOU(Re-consultation) – (16 Hornsey Rise Wellsborough, Erection of a single storey side and rear extension and the erection of a detached outbuilding to the rear), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5). END</p>

ANNEX 2 Bank Reconciliation

	-		
	Bank Reconciliation at 31st December 2025		
	Cash in hand 1st April 2025 (per Cash Book)		
	Current Account		35,385.03
	Deposit Account		18,282.08
	ADD		53,667.11
	RECEIPTS 1/4/2025 - 31/12/2025 (per Cash Book)		35,332.87
	LESS		88,999.98
	Payments 1/4/2025 – 31/12/2025 (per Cash Book) 26137.70 and unpaid chq £7.08	26144.78	
A	Cash in hand 31/12/2025 (per Cash Book)		62,855.20
	Cash in hand per Bank Statements – 31/12/2025		
	Current Account	37,601.21	
	Deposit Account	25,253.99	
		62,855.20	
			62,855.20
	Add Receipts in Cash Book not banked at 31/12/2025		
B	Adjusted Bank Balance at 31/12/2025		62,855.20
	NOTE		
	A must equal B		

ANNEX 3 Spend against Budget

		BUDGET 2025/26	Spend to date (31/12/2025)	% spend
			ACTUAL	
1	Carry Forward from 2024/25			
1.1	Reserve (deposit account)	£18,113	£18,282.08	
1.2	Budget carry forward (current a/c)	£34,421	£35,385.03	
1.2.1	Grant income	£0.00		
1.2.2	Non-specified	£0.00		
	TOTAL	£52,534.00	£53,667.11	
2	Income			
2.1	Precept	£35,000.00	£35,000.00	
2.2	VAT Refund	£3,000.00	£0.00	
2.3	Interest (Current and deposit a/c)	£50.00	£332.87	
2.4	Grant funding			
2.4.1	PCIF	£0.00	£0.00	
2.4.2	Neighbourhood Plan	£0.00	£0.00	
2.5	MHF	£0.00	£0.00	
2.6	Shire Grant	£0.00	£0.00	
	TOTAL	£90,584.00	£88,999.98	
3	Expenditure - mandatory commitments			
3.2	Clerks Salary and expenses	£8,500.00	£4,945.00	58.18%
3.3	Insurance	£2,500.00	£758.00	30.32%
3.4	Income Tax	£4,500.00	£2,938.00	65.29%
3.5	VAT	£2,000.00	£668.00	33.40%
3.6	Audit	£750.00	£341.00	45.47%
3.7	Training (Clerk and councillor) & Admin	£2,500.00	£2,668.00	106.72%
3.8	Website and comms	£300.00	£273.60	91.20%
3.9	Meeting room hire	£350.00	£220.00	62.86%
3.10	Waste bins (dog and litter)	£1,200.00	£985.66	82.14%
3.11	Ground maintenance contract	£7,000.00	£6,071.66	86.74%
3.12	Asset management (lights/noticeboards)	£8,000.00	£2,496.00	31.20%
3.13	Consultants (planning advice)	£1,500.00	£0.00	0.00%
3.14	Street Lighting	£2,200.00	£1,085.00	49.32%
3.15	Neighbourhood Plan	£4,000.00	£0.00	0.00%
3.16	Misc	£1,000.00	£0.00	0.00%
	TOTAL	£46,300.00	£23,449.92	50.65%
4	Expenditure - non mandatory commitments			
4.1	Community grants and donations			
4.1.1	Miscellaneous Donations	£2,000.00	£1,385.00	69.25%

4.2	Road safety	£0.00	£0.00	NA
4.3	Community orchard	£0.00	£0.00	NA
4.4	Sibson Churchyard	£0.00	£0.00	NA
4.5	New/replacement benches	£0.00	£0.00	NA
4.6	Children's play area equipment	£0.00	£0.00	NA
4.7	Defibrillator and upkeep (inc training)	£2,000.00	£0.00	0.00%
4.8	Dog Bin Refurbishment	£1,500.00	£0.00	0.00%
4.9	Footpath	£0.00	£0.00	NA
4.10	Sustainability	£0.00	£0.00	NA
4.11	Interpretation Signs & Noticeboards	£0.00	£0.00	NA
4.12	CCTV	£0.00	£0.00	NA
TOTAL		£5,500.00	£1,385.00	25.18%

Total YTD

TOTAL SPEND		£51,800.00	£24,834.92	
OVERALL BALANCE		£38,784.00	£64,165.06	

Annex 4 Draft Budget 2026 2027

Sheepy Parish Council Budget 1st April 2026 to 31st March 2027

	£		£		
	Budget	Actual	Budget	Estimated	Budget
Receipts	Apr-24	Apr-24	Apr-25	Apr-25	Apr-26
	Mar-25	Mar-25	Mar-26	Mar-26	Mar-27
Bank balance current account	£22,787	£51,037.23	£22,787.00	35385.03	£30,069.00
Bank balance deposit account	£17,600	£17,937.72	£17,600.00	18282.08	£25,300.00
Interest from bank accounts	£50	£344.36	£50.00	332.00	£300.00
Precept	£35,000	£35,000.00	£35,000.00	35000.00	£35,000.00
VAT Refund	£3,000	£1,674.98	£3,000.00	3000.00	£1,000.00
PCIF	£0	£3,608.00	£0.00	0.00	£0.00
Neighbourhood Plan	£0	£0.00	£0.00	0.00	£0.00
MHF	£0		£0.00	£0.00	£0.00
Total	£78,437	£109,602.29	£78,437	£91,999	£91,669
Funds from history society					£ 1,702.80
Payments					
Admin	£2,500	£1,933.01	£2,500.00	£3,000.00	£2,000.00
Training	£0	£0.00	£0.00	£0.00	£1,000.00
Clerk's salary	£9,500	£6,566.00	£9,500.00	£6,600.00	£7,000.00
Newsletter	£0	£0.00	£0.00	£0.00	£1,000.00
Insurance	£3,000	£1,165.99	£3,000.00	£1,200.00	£2,500.00
Donations	£2,000	£1,526.48	£2,000.00	£1,500.00	£2,500.00

Xmas Lights	£0	£0.00	£0.00	£0.00	£2,000.00
Hire Meeting Room	£350	£144.00	£350.00	£275.00	£350.00
Grass cutting/planting	£6,000	£5,913.80	£6,000.00	£6,071.00	£7,000.00
Street Lighting	£2,200	£1,571.29	£2,200.00	£1,500.00	£2,200.00
Planters	£0	£0.00	£0.00	£0.00	£1,000.00
Audit	£750	£500.00	£750.00	£409.00	£750.00
misc	£2,000	£779.49	£2,000.00	£0.00	£2,000.00
Dog and Waste Bins emptying	£1,700	£1,107.60	£1,700.00	£1,200.00	£2,000.00
Dog bin Refurbishment	£2,000	£0.00	£2,000.00	£1,500.00	£0.00
Income Tax	£2,500	£4,111.20	£2,500.00	£3,625.00	£4,000.00
VAT	£1,500	£5,394.05	£1,500.00	£1,000.00	£2,000.00
Neighbourhood Devpt Plan	£4,000	£0.00	£4,000.00	£0.00	£7,000.00
Defib	£1,000	£1,793.00	£1,000.00	£500.00	£1,000.00
Noticeboards	£0	£8,875.00	£0.00	£0.00	£1,500.00
Consultancy	£1,500	£0.00	£1,500.00	£500.00	£1,500.00
Sustainability	£1,000	£0.00	£1,000.00	£0.00	£0.00
Bus stop demolition and upgrading	£0	£0.00	£0.00	£0.00	£2,000.00
Flooding Equip	£0	£0.00	£0.00	£0.00	£1,000.00
Speed Initiatives	£2,000	£11,353.25	£2,000.00	£0.00	£0.00
Parish Asset Maintenance	£1,000	£0.00	£1,000.00	£7,000.00	£5,000.00
Elections	£0	£0.00	£0.00	£0.00	£4,000.00
Website	£350	£228.00	£350.00	£750.00	£300.00
Total	£46,850	£55,648.26	£46,850	£36,630	£62,600
Excess of Inc/Exp	£31,587	£53,954.03	£31,587	£55,369	£29,069